

RESIDENTIAL BUILDING SURVEY

Hertfordshire, SG12



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

A semi detached property situated in a residential area in a village location close to the village shop and also the local pub and church. There are gardens to the front and a driveway to the left hand side and a garage and various outbuildings to the rear, all sitting on a sloping site.

We believe that the property was originally built in the 16th or 17th Century but it is difficult to be certain without using a Timber Dating System. It has been much altered and amended over the years. 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:

- 1603 Elizabeth I dies in Richmond Palace
- 1603 James VI of Scotland becomes James I of England
- 1605 Guy Fawkes – Gun Powder Plot
- 1635 Royal Mail Begins Delivery
- 1649 Charles I beheaded and Cromwell to lead Commonwealth
- 1660 King back (Charles II) and Cromwell is hanged
- 1665 Plague kills Londoners
- 1666 The Great Fire of London
- 1694 Bank of England Founded
- 1702 Work begins on Buckingham Palace
- 1714 Fahrenheit takes temperature
- c.1720 Grand Tourists in Italy
- 1744 France and Britain at war again
- 1750 The start of the Industrial Revolution
- 1760 George III becomes king
- 1768 Captain Cook sails for the Pacific on the Endeavour
- 1783 Britain recognised American Independence
- 1787 First fleet transporting convicts to Australia sets sail
- 1793-1800 The Grand Union Canal was built

EXTERNAL PHOTOGRAPHS



Front of property

Rear view



Left hand side of property

Rear of property



Front garden and driveway

Rear garden and shed

ACCOMMODATION AND FACILITIES

Lower Ground Floor

The lower ground floor accommodation consists of:

- Utility Room

Upper Ground Floor

The ground floor accommodation consists of:

- Lounge to front
- Kitchen to the rear

First Floor

The first floor accommodation consists of:

- Double Bedroom to the front
- Bathroom to the side
- Double bedroom to the rear

Top Floor

The top floor accommodation consists of:

- Double Bedroom
- Bathroom

Outside Areas

The property sits on a sloping site with a driveway to the left hand side leading to the garage.

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.

Lower Ground Floor



Utility room

Upper Ground Floor



Lounge



Kitchen

First Floor



Front bedroom

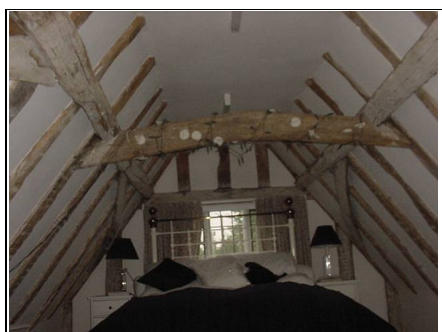


Rear bedroom



Bathroom

Top Floor



Bedroom



Bathroom

SUMMARY OF CONSTRUCTION

External

Chimneys:	One brick chimney
Main Roof:	Pitched clay tile roof
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Painted rough cast render
Fascias and Soffits:	Painted timber
Windows and Doors:	Timber single glazed, some with secondary double glazing

Internal

Ceilings:		Lath and plaster and modern plasterboard (assumed)
Walls:		Predominantly traditional studwork with dry lined walls externally (assumed)
Floors:	Lower Ground Floor:	Solid underfoot, assumed concrete or earth
	Upper Ground Floor	Joist and timber beams embedded (assumed)
	First Floor:	Joist and timber beams embedded (assumed)
	Top Floor:	Joist and timber beams embedded (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (assumed). There is a gas fire in the lounge and an oil boiler on the ground floor and an Ariston water cylinder in the rear first floor bedroom.

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 slightly below average condition considering the property's age, type and style with a few exceptions. We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

The property is a good size and has made good use in our opinion of the design to maximise the space such as the excellent use of the limited garden space.

The property has many of the historical features such as the timber beams internally.

There is off-road parking.

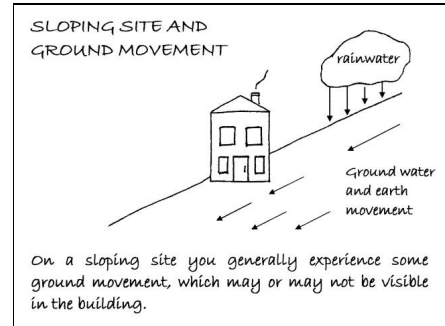
We are sure you can think of other things to add to this list.

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) **Sloping site**

The property sits on a sloping site and is an old property and therefore is more susceptible to dampness. You need to allow the property to breathe.



ACTION REQUIRED: You need to move back earth around the property and ensure that only lime mortars are used to repair the property.

ANTICIPATED COST: A few hundred pounds; quotations required.



Please see the Other Matters Section of this Report.

Moss at the base of the driveway and also running gully which is part of the sloping site

2) Possible woodworm

As you would expect in a property that is of this age and is primarily constructed from a timber frame there is woodworm, the question is whether the woodworm is active or not. We would normally look for frass which is the chewed up sawdust in the roof space where it is not regularly disturbed however in this property the roof space has been made into an additional bedroom therefore general use and movement of the property will disturb the frass. From our inspection we believe there is some woodworm activity, however it isn't the best time of year to identify the frass. There are better times such as the breeding season during the spring months where you can establish for certain the extent of the woodworm and whether it is active.



Woodworm to timber on top floor

ACTION REQUIRED: We recommend you set aside the sum of £2,500 - £5,000 for investigation and potential woodworm treatment. We would recommend that the property is re-viewed during the spring, we are more than happy to return. In a property of this type we would not recommend using a Chemical System.



Woodworm in oil shed barn

ANTICIPATED COST: £2,500 - £5,000
assuming it is not in the hidden timber structure; quotations required.

Please see the Timber Defects Section of this Report.

3) Render

We noticed some minor hairline cracking in the render. In a property such as this the render acts as a waterproof layer and stops dampness getting into the timber frame and causing deterioration which is very important in this type of structure.



Hairline cracking above front window

ACTION REQUIRED: Set aside the sum of £1,000 to seal the render before the winter of 2010. Then we would recommend in the spring of 2011 you look at repair works to the render in general. We can see that repair work has taken place previously due to the mixed different styles of render. Whilst we have carried out a tap test using the back of a hammer to the lower parts of the render you do need to expect in this age of property to have continual repairs to the render and sealing hairline cracks, etc. as a standard maintenance requirement.



Mixed different styles of render indicating repairs have been carried out in the past.

ANTICIPATED COST: £1,000; quotations required.

Please see the External Walls Section of this Report.

4) External Decoration

To some of the windows, albeit a minority, the paint was literally peeling off and bare timber could be seen.

ACTION REQUIRED: Redecorate in the spring of 2010.

ANTICIPATED COST: In the region of £1,500 - £2,500; quotations required.



Flaking of paint to windows

5) Dampness on lower ground floor

We noted dampness to the lower ground floor as we would expect as the ground levels are below the natural ground levels in some areas. We believe this is due to bridging with the outside earth and we would recommend a French gulley.

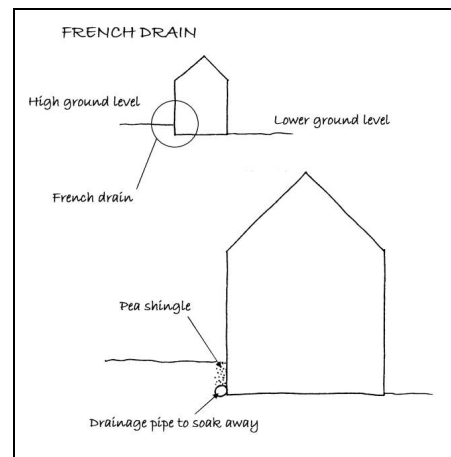


Dampness visible just above shoes

ACTION REQUIRED: We would recommend adding a French gulley.

ANTICIPATED COST: £1,000 - £2,000; quotations required.

Please see the Dampness Section of this Report.



6) Not to current fire regulations

A building of this height would now require fire regulations. Obviously applying this to an old property is very difficult. We therefore suggest that you upgrade the fire alarm system. We would recommend in older properties a wireless fire alarm system (to avoid the cables looking unsightly).



Top floor requires fire regulations

ACTION REQUIRED: Add a wireless fire alarm system.

ANTICIPATED COST: £1,000 - £2,000; quotations required.

Please see the Other Matters Section of this Report.

SERVICES

7) Failed Earth Test

When we carried out the electric earth test it fused the system. During our question and answer session we were advised that kitchen alterations had been carried out. Often these are carried out without using a qualified electrician although in this case they did say that he was. We nevertheless feel that electrical wiring if not to the best standards in a timber framed property can cause all sorts of problems particularly relating to fire. It will depend upon how you use the building, it may well be a stress and strain on the existing system.

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.

8) Heating

Heating in a property such as this is always very subjective. There are various issues that we would like to draw to your attention, the room within the roof is likely to suffer from heat gain during the summer months and heat loss during the winter as it is unlikely to be insulated to today's standards. On a more general point the whole property is not going to be insulated to today's standards and therefore it may not warm as quickly as you wish and equally it may not hold the heat as long as you would normally expect therefore you will have to top it up so your bills are likely to be more than you would normally pay for a more modern property of this size. Of course you wouldn't have the features this property has.

The Ugly

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

In our opinion, there is nothing which we feel falls within the Ugly category however some of the issues noted would put some people off buying this property.

Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in 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 in your personal style 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:

We would recommend that you go on a course with the Society for Protection of Ancient Buildings. They run a weekend course which is very informative on older properties. Equally we would be more than happy to come and chat with you about the building if you so wish.

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.

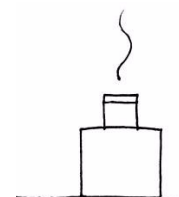
THE DETAILED PART OF THE REPORT FOLLOWS, WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

We are advised that the property is Grade II Listed
(your Legal Advisor should confirm this and make their own enquiries) and as such
it will require various permissions
to be obtained before work is carried out, over and above that
normally required and possibly the use of appropriate materials
for the age, type and style of property.



EXTERNAL

CHIMNEY STACKS



Chimney stacks

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

Chimney one located to the front left hand side

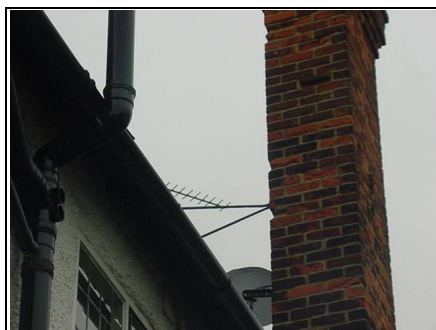
(all directions given as you face the front of the property)

This chimney is brick finished with two chimney pots, we could not see the flashings properly so cannot comment. We did however note that there is spalling brickwork which indicates that it has been repaired in the past with cement mortar. The top of the chimney known as the flaunchings we cannot comment on as we were unable to see it.



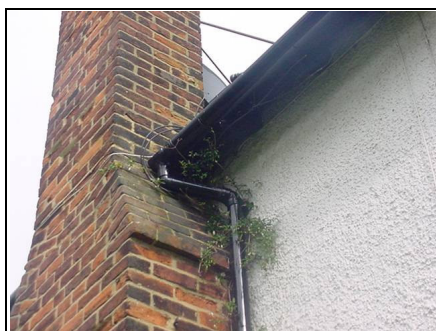
Top of chimney one

The repairs in the cement mortar will cause damage to this type of softer red brick and indeed already are as you can see by the light areas of brickwork.



Spalling brickwork

ACTION REQUIRED: We would recommend that you repoint in a lime based mortar.



Chimney Two

There is a second chimney to the rear of the property on your neighbour's side. It doesn't appear to be your chimney, but our view was difficult so therefore unable to confirm.

ACTION REQUIRED: Your legal advisor needs to specifically ask where the boundaries are and whether this is within the curtilage of your building.

Spalling Defined

Spalling occurs to brick or stone when water penetrates the surface and via freezing and thawing starts to cause deterioration to the surface. This in turn allows further water penetration and the surface breaks up further. This ultimately can lead to water damage or structural damage to the area.

Flaunchings Defined

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

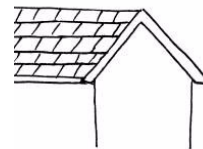
Flashings Defined

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

Finally, we have made our best assumptions on the overall condition of the chimney stacks 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



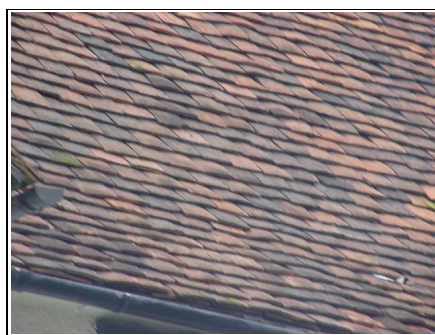
The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

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 is pitched and clad with a small clay tile possibly a peg tile which would have been original or this has possibly been replaced with a nibbed tile. It is difficult to confirm without seeing the back of the tiles. From ground level the main roof looks in average condition considering the roof's age, type and style. With this age of roof you would expect to have some tiles that need repair during a typical year. This is one of the joys of owning an older property.

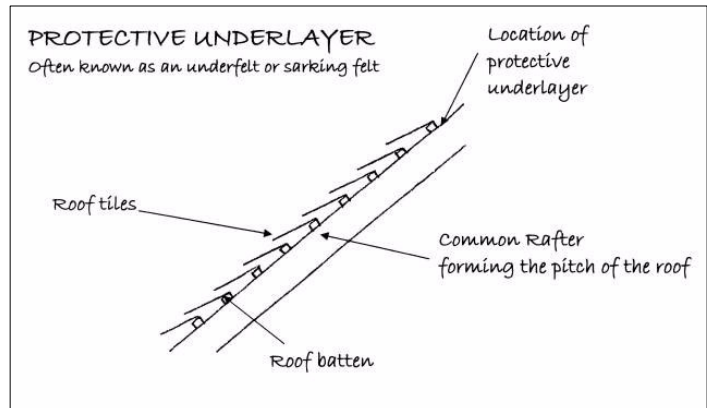
ACTION REQUIRED: Carry out periodic inspections and maintenance of the roof, as required.



Roof tiles

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.



We would normally be able to inspect the underside of the roof; however rooms have been formed within the roof, which means that the roof is lined. Originally the roof in this age of property would not have had a protective underlayer. One may have been added more recently, without opening up the roof structure we cannot advise.

ACTION REQUIRED: Your legal adviser should ask the owners and the Local Authority to provide documentation if the property has been re-roofed and advise us.

Garage/Outbuildings Roofs

The garage, barn/oil storage area have pitched pantiled covered roofs which looked in reasonable condition although our view was restricted by the surrounding trees.



Garage roof

The mock shed to the rear of the property has a plain tile probably nibbed, there are a few tiles displaced. There was ivy growing to the back of it which can cause problems if not cleared.



Mock shed

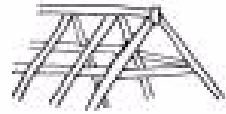
ACTION REQUIRED: We would recommend that the ivy and vegetation is cut back generally to the roofs and we would recommend a roofer for half a day to reinstate missing and moved tiles.

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

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

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

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 had no access to see the main roof structure other than that was visible within the rooms. Sometimes the cupboards give access but not in this case.



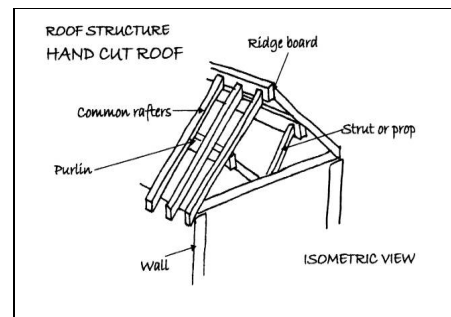
Room in the roof



Cupboards with lots of stored items

Roof Structure

This type of roof structure has what is known as a cut timber roof with gable ends. You can see the exposed parts of the timber. Please see our comments in the Executive Summary.



Roof Timbers

We have been able to have a limited inspection of the roof timbers from the side of the timber which is visible from within the roof, we found the roof timbers generally in slightly below average condition considering their age. We have inspected the roof structure for:

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

Whilst our examination was limited by the general configuration of the roof, we could only see half of the side of the timbers, we do believe there is a risk of active woodworm in this roof. Please see our comments in the Executive Summary.

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

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

GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

From ground level the gutters and downpipes looked to be plastic. There are no obvious visual signs of major leaks.

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 particularly as there are trees close by.

Soil and Vent Pipe

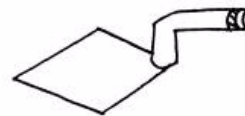
There are plastic soil and vent pipe. We can see it was originally grey and has been repainted in black which is not ideal as the paint comes away and flakes relatively quickly.



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.

Render

A painted render covers a traditional timber frame structure. Without opening up we can not see the structure and any defects or repairs and the quality of these. Ideally a section needs to be opened up for investigation. We did note around the windows we can see cracking, this is due to the relatively stiff windows in a timber frame building that moves particularly with the seasons.

We did note that there are hair line cracks to the render, some of which have been repaired.

ACTION REQUIRED: All cracks need sealing as soon as possible to stop dampness getting in the property. Please see our comments in the Executive Summary.



Mix of render types indicating repairs to render. With this age of render repairs will get more and more frequent.



Moss deterioration to render

Lime every time

This is a very good saying for older properties, lime used in mortars allows the property to breathe and move much better than a cement mortar. We recommend you go on a Society of Protection of Ancient Buildings weekend course to understand this better.

Tap Test

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 some areas but this is typical for this age of property. Please see our comments in the



Checking render by tap testing 30

Executive Summary.

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

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

Typically, with a property of this period, we would expect to find a shallow foundation from just below ground level, up to approximately half a metre deep. Any new alterations will have deeper foundations.

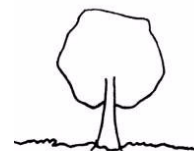
Building Insurance Policy

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.

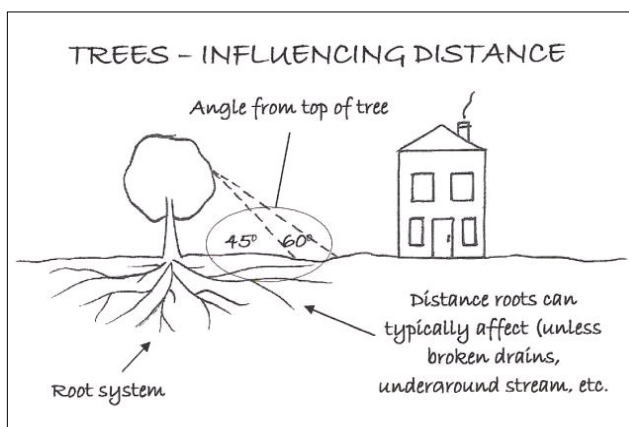
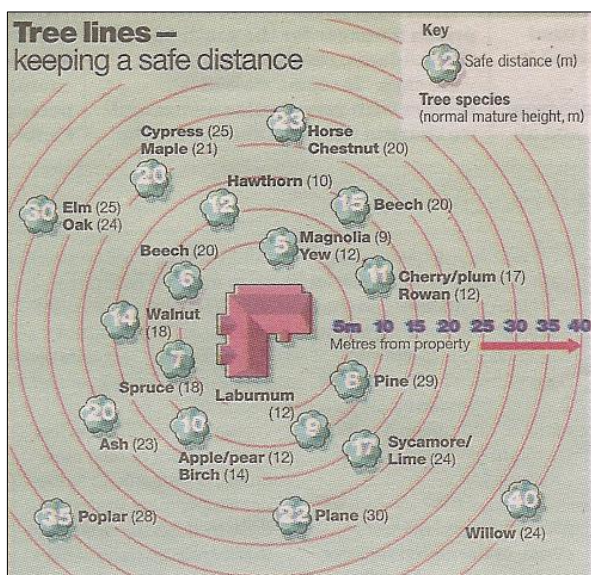
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES



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

There are substantial trees to the rear of the property. Insurance Companies normally require you to mention trees that are within ten metres, some of them within twenty metres. Be aware that it is likely you will need to advise your insurance company of this although the tree is in the adjoining land and is next to the rear shed. It should be remembered that trees and vegetation need maintenance on a regular basis to stop them from damaging property.



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.

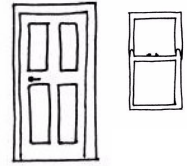
In properties of this age no damp proof course would have been built in originally. One may have been added later although on traditional timber frame properties they have limited use.

We don't really believe that anything in the building industry can be give a single date or even year, just by the very nature of the building process, however 1877 is the of the date of the Public Health Act in London requiring damp proofing to buildings.

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.

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

We can see paint flaking and some blistering to the fascias and soffits boards that will need some repair and then painting in the spring/summer of 2011.

ACTION REQUIRED: We recommend repair and redecoration next spring/summer.



Deterioration to bare board/fascia and soffit boards

Windows and Doors

The property predominantly has painted timber casement windows, which are single glazed. Generally we consider the windows in below average condition, and require painting as flaking paintwork can be seen. As with any timber window it will require repair and repainting periodically.

ACTION REQUIRED: Please see our comments about redecoration in the spring/summer of 2011 in the Executive Summary.



Double glazed unit on window, majority of windows are single glazed



Knife test to windows. Also note moss to the render

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.

We would comment that the painted render acts as a protective coat to the property. When you redecorate in a few years time it will be fairly expensive, you should not underestimate the importance and cost of re-decorating the render.



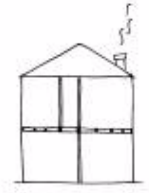
Moss growing on the render which needs treatment and redecoration spring/summer 2011

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. The concept of internal finishes is relatively modern. Partitioning developed originally to separate the livestock from the human occupants. Finishes have developed from this very functional beginning to their decorative nature of today.

Ceilings

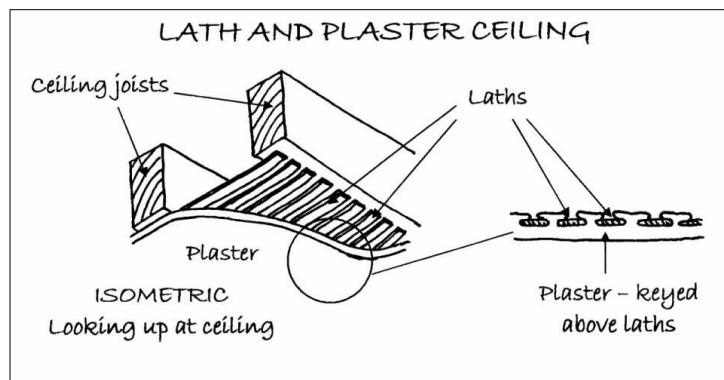
As should be expected with a building of this age, the ceilings have been finished in a variety of ways, from the original lath and plaster to more modern plasterboard. Without opening up the ceilings we cannot be absolutely certain of this but we have taken an educated guess from the external appearance to the plaster.



Exposed timber ceiling and walls

Lath and Plaster Defined

Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.



Plasterboard Defined

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

Internal Walls and Partitions

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

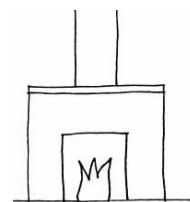
Perimeter Walls

We found the perimeter walls to be hollow when tap tested. In this age of property it may be due to the traditional timber frame structure or in addition it may be due to a modern timber framed structure and lining of the property in some areas. This is predominantly done to limit dampness.

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

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

CHIMNEY BREASTS, FLUES AND FIREPLACES



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

The chimney in the lounge we are advised is a feature chimney and a focal point for the room, which is worked by gas and relates to the external brick chimney located on the left hand side (all directions given as you face the front of the property).

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

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

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

FLOORS



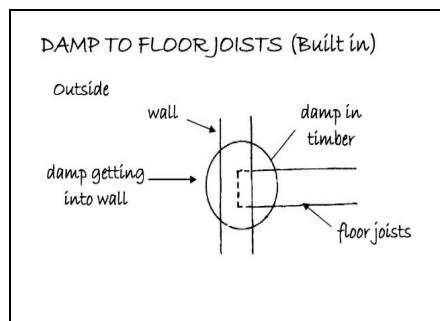
Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Lower Ground Floor

The floors felt firm underfoot so we have assumed they are formed in concrete, however, in this age of property it could however be earth or brick paves.

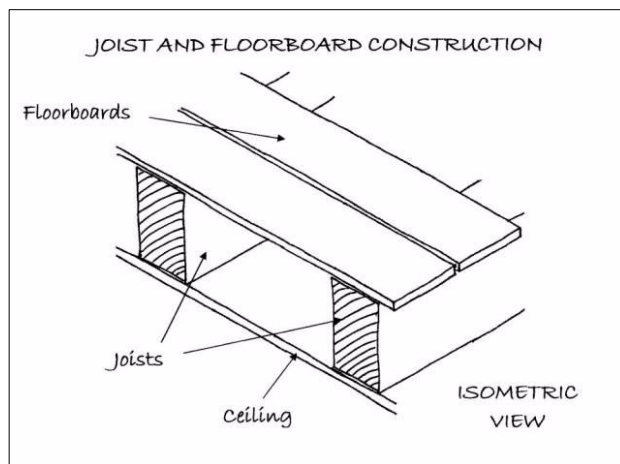
Upper Ground Floor/First Floor/Top Floor

We have assumed that the construction is joist and floorboards as this is typical in this age of property. Given the age of the property the timbers are likely to be embedded in the walls, which means wet rot is possible without opening the floors up we cannot confirm further although there didn't appear to be excessive deflection in the floors.



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.



Tiles in the bathroom

We noted that floor tiles had been used in the bathroom. Where you have a mix of solid materials such as tiles and a flexible structure such as the timber framed structure and the floor it's on, you can get breakages in the grout. We are advised that the bathroom is relatively new so this is something that will happen in years to come.



Floor tiled within the main bathroom

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

DAMPNESS

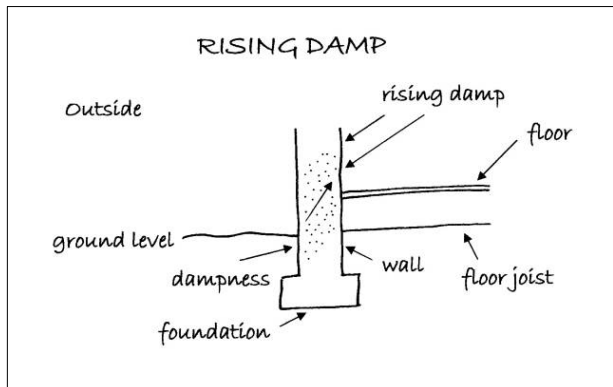


In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

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

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



We carried out tests with an electronic damp meter and found average dampness considering the age, type and style of the property.

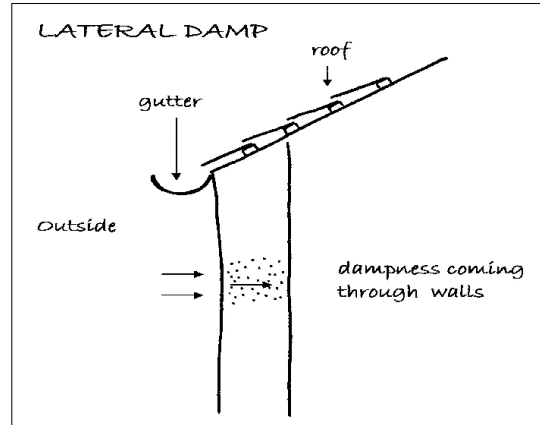
ACTION REQUIRED: Please see our comments in the Executive Summary.



Checking for rising damp –
reading of 18

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.



Tests were taken with a moisture meter at points to perimeter walls, floors and other surfaces. Our readings were in line with what we would expect for this age of property, type and style of property i.e. minor dampness.

Condensation

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

We can see no obvious signs of condensation, however, the property has a relatively small bathroom located at the end of the bedroom. It is formed within the room in the roof where we think there will be some cold bridging which does tend to promote condensation.

Cold Bridging Defined

This is where an area is colder than the rest of the property due to lack of insulation.

Condensation 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 timber doors most of which have been added, they generally look in excellent condition and are a feature of the property in our opinion.



Staircase

There are two staircases to the property.

The main internal staircase, please see our comments with regards to the fire regulations in the Executive Summary which today would require a fire door for the top floor and any areas coming off the staircase to avoid the chimney effect in a fire where the staircase acts effectively as a fire.



Spiral staircase leading into garden

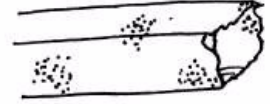
We noted the spiral staircase externally which is a nice feature to bring you down from the kitchen to the garden area.

Kitchen

From our cursory visual inspection the kitchen looked in average to good condition. We spoke with the owner about the property in general and were advised that the kitchen was a relatively new addition. Please see our comments with regards to the electrics within the Executive Summary. We have not tested any of the kitchen appliances.

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

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 note we have not had access under the floors or opened up the structure (such as the roof of the building), we are happy to do this if you obtain permission and arrange trades people to open up the structure and replace like for like.

Wet Rot

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

We believe there may be wet rot to the fascias and soffits and the windows as we can see flaking paint and some blistering of paint. We would expect some wet rot to the rafter feet and possibly the common rafters although we were unable to examine these. Please see our comments within the Executive Summary.



Checking windows for wet rot

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.

Recent research has shown that many woodworm chemicals do not actually work and it should be remembered that the chemicals are poisons. Also, unless great care is taken, the people applying the treatment can cause significant damage. The woodworm can only really be seen in action during the breeding season, which runs from April to July. We have therefore tried to take a pragmatic view on this matter.

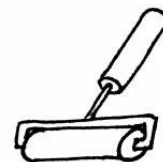
Within the property we found areas of woodworm, as within most older properties indeed it would be more unusual to not have any. Our question would be is the woodworm still active?

ACTION REQUIRED: Please see our comments in the Executive Summary. We would recommend opening up the floors to individually check the timbers. We are more than happy to make a return inspection.

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 paint (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

The decoration is average, with minor marks as you would expect in a home that's been lived in. You may wish to redecorate to your own personal taste.

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 required before a sale completes. As this is an older property they tend to score lower on any performance rating but this is to be expected as the performance ratings in our opinion were not developed to provide energy efficiency reports on this age of property.

Roof Insulation

The roof has had a loft conversion and the roof is boarded/ lined and therefore we could not see the insulation.

Without insulation it is likely there will be heat gain during the summer and heat loss in the winter

Walls

The walls to this property are probably traditional timber frame, but you cannot be certain of construction in this age of property without opening them up. It is very difficult to improve thermal efficiency in old walls without major work.

Windows

The windows are mainly single glazed with some double glazed. The thermal properties will not be that good.

Services

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

Summary

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

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

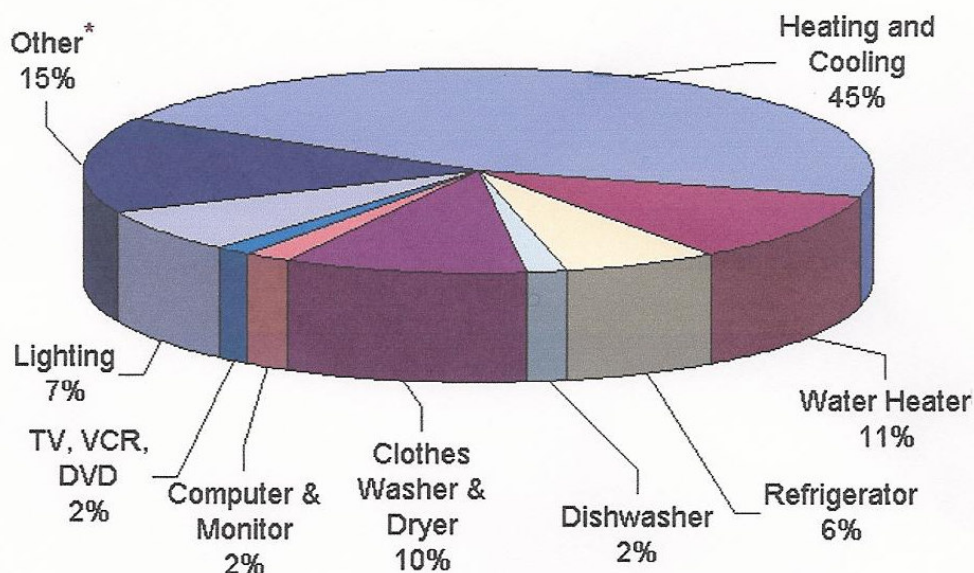
[HTTP//www.est.org.uk](http://www.est.org.uk), which is by the Energy Saving Trust and includes a section on grant aid

or alternatively www.cat.org.uk

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

Finally, we would advise that an energy rating is 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

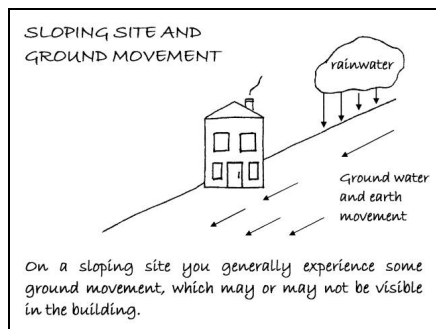


In this section we put any other matters that do not fit under our usual headings.

Sloping site

As the drive slopes towards the road we would advise in a worse case scenario the garage may get water into it. Also remember that water is trying to get from the top of the site to the bottom of the site therefore it is important to ensure the ground levels are not too high.

Any property on a sloping site is more susceptible than one on a flat site. Ground water will travel from the top to the bottom of the sloping site and will affect the property making it more susceptible to movement.



Security System

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

Fire / Smoke Alarms

No smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in an existing property that is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be installed. We have seen recently a smoke detector that fits within a light fitting (although we have not used these personally), which is charged when the light is switched on (providing it is switched on a certain number of times a year). We feel this is an excellent idea as it alleviates the problems of batteries running out.

We also like the radio activated fire/smoke alarms. If one goes off they all go off.

We would also advise that if you wish to have any general advice the local Fire Authority are usually happy to help.

Insurance

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

Asbestos

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time. We are not asbestos surveyors.

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

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

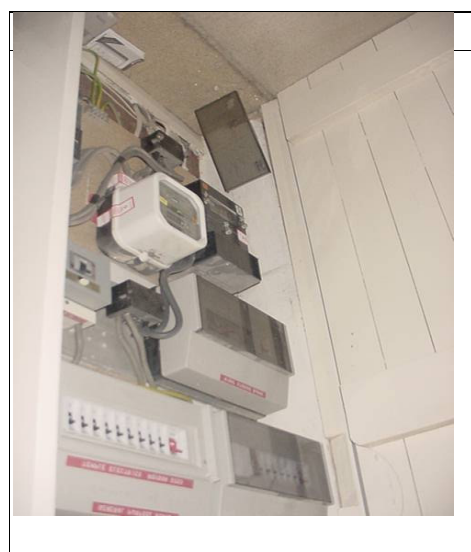


It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

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 in the cupboard on the upper ground floor adjacent to the stairs. We would date the fuseboard as being from the 1980's/1990's and, whilst not the best now available, it is reasonable. During our question and answer session the owner advised the electrics have been updated quite recently.

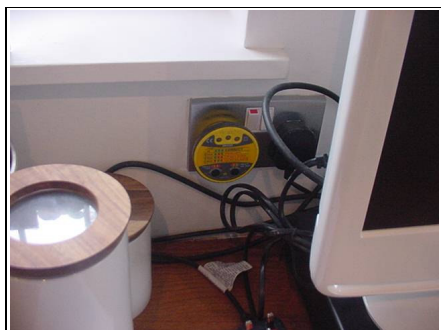


ACTION REQUIRED: We would recommend that you obtain a copy of the latest certificate via your solicitors. If this is not forthcoming then you do need to carry out an electrical test due to the failure of the earth testing that we explain below.

Earth Test

We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle and this initially failed and tripped the fuse board then on re-testing proved satisfactory.

We would advise that we test in the Kitchen as Kitchen upgraders/new kitchen companies often forget to use a qualified electrician for the electrical work when refitting a kitchen!



Earth test that failed



Re-test of Earth test

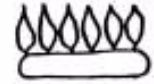
ACTION REQUIRED: If there is no record of an electrical test having been undertaken within the last five years, it is recommended that the installation be tested to IEE standards by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter, the installation should be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

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

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

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

OIL AND 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.

OIL

The oil boiler is located in the lower ground floor basement. You need to obtain certificates with regard to its service history.

The oil tank is hidden in the adjacent sheds and we could see approximately ten percent which looked in reasonable condition with minimal rust however we are not keen on metal tanks, we much prefer plastic tanks. You do need to remember this is a one-off inspection and although there are no obvious signs of problems, i.e. oil ponding in the floor, we would recommend replacement with a plastic tank.



Oil boiler

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

GAS

We are advised that there is a gas meter but we did not actually see it.

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 Supply

We assume this is from a mains water supply.

ACTION REQUIRED: Your solicitor needs to check and ensure whether this is a lead supply pipe which is often the case with older properties.

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.

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!).

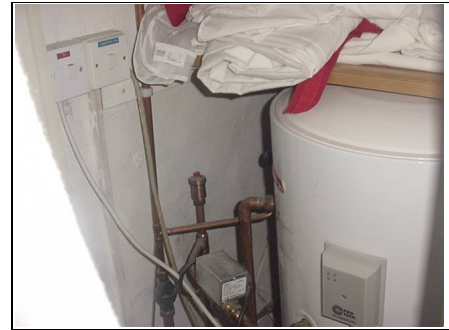
We have not used a listening stick to check for water leaks

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.

Hot Water Cylinder

We noted an Ariston cylinder, these are modern heat efficient hot water cylinders, it is located in the first floor rear bedroom.



Hot water cylinder

Plumbing

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

Heating

We noted an oil boiler on the lower ground floor. 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.



Oil boiler

Pressure Units

We noted pressure units, these are normally used in taller residential properties although we don't see this style very often.



Pressure units

Ten Minute Heating Test

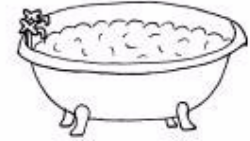
We carried out a ten minute heating test and checked radiators for warmth on the first floor landing and in the lounge. They warmed up reasonably well. With this type of heating system you can have problems getting heat to the top floor. Bearing in mind our comments with regards to lack of insulation in this

area and solar gain and winter heat loss you may wish to add additional heaters to the top floor room.

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.

Family bathroom

The family bathroom is located on the first floor and is a three piece bathroom suite with an integral shower and looks in as new condition.

Top floor bathroom

The second bathroom suite is located on the top floor and is well situated in a relatively small space. It has a short bath and limited headroom but nevertheless we believe it is a nice addition to the property.

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.

We have identified one inspection chambers / manhole.

Inspection Chamber / Manhole One located in the driveway near the garage

We have been unable to lift the brick paved man hole cover. In our experience they often get stuck. We ran the water for fifteen minutes without any build up or back up and we did this using the cold tap in the first floor bathroom.



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

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal. It is likely that it is shared given the age of the property.

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

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

OUTSIDE AREAS

GARAGES/OUTBUILDINGS



Garage

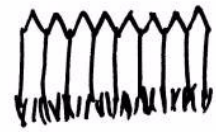


Running gulley to the edge of the garage

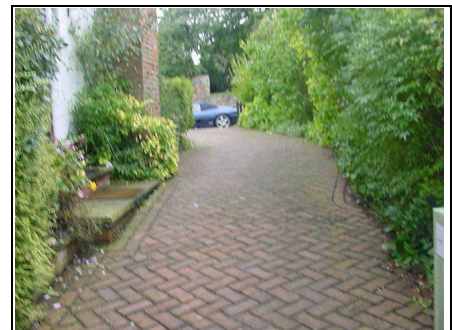


Oil tank shed

EXTERNAL AREAS



Front Garden



Rear Garden



Rear garden shed



Patio area



Water feature

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

In older properties prior to 1948 you have to refer to the deeds normally to establish ownership.

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

Neither neighbour answered the door when we knocked.

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**.

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 edition published by Royal Institution of
Chartered Surveyors Books.*

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

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

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

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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

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 as we had limited access to the timber frame. With a timber framed structure such as this our main concern is to identify that the primary timbers are in good condition. Our view of this was very limited. If you want to be 100% certain you may wish to consider ultrasonic testing.

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.