

RESIDENTIAL BUILDING SURVEY

London N19



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION
REPORT FORMAT
SYNOPSIS

EXECUTIVE SUMMARY
SUMMARY UPON REFLECTION

EXTERNAL

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

INTERNAL

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

SERVICES

ELECTRICITY
GAS
PLUMBING AND HEATING
BATHROOMS
MAIN DRAINS

OUTSIDE AREAS

PARKING
EXTERNAL AREAS

POINTS FOR LEGAL ADVISOR

APPENDICES

LIMITATIONS
ELECTRICAL REGULATIONS
GENERAL INFORMATION ON THE PROPERTY MARKET

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 two storey terraced property which has been extended and altered over the years set within a predominantly residential area of similar properties. It has a small front garden and a smallish rear garden and a balcony to the rear.

We believe that the property was built in the Victorian era around the 1890's. 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:

1837	Victoria becomes Queen of Great Britain.
1840	The First Postage Stamp
1851	First World Exhibition held in London
1854	Florence Nightingale pioneers modern nursing in the Crimea
1859	Charles Darwin proposes the Theory of Evolution
1863	The Opening of London Underground
1878	Electric Street Lights are installed in London
1896	First modern Olympic Games (Athens)
1899-1902	Boer War between Britain and Boers in Southern Africa
1901	Queen Victoria Died

EXTERNAL PHOTOGRAPHS



Front view



Rear view



Front area



Rear garden

GEM Associates Limited
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Entrance hall
- Through lounge
- Kitchen/breakfast room

First Floor

The first floor accommodation consists of:

- Front bedroom
- Middle bedroom
- Rear bedroom with balcony
- Landing
- Bathroom
- Separate WC

Outside Areas

Front and rear gardens

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



Entrance hall



Front of through lounge



Kitchen/breakfast room



Rear part of through lounge

First Floor



Front bedroom



Middle bedroom



Rear bedroom



Balcony area from rear bedroom



Landing



Bathroom



Separate w.c.

SUMMARY OF CONSTRUCTION

External

Chimneys:	Three Chimneys, limited view
Main Roof:	Butterfly roof which is clad in manmade slates
Gutters and Downpipes:	Plastic, there may be some original cast iron remaining
Soil and Vent Pipe:	Cast iron and plastic
Walls:	Flemish bond brickwork with cement mortar repointing
Parapet Wall/Fascias and Soffits:	Whilst the majority of the main property had parapet walls there are some timber fascias and soffits to the rear of the property.
Windows and Doors:	Mixture of timber sliding sash, timber casement and aluminium double glazed windows

Internal

Ceilings:	Originally lath and plaster with some plasterboard to the newer sections (assumed)
Walls:	Predominantly solid with some studwork (assumed)
Floors:	Ground Floor: Suspended timber floor with concrete to the kitchen/breakfast room (assumed)
	First Floor: Joist and floorboards with embedded timbers (assumed)

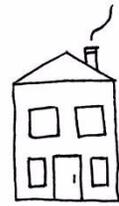
Services

We are advised that the property has a mains water supply, mains drainage, electricity and gas. The electrics are located in the hallway behind the entrance door. The gas is also located in the hallway near the stairs. The boiler is a wall mounted Vaillant boiler located on the far wall within the kitchen.

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!

Older properties typically have more space than newer properties, both in the actual size of the rooms and the height of the rooms.

The property has good natural light due to the bay windows.

The property also has some of the original features left, which add to the overall character of the property.

The property has been altered and extended to form a balcony to the rear.

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) Chimneys and Parapet Walls

We were unable to see the chimneys and parapet walls properly however we can see within the roofs that dampness has been coming in.

We can also see that there have been some repairs to the front parapet wall. It is impossible from a one off inspection to establish if the repair has been successful.

ACTION REQUIRED: We were unable to gain access to the main roof due to the roof light being padlocked. We would be more than happy to carry out a return visit when the padlock is taken off.

ANTICIPATED COST: We would recommend that you set aside the sum of £2,000 - £3,000 to carry out repairs to the parapet wall and the associated timbers; quotations required. We would term this a guesstimate as we haven't been able to actually see the parapet walls properly. Please see the next section for a further explanation of the parapet walls.



Repairs to the parapet wall on the left hand side in the grey and the original parapet wall on the right hand side



Close up of parapet wall



Darkening of timber indicates dampness to the timber

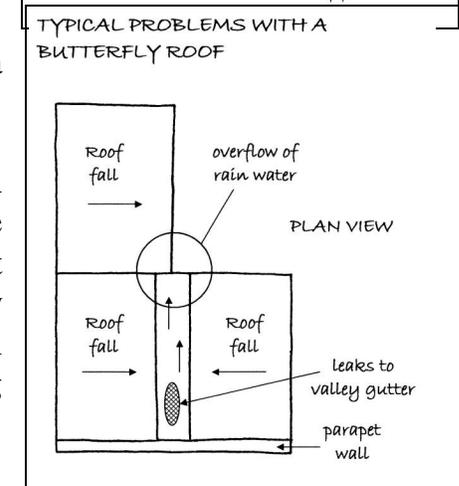
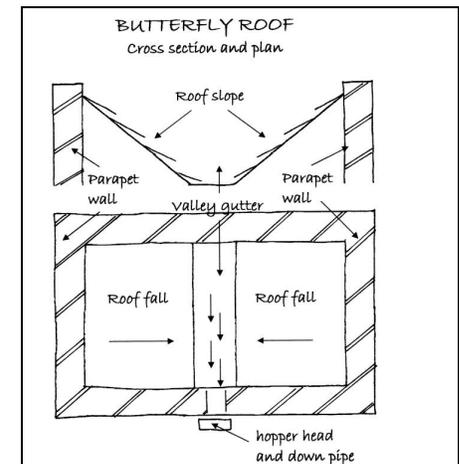
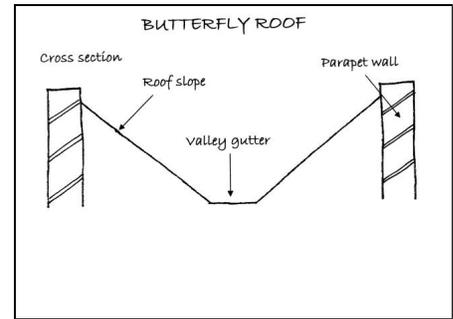
Please see the Chimney Stacks and Roof Coverings Sections of this Report.

2) Butterfly Roof

The property has a butterfly roof, these are renowned for being problematic particularly the central valley. From within the roof space (you have two roof spaces to the front butterfly roof and one to the rear roof) we can see that several repairs have been carried out to the valley gutter. We can see in the rear roof the timbers are in a poor condition and in fact additional timbers have been added to help support the roof.

ACTION REQUIRED: You need to vent the roofs which have been insulated beyond appropriate for an older property. Condensation is occurring in the rear roof in particular to the condition of the timbers, some of these timbers will need replacing. It is difficult to tell whether the timbers are damp from condensation and/or from dampness coming in via the roof parapet wall or from a leaking valley gutter. We suspect it is a mixture of all of these factors.

ANTICIPATED COST: As mentioned previously we were unable to gain access onto the roof due to the padlocked roof light. We suggest you set aside the sum of £5,000 - £7,000 to carry out this work; quotations required. As this is high level work there may also be some scaffolding necessary.



Dampness coming from a leaking parapet wall



Dampness in the timbers from condensation or a leaking valley gutter

3) Asphalt roof

Asphalt is very much the rolls royce of flat roofing. The rear balcony is asphalt covered, we can see this is starting to deteriorate; its life could be extended by having some repairs carried out.

ACTION REQUIRED: General repairs to the asphalt.

ANTICIPATED COST: We would suggest you set aside the sum of £500 - £1,000; quotations required.

Please see the Roof Coverings Section of this Report.



Between the grey lead flashing and the pavier slabs you can see the asphalt is starting to deteriorate



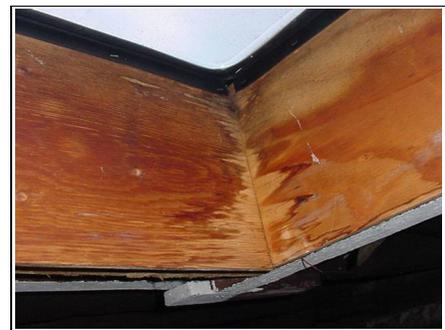
Close up of asphalt

4) Roof lights

Leaking roof light

The roof light on the right hand side of the main roof is leaking. This is not a major problem in comparison with the dampness in the timber.

ACTION REQUIRED: Replace with a modern double glazed roof light.



Roof light leaking

ANTICIPATED COST: In the region of £500 - £1,000; quotations required.

Limited access due to locked roof light

As mentioned earlier there was a lock on one of the roof lights so we couldn't get onto the roof as we would expect and therefore our view has been limited to viewing it through the roof light.

Please see the Roof Windows Section of this Report.



Locked roof light

5) Windows

You have a mixture of windows from timber windows to aluminium windows. Many of the double glazed sealed units have misted over meaning that the seal has failed. Some people can live with this, other people cannot; you need to decide. We would also add that we noted the more modern timber windows to the rear of the property in the kitchen area had soft rot which had been painted over.

ACTION REQUIRED: Replace the glazed units and also budget to repair, prepare and redecorate the windows in a few years time.

ANTICIPATED COST: We would suggest you set aside the sum of a few hundred pounds per window dependent upon the size of the windows you need to have replaced; quotations required. You may find it more economical to have the whole unit replaced in a plastic unit and then this would avoid cold bridging.



Lower window misting up



Soft rot in rear window

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

Cold bridging defined - This is where a colder element within a structure such as a lintel or an aluminium window allows the transfer of coldness which results in condensation.

6) **Cement repointing to the softish brickwork**

The walls have been inappropriately repointed with a cement mortar which should have been a lime mortar. This will ultimately cause deterioration to the brickwork.

ACTION REQUIRED: You need to set up a programme of gradual replacement of the cement mortar.

ANTICIPATED COST: A few hundred pounds for many years; quotations required.

Please see the Walls Section of this Report.



Cement mortar that has been put heavily on brickwork

7) **Render wrongly detailed to the rear of the property**

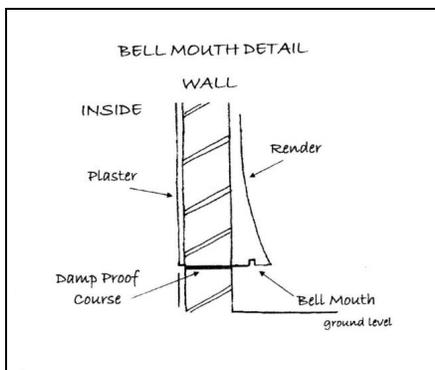
There is a white painted render to the rear of the property. This has been incorrectly detailed and taken to the floor. This will cause dampness into the property.

ACTION REQUIRED: You need to hack back the render at the base and form a bell mouth drip detail.

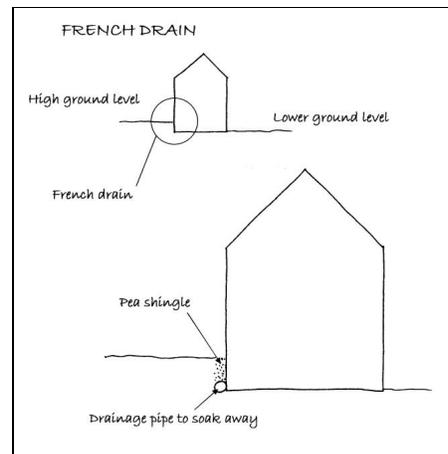
ANTICIPATED COST: In the region of £1,000, you may in addition need a French Drain; quotations required.



Render that goes to the ground



Please see the Walls Section of this Report.



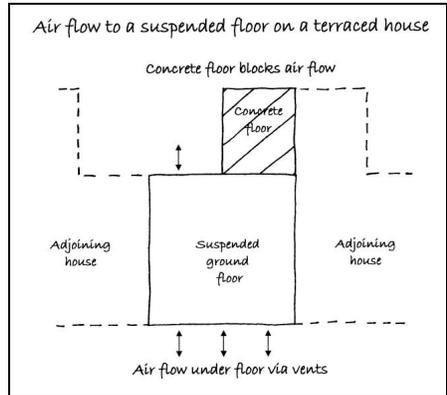
8) Airbricks

There is a suspended timber floor to the front of the property and a concrete floor to the rear of the property. This effectively blocks part of the floor. We could only see one vent to the rear.

ACTION REQUIRED: We suggest that additional vents are added. This is best carried out by a vent strip hidden under the stairs or one running along the skirting area.

ANTICIPATED COST: A few hundred pounds; quotations required.

Please see the Airbricks Section of this Report.



9) Retaining wall within the rear garden

There is a small retaining wall in the rear garden. We noted this didn't have any weep holes. Ultimately this will be damaged by the pressure of the ground water pushing against it.



ACTION REQUIRED: We suggest that you diamond drill some weep holes.

Retaining wall requires weep holes

ANTICIPATED COST: In the region of a hundred pounds; quotations required.

10) **Structural Alterations without any piers**

We noted structural supports in the kitchen/breakfast room area which haven't got any piers. It is likely that there is no building regulations approval for them. As they support an extension above you need to get this checked and confirmed.



ACTION REQUIRED: Your solicitor needs to check and confirm whether building regulation approval has been obtained.

ANTICIPATED COST: To obtain retrospective building regulations approval on this is very difficult. Your solicitor may be able to offer insurance against problems relating to this.



Structural supports in kitchen/breakfast area with no piers

Please see the Internal Walls Section of this Report.

11) **Underpinning to the front bay**

As discussed we need to comment on properties that have been underpinned. We generally find that this affects the value as given the choice between a property with and without structural problems that have been rectified by underpinning most people would go for the property without the underpinning. In most cases people would expect to have a discount for a property that has been underpinned in any format.

As we mentioned to you there was a lot of underpinning carried out in the 1970's and 1980's. In our opinion too much concrete was used and the concrete was used inappropriately on older properties that need to move with the environmental conditions and the property itself. So if anything we feel there can be more problems caused by underpinning than solved.

It is generally well known that most bay windows in London don't have foundations! It is relatively rare to have them underpinned if this is the only underpinning that has been carried out.

ACTION REQUIRED: Your solicitor to specifically ask the present owners where the underpinning has been carried out and to provide information relating to it which we would ask is forwarded onto us by return to comment on.

12) Security

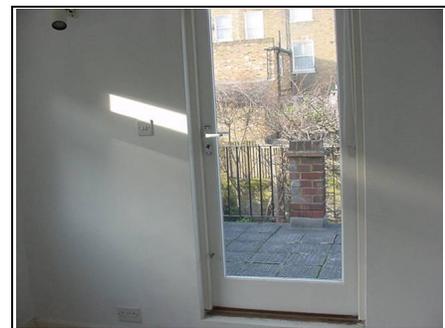
In general we feel the security to the property can be improved in the form of an alarm system and bars to the main entrance door. We also noted that the rear door at first floor level that goes onto the balcony was mainly glass. This may cause a security problem.



ACTION REQUIRED: Depends on how far you wish to go security wise, it is very much personal issue.

ANTICIPATED COST: Depends on what you decide to do.

Please see the Other Matters Section of this Report.



Glass rear door

The Ugly

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

There is nothing which we feel falls within this category, however we do feel there are enough items in the Bad Section for you to be asking for a substantial discount.

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

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 redecoration 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:

As mentioned there are a substantial number of issues in this property combined with it being underpinned so you should obtain a good discount on the purchase price.

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**



Street view

GEM Associates Limited
Independent Chartered Surveyors

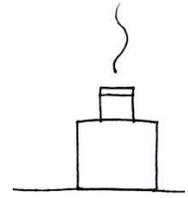
—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL

CHIMNEY STACKS, PARAPET WALLS AND ROOF WINDOWS



Chimney stacks

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

This property has three chimneys, although we could only see two of them typically with this style of property there is a third chimney to the rear which we were unable to see.

Chimney one – located to the main roof on the left hand side

Our view was very limited in this case, it was literally through both roof lights. From the condition of the timbers within the roof we suspect that dampness is getting in around the chimney.



ACTION REQUIRED: This needs to be checked, we would be more than happy to return when the roof light is unlocked.

Chimney one – taken from rear roof light

Chimney two – located on the main roof right hand side

Again the view of this chimney is very limited. We would comment in a similar manner to the previous chimney.

ACTION REQUIRED: As previously described this chimney needs to be viewed as soon as possible.

Chimney three – located to the rear of the roof

Sorry to repeat ourselves but we were unable to see this chimney. There is typically one located to the rear right hand side in this type of property.

ACTION REQUIRED: You need to gain access to the roof to view this chimney.

Parapet Walls

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

This property has parapet walls to the front and sides. The parapet wall has been covered with either a lead or proprietary plastic sheeting, the grey to the left hand side on the adjoining photo. It covers over a brick parapet wall.

We generally find this type of brick parapet wall allows water in which we think has been happening in this case which has caused damage and deterioration in the roof as can be seen within our photos in the Executive Summary.

ACTION REQUIRED: Very much as with the chimneys, you need to access the roof as soon as possible to establish the condition of these areas. We carried

out a guesstimate on prices for work to these areas but as we have had a very limited view of them, perhaps five to ten percent at most of the parapet walls, it is very difficult to comment further.

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



Front parapet wall



Rear parapet wall

Roof lights

We found two roof lights to this property.

Roof light one – located within the front roof on the right hand side

You are only able to see the roof light within the right hand roof. This roof light is leaking as you can see in the adjoining photos. It is also the locked one that would normally give access to the main roof.

ACTION REQUIRED: We would recommend that this roof light is replaced in its entirety with a modern double glazed unit.



Locked roof light

Roof light two – located at the top of the stairs gives good natural light into the rear area of the landing

This is a modern manufactured timber roof window. We were able to check this roof light from the internal via a ladder. It is difficult to be 100% certain as when you are looking at a roof light internally much of it is hidden. From what we can see we believe it is in reasonable condition and relatively new.



ACTION REQUIRED: It seems inevitable with roof windows that they will sooner or later leak. If this doesn't occur then they seem prone to condensation. Keep a cloth handy!

Party Walls

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

The party walls are the parapet walls and the chimneys in this particular instance so any work that you do carry out you will need to advise your neighbour and also possibly have a Party Wall Notice agreement. Here is a bit of information about this although you do need to check with a solicitor.

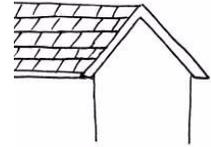
Party Structures Defined - Party Wall etc Act 1996

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.

Finally, we have made our best assumptions on the overall condition of the chimney stacks, parapet walls 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 an x16 zoom lens on a digital camera. A closer inspection may reveal latent defects.

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

ROOF COVERINGS AND UNDERLAYERS



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

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

Unfortunately we could not see the roof properly. We have only been able to view it through the roof light which was locked. The adjacent photos have literally been taken through a gap in the roof light. From this we can see that the roof has a modern man made slate that looks in reasonable condition where we can see it sitting flat and level although the slates have been cut unusually as you can see in photo one.



Looking out through the roof light at the manmade slates you can see the unusual cut to the base of the slates to the middle and left hand side of this photo

We would comment generally and generically that man made slates do have problems where wind driven rain gets underneath them although we can see no visual signs of this from the limited view we had of the roof which was approximately ten to twenty per cent.



Close up of manmade slates taken through the gap in the roof light

Butterfly Roof

This is a butterfly roof which are generally problematic particularly the valley gutter.

Valley Gutter

In this instance we have a very limited view of the Valley Gutter from the outside although we could see it internally. Within the roof space we could see that new boarding has been used to the valley itself which could mean in a best case scenario that the Valley has been replaced properly or it could mean in a worst case scenario that it has been temporarily fixed.



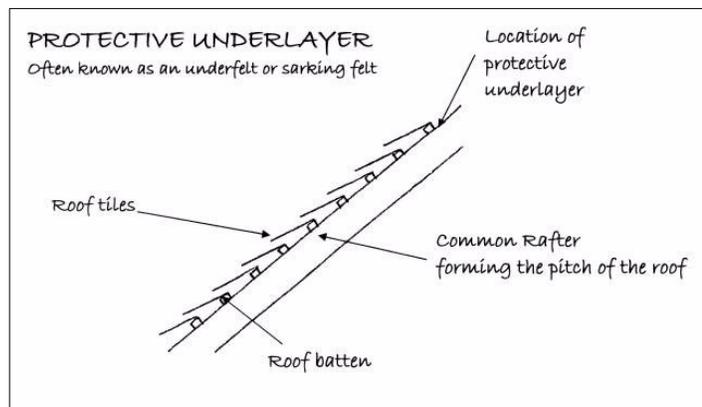
You can see the new lighter coloured timber to the base

Flashings

Where the main roof meets the parapet wall it is important that there is good detailing to stop water getting in, flashings are the way this is normally carried out, lead flashings being the best in our opinion. We can see that dampness is getting in through the walls and typically the problems are around the flashings.

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 places but this is not unusual considering its age.



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

GEM Associates Limited
Independent Chartered Surveyors

Marketing by: —

www.1stAssociated.co.uk

0800 298 5424

Low level Roofs

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

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

Rear flat roof/balcony roof

Please see our comments in the Executive Summary about the repairs needed to the asphalt roof.



Close up of rear flat roof

The latest Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

Front bay roof

The front bay has been replaced with a modern metal roof.



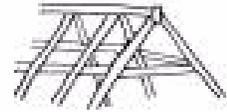
Front bay roof

Finally, all the roofs were inspected from ground level with the aid of an 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 five to ten 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.

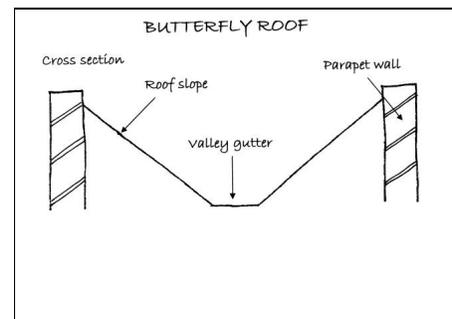
Main Roof

Roof Access

The main roof is accessed via the loft hatch located on the landing. There is no loft ladder, electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use. The loft has been viewed by torch light, which has limited our viewing slightly.

Roof Structure

This type of roof structure has what is known as a cut timber roof and is known as a Butterfly roof, or more technically is a double lean to roof. A Butterfly roof is purpose made (rather than prefabricated) and hand built on site. These type of roofs normally take support off a central spine beam that runs down the centre of the rooms, usually additional support is taken via the parapet walls, from brick nibs or timbers; but not in this case.



This roof is a poor example of what we typically see but saveable. Typical problems are timbers rotting, brick nibs spalling.



Left hand side roof looking towards the front



Right hand side roof looking towards the front

ACTION REQUIRED: When re-roofing the timbers need checking - we showed you the condition of the timbers in the neighbouring property

Roof Timbers

We found the roof timbers generally in below average condition considering their age with dampness. We have inspected the roof structure for:

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

Our examination was limited by the general configuration of the roof, the insulation and stored items. The roof structure is in below average condition even when taking into consideration the roof structures age, type and style.

We found dampness in the form of condensation and minor roof leaks via the parapet wall, chimneys and valley gutter. We also believe there is likely to be woodworm in a structure of this age although we couldn't see any active signs of fresh frass.

ACTION REQUIRED: The only way to be 100 per cent certain is to have the roof cleared and checked. Please see our comments in the Executive Summary. Please note our comments are based upon what we could see in the roof space. If we can view the roof covering we will be able to give you a more accurate estimate of costs.

Frass defined

The chewed up sawdust that the beetle leaves behind. A light coloured dust and a light coloured hole indicates this is relatively recent. Obviously if it is a darker coloured frass, or darker coloured hole, it means it is older and the woodworm may have gone.



Dampness in timber



Checking timber in rear roof

Fire Walls

To both the left and right hand side there are brick firewalls which is good practice, these look to be original and are suffering to some extent from the damp.

Fire Wall Defined

Fire walls help prevent the spread of fire through roofs and are now a requirement under the building regulations and generally considered good practice by us.

Water Tanks

There are no water tanks in the roof, indicating a combination boiler and that all water is directly fed although there are some panels opposite the w.c. on the first floor which may conceal a water tank although the area does seem a bit on the small side.

Ventilation

We could see a few vents in the wall ends, we don't believe these are sufficient to prevent condensation therefore we recommend that more are added.

ACTION REQUIRED: Add vents.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case we were unable to view due to the quantity of insulation in the roof.

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

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

GUTTERS AND DOWNPIPES



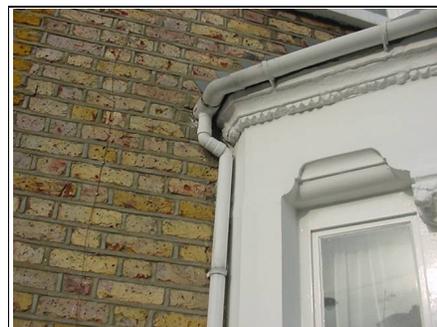
The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.

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

Gutters and Downpipes and Valley Gutters

Predominantly the gutters and downpipes are plastic however in this type of construction there is a central valley gutter that we always fear is a problem and the hopper heads to the rear of the property.

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.



Gutters and downpipes showing small downpipe to the front bay window

Soil and Vent Pipe

The property has a mixture of cast iron and plastic soil and vent pipes.

Generally the waste pipes and soil stack appear to be satisfactory where a surface inspection is possible, although for the most part they run in ducts and cannot be inspected.



Soil and vent pipe original cast iron to the lower sections with plastic to the high sections

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.

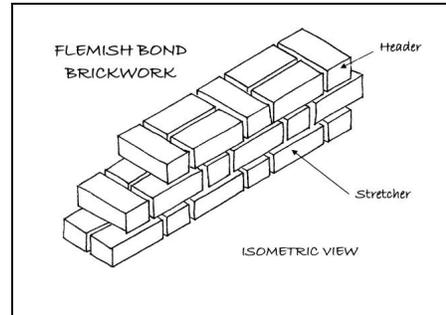
We will consider the walls in two main areas; the majority of the walls are in brickwork however there are some areas in render to the rear of the property.

Brickwork

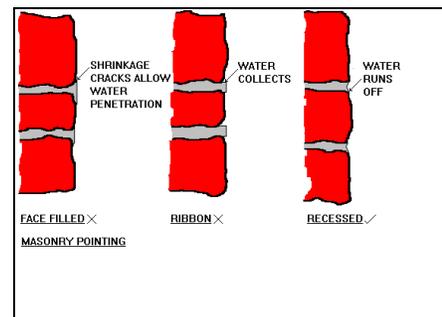
The property is built in a yellow brick originally in a lime mortar in what is known as Flemish bond brickwork, which has been repointed in a cement mortar. Whilst it has been done to a neat standard it is inappropriate for an old building. In this case the proud pointed cement mortar can be generally removed and replaced with a lime mortar. However we would add that we do see this error of using the wrong sort of mortar in an older property in about eighty per cent of all cases.

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.

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather.



Cement mortar that has been put heavily on brickwork



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.

Render

The walls to this property are predominantly in brick however there are some small sections of render to the rear. 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.

Render Defined

A sand and cement external coating applied in two or three coats or layers.

Render Detailing

A good indication of the quality of rendering, we have found over the years, is by the quality of detailing above the windows and to the base of the property. The detailing on this property has been carried out to a poor standard. Good detailing would have had drips to appropriate areas and a bell mouth to the base of the property.

Bell mouth and drips to the base of the wall

Unfortunately there is no bell mouth. The render to the base in this instance goes down to the ground. Unfortunately this will help dampness get into the structure using capillary attraction.

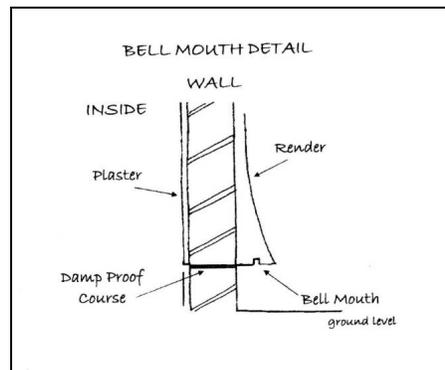
ACTION REQUIRED: Form a bell-mouth to the base of the render.



Render goes to the ground

Bell-Mouths Defined

A bell-mouth is a curve at the base of a wall which throws the water away from the structure therefore preventing dampness.



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

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

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.

London clay

This property stands on London Clay, as with the majority of properties in London. It is, therefore, more susceptible than most should drains leak or trees be allowed to overgrow, etc. It is not unusual to have some settlement in London properties.

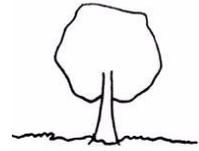
Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc. As the property has been underpinned you will need to advise your Local Authority with regards to this which may increase your premiums. We also noted a relatively new tree to the front of the property so the underpinning may have been in relation to this rather than just the bay moving to the front.

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

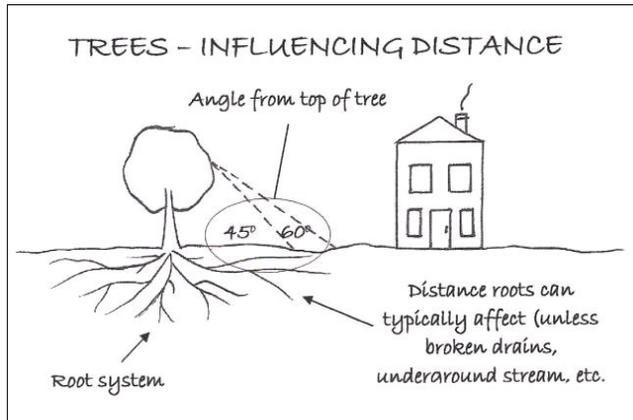
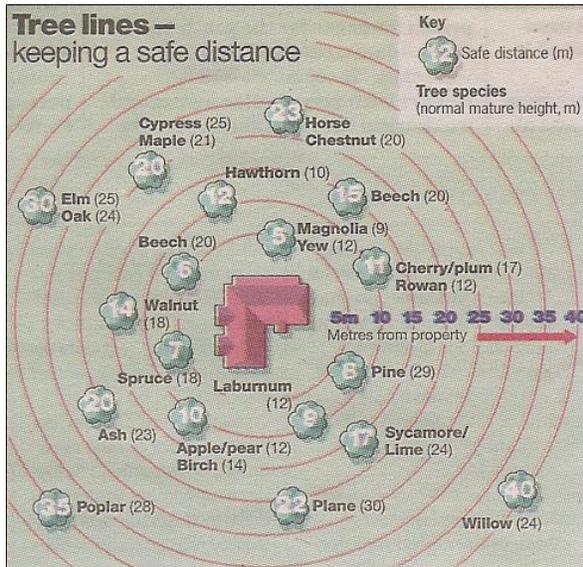


Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

We noticed a relatively small tree to the front of the property which we believe is owned by the Local Authority. Interestingly there may have been a larger tree here at an earlier stage which did affect the property. This is why it is worth specifically getting your solicitor to ask for the history behind the underpinning. Most Local Authorities are aware of their responsibilities, but have many pressures on a limited budget.



ACTION REQUIRED: Contact Local Authority if trees not regularly maintained and ask your solicitor to specifically ask in writing about the structural issues.



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.

GEM Associates Limited
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

DAMP PROOF COURSE



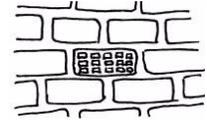
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole,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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In properties of this age it is unlikely that a damp proof course would have been built in originally.

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



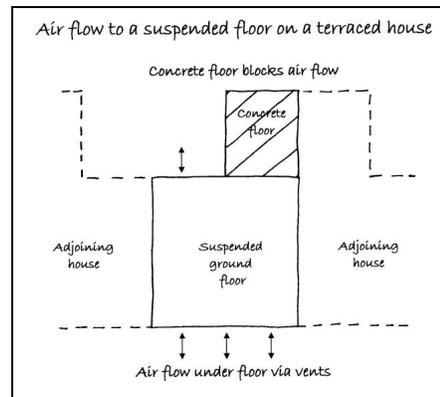
In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances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

We noted air bricks at the front of the property although some of them are blocked and we noticed one to the rear of the property which we feel would benefit from more air vents. Ideally these need to be placed within the property allowing through air ventilation.



Airbricks to front

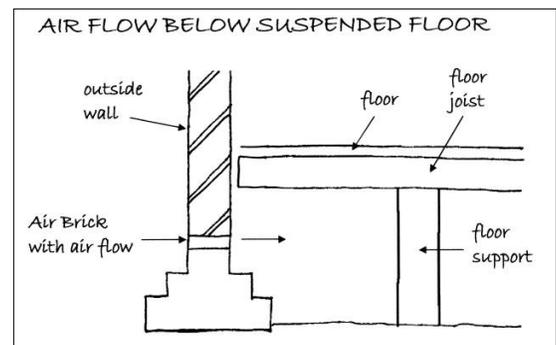
ACTION REQUIRED: We recommend that all existing vents are cleaned and additional vents are added. This can be carried out by a vent strip hidden under the stairs or one running along the skirting area. We also recommend the air bricks are kept clear so you have adequate ventilation.



Please see our comments in the Executive Summary.

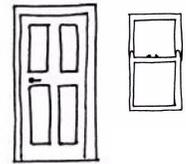
Suspended Timber Floor Construction Defined

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



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 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.

Parapet Walls and Fascias and Soffits

The property has predominantly parapet walls (please see our earlier comments). It does have fascias and soffits to the rear of the property. We could see that they were painted black timber and were in reasonable condition.

Windows and Doors

The property predominantly has sliding sash windows which are formed in timber. There are also some casement windows to the rear and also some double glazed aluminium windows.

ACTION REQUIRED: Some of the aluminium windows are misting over and some of the timber is starting to become slightly soft. Please see our comments in the Executive Summary.



Front sliding sash window



Original front sliding sash window to the bay



Checking front sliding sash windows



Checking rear casement windows

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.

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



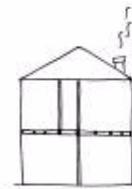
The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

Generally overall the external decorations are in average to good condition. We would expect some redecoration to be required within the next few years. We would comment that the rendered area to the rear did look like it had been painted over or what we would term as being painted to sell however this is likely to be hiding latent defects.

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



CEILING, WALLS, PARTITIONS AND FINISHES

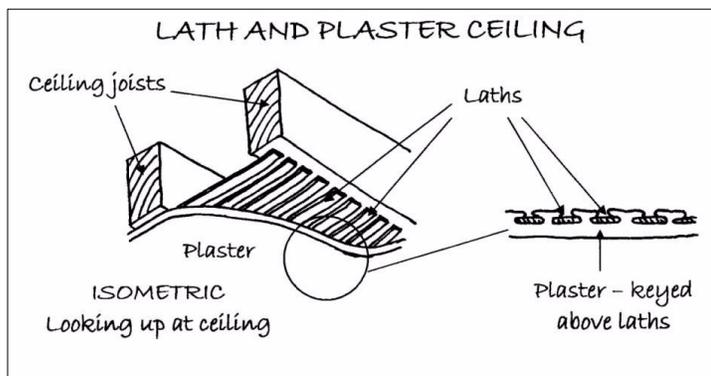
In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions. The concept of internal finishes is relatively modern. Partitioning developed originally 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. It was difficult to confirm this from within the roof space due to the mass of insulation that had been used in the roof however from our knowledge of this type of construction and the look of the ceilings we would make the above assumption.

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

As we would expect the walls are a mixture of solid brick walls finished with plaster and studwork, however what is unusual is the walls that have been removed within the kitchen area where there are no piers. In theory Building Regulations approval should have been obtained for these but in practice we usually find it rarely happens however you do need to check.

ACTION REQUIRED: Your solicitor to check and confirm if Building Regulations approval has been obtained for the removal of the walls to the rear of the property.

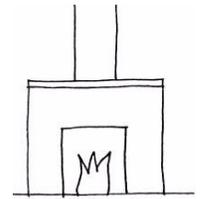
Perimeter Walls

The majority of these are plastered however there are some dry lined walls to the front of the property for example we suspect these have been used due to dampness getting into the property. You should expect some dampness in a property of this age. We have identified various improvements that will help the “breathability” of the property which will limit the dampness getting out of control such as the venting of the suspended timber floors and the bellmouth to the render area.

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 AND FIREPLACES



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

The chimney breasts are located on the left hand side (all directions given as you face the front of the property). As there was no-one at the property we were unable to check when the fires were last used or if they have been used.



Fireplace which is nice feature

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

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

Please also see the Chimney stacks, 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.

Ground Floor

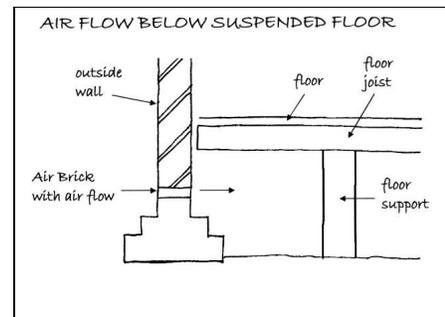
Based on our knowledge of this age of construction we believe that the ground floor construction is predominantly a suspended timber floor. This type of floor needs air circulation under it to reduce deterioration from wet rot and dry rot; please see our comments in these sections.

The remainder of the floor, kitchen onwards, is solid under foot and assumed to be concrete.

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

Suspended Timber Floor Construction Defined

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

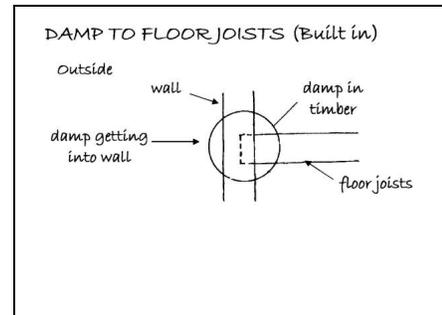


First Floor

Joist and floorboards with embedded timbers, please see the sketch and the photo below. There is some undulation in the floor but only slightly more than we would expect in this age of property.

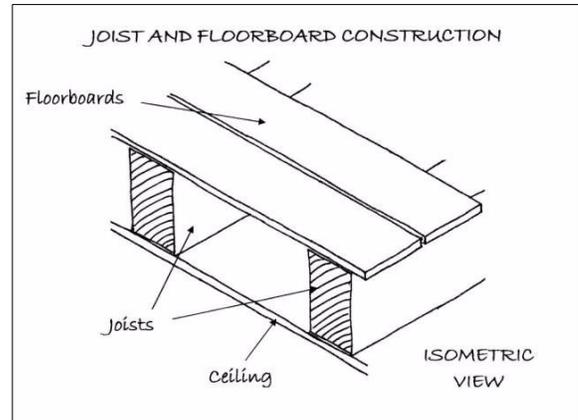


Joists run from front to the rear of the property



Joist and Floorboard Construction Defined

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



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

DAMPNESS

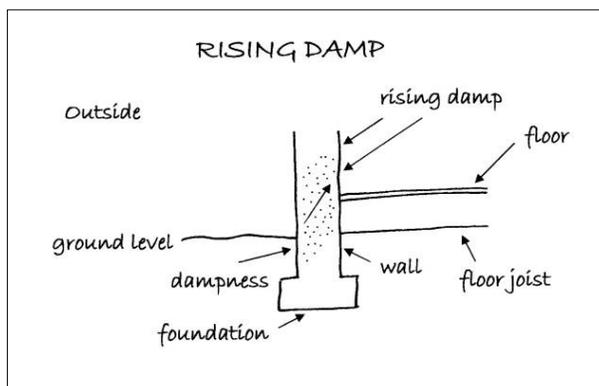


In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

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 have carried out tests with an electronic damp meter to a selection of areas and we obtained readings slightly above the average. We would expect readings to be typically in the thirties up to sixty for this type of wall. We obtained readings in the early sixties. This may be because the house has been unoccupied for some time however we feel in areas this is also due to the lack of ventilation, etc.



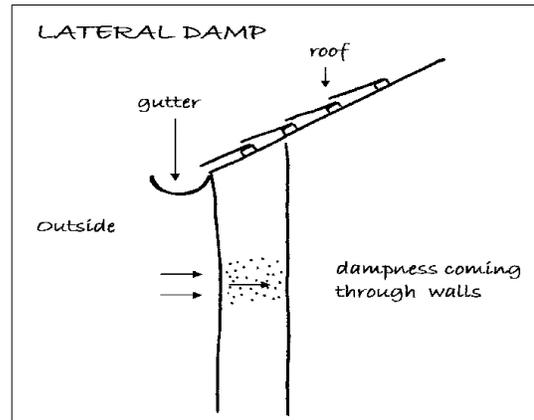
Checking for rising damp

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

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 random points to internal walls, floors and other surfaces. Our readings were in line with what we would expect for this age of property, i.e. minor dampness. No evidence of any significant penetrating/lateral dampness was detected.



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 with the exception of the windows however the property has been empty for some time and it does depend 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 traditional painted panel doors and, all things considered, they are in average condition and fit acceptably.

Staircase

We noted that the underside of the staircase was exposed. It is more normal today to have a half hour fire barrier to stop fire spreading from the ground floor to the first floor if this situation should occur. You may wish to take a view on whether you add this.



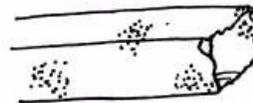
Staircase not lined

Kitchen

From our cursory visual inspection the kitchen looked in average condition. We have not tested any of the kitchen appliances.

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

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.

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.*

Generally no evidence was found of any significant wet rot, with the exception of the roof timbers and some to the rear windows. We also feel there is likely to be some under the floors and to the joist ends.

ACTION REQUIRED: Please see our comments in the Executive Summary. It is important that you vent the roof space.

Woodworm



Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active; this can often be considered as part of the overall character of the property.

The roof is the main area that we look for woodworm. Within the roof we had a very limited view. Our view was limited because of the mass of insulation that has been used in the roof. We found 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. However we could only see about 10% of the timber.

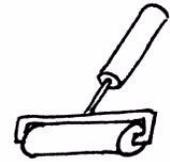
In many properties of this age, there is an element of woodworm that is not active. Our inspection was considerably restricted in the roof by insulation covering.

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

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

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

INTERNAL DECORATIONS



With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured 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 in average condition, what we would term as developers finish generally in magnolia or white.

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 required before a sale completes.

Roof Insulation

Roof insulation is present and looks to be to the current building regulation standard of 270mm/300mm. With this level of insulation it is important to ensure the roof is suitably ventilated to minimise condensation.

Walls

The walls to this property are solid and will have a relatively poor thermal efficiency. It is very difficult to improve thermal efficiency in solid wall construction without major alterations, which will usually affect the external appearance or reduce the internal space.

Windows

The windows are a mix of single glazed and double glazed. The thermal properties will not be that good to the sliding sash windows.

Services

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

Summary

For this type, age and style of property it has average thermal efficiency with the exception of the flat roof area which we feel is unlikely to be insulated and allow more heat out than is expected and therefore be difficult to warm however it is above the kitchen area.

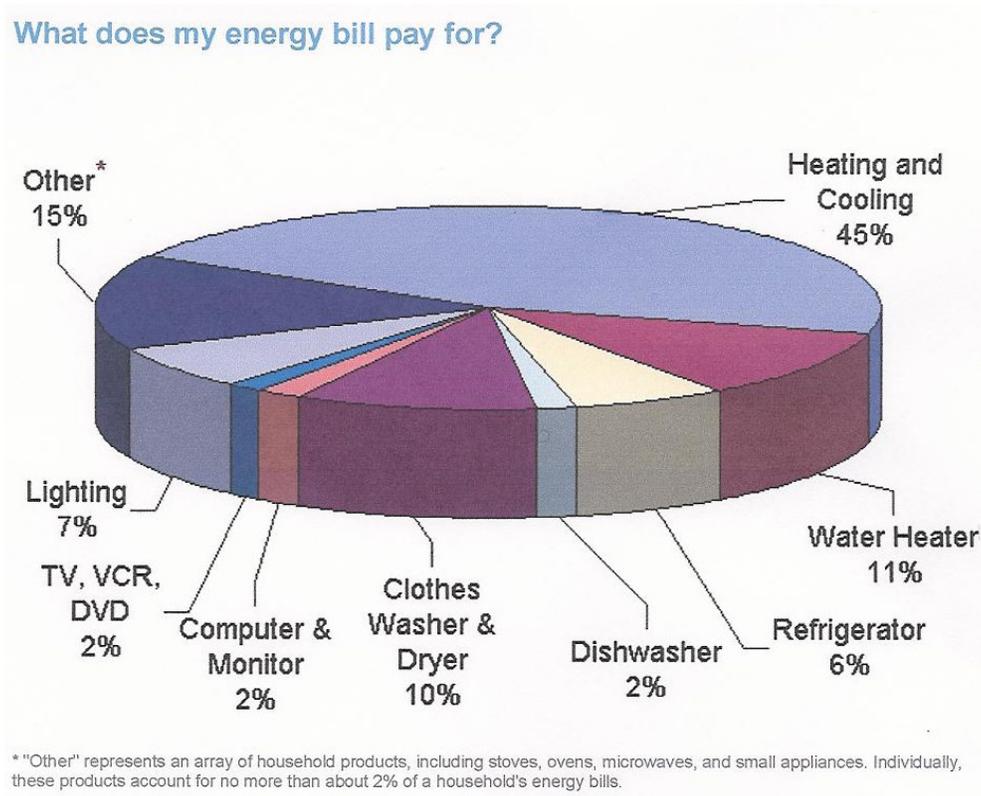
Further information can be obtained with regard to energy saving via the Internet on the following pages:

[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.



OTHER MATTERS



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

Security System

Please see our general comments in the Executive Summary with regards to security.

Fire / Smoke Alarms

We would always recommend that these are added.

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. Please note our earlier comments with regards to the property being underpinned, this may limit the market of insurers that will insure you and may also increase your premiums. We recommend you obtain quotes for insurance before you purchase the property to see what affect it has.

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 hallway behind the entrance door. We would date the fuse board as being from the 1980s and, whilst not the best now available, it is reasonable.



Fuse Board

Earth Test

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

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



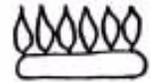
Earth test

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

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

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

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.

The gas meter cupboard is located in a cupboard within the hallway, which is rather unusual these days as it is normally located outside.

ACTION REQUIRED: You may wish to ask the Gas supplier to relocate the gas meter. As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary by a CORGI registered contractor. Thereafter the installation should be serviced annually.

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.

PLUMBING AND HEATING



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

Water Supply

The controlling stopcock was not located. It is important that its presence be established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

ACTION REQUIRED: Ask the Owners.

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.

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. It is wall mounted and is made by Vaillant, which is a commonly found make, and looks relatively new (the last ten years). Typically we are finding that the wall mounted boilers, often known as combination boilers or 'combi' boilers are lasting up to 15 years from new, assuming regularly serviced.

The gas boiler supplies a system of single and double panel radiators.

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 is placed with an approved heating engineer.

ACTION REQUIRED: Check if a guarantee is available.

Ten Minute Heating Test

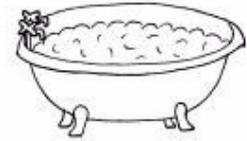
We would normally ask the owner to turn the heating on for approximately ten minutes but as the owner was not present the heating has not been tested

ACTION REQUIRED: Ask the owner to confirm the heating is working satisfactorily and provide any guarantees or/ and annual inspections.

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.

Bathroom suite

There is a small bathroom area. We would suggest that a large extract is added.

Separate W.C.

There is a small w.c. which is common in this type of building. We know that some people are keen to knock these into one room but we feel there isn't that much benefit.

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.

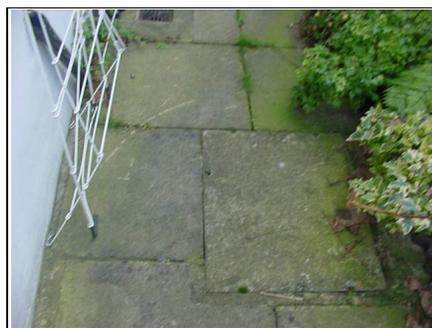
Inspection Chambers / Manholes

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 / manholes.

Inspection Chamber / Manhole One located to the rear of the property

We have been unable to lift the man hole cover which is often the case with this type of inset man hole with a concrete cover.



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. In this age of property it is likely to be into shared drains. These can be a problem during heavy rainfall and peak periods, such as the 9 o'clock rush to work.

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.

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.

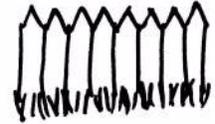
OUTSIDE AREAS

PARKING



On street parking on a first come, first served basis. With terraced properties it is often hard to park outside your property.

EXTERNAL AREAS



Front Garden



Small front garden used as a bin store.



The wall to the front garden would benefit from some work in the not too distant future

Rear Garden



Please note our comments in the Executive Summary about the retaining wall

GEM Associates Limited
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

We knocked on the left and right hand neighbours but no-one was in at the time of our inspection.

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 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 dry cold 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:

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.

EMPTY PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited as we couldn't get onto the roof, we haven't been able to open up the ground or first floors and we haven't been able to do our usual question and answer session with the owner as they weren't present.

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.