

RESIDENTIAL BUILDING SURVEY

XXX

Aldwincle, Kettering,
Northamptonshire. NN14 XXX



FOR

Mrs X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

XXX

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INTRODUCTION

Firstly, may we thank you for your instructions of XXXX; we have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on XXXXX.

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

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

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours but we will do our best to offer advice to make the decision as easy as possible.

REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

GENERAL/HISTORICAL INFORMATION

This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

SYNOPSIS

SITUATION AND DESCRIPTION

This is a predominately two storey property which has been extended into the roof in part and also has two single storey areas.

In plan it is U shaped with an enclosed garden with the old bake house to the left and developed outbuildings to the right together with a garage (all directions as you face the property) which is accessed via a shared driveway area. The main property sits directly onto the pavement of the main road.

The village of Oundle is close by with the local Oundle stone possibly being used in its original construction.

The property is Listed and the Listing dates the property as mainly mid 18th century although there is a date plaque stating 1618. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.



Listed building reference is 1618 the date plaque that we could see looks to say 1680 we are not sure if either of them are true. This property has been subject to extensive refurbishment.

Putting Life into Perspective!

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

1830	George IV dies
1833	Start of Government funded schooling (1881 – it became compulsory to the age of 11)
1840	The First Postage Stamp
1857	Prince Albert dies, aged 42
1859	Charles Darwin proposes the Theory of Evolution
1863	The Opening of London Underground
1872	Voting by secret ballot is introduced
1878	Electric Street Lights are installed in London

EXTERNAL PHOTOGRAPHS



Main House Old Bakery front view



Main House Old Bakery rear view



Garage and driveway



Garden to the rear



Converted Outbuilding
Lounge/Family Room



Kitchen and bedrooms



Outbuilding left hand side old bakery which is now the Bike store/Tack Room and workshop

ACCOMMODATION AND FACILITIES

The main building originally an Old Bakery

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance hallway
- 2) Front Lounge (right hand side)
- 3) Dining Room (left hand side)
- 4) Kitchen/Breakfast area with larder
- 5) Utilities Room
- 6) Rear Family Room
- 7) Rear Family Lounge
- 8) Toilet and Shower room

First Floor

The first floor accommodation consists of:

- 1) Bedroom to the front
- 2) Bedroom to the middle
- 3) Master Bedroom with en suite bathroom
- 4) Bathroom

Top Floor

The top floor accommodation consists of:

- 1) Bedroom with en suite bathroom

Outbuildings

- 1) Lounge/Family Room
- 2) Kitchen Rooms
- 3) Bike store/Tack Room/Workshop

Outside Areas

There is a garage, one of two with a shared access driveway.

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.

Main Old Building Ground Floor



Front Lounge



Front Dining Room



Kitchen/Breakfast area



Utilities Room



WC and Shower room

Main Building First Floor



Master Bedroom



En suite to Master Bedroom



En suite to Master Bedroom



Front Bedroom



Hand basin in Front Bedroom



Middle Bedroom



Bathroom

Main Building Top Floor



Front Bedroom to the left hand side



Front Bedroom to the right hand side



En suite to Front Bedroom

Outbuildings

Rear Family Lounge and Family Room



Rear Family Lounge



Family Room

Outbuildings to the left hand side – The Old Bakery, according to the Listed Document

Bike Store/Tack Room



Storage area



Workshop

SUMMARY OF CONSTRUCTION

External

Chimneys:	Three brick and stone chimneys
Main Roof:	Colleyweston Stone, slate and Roman tiles and Pantiles
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Mixture of metal and plastic
Walls:	Predominately square coursed limestone with some brickwork and timber lintels (assumed)
Fascias and Soffits:	Painted timber
Windows and Doors:	Timber casement windows and one metal window to the utility room.

Internal

Ceilings:	Mixture of Lime plaster and gypsum plaster (assumed)	
Walls:	Mixture of Lime plaster and gypsum plaster (assumed)	
Floors:	Ground Floor:	Solid tiled. (assumed)
	First Floor:	Traditional joist and floorboards with embedded timbers (assumed)
	Top Floor:	Traditional joist and floorboards with embedded timbers (assumed)

Services

We are advised (by the owner) that the property has a mains water supply, mains drainage, electricity, oil and bottled gas (assumed). The heating is via the Aga and a Gemini oil boiler and were advised it is to be serviced all supply radiators with some of the radiators having micro-bored pipes. The electricity fuse board is located in the larder.

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 not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 690 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 and in need of maintenance considering the property's age, type and style. We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

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

- 1) The property is well presented (although we appreciate this is superficial) and utilises the space well.

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.

1.0) Work to High Level areas

We have grouped together high level work as often it can require scaffolding and can be combined with other work required at this level. We would not classify any of this work as urgent but we would recommend it is carried out before the winter of 2012.

1.1) Chimney

The front right hand side (all directions given as you face the building) chimney requires re-pointing.

ACTION REQUIRED: Re-point with an appropriate lime mortar.

ANTICIPATED COST: Due to being high level work it is likely to require scaffolding, we would expect this to double if not treble the cost. We anticipate the cost to be in the region of £500-£1000; quotations required.



Front right hand side chimney viewed from the front of property

1.2) Parapet walls and up stands

There are parapet walls and up stands to the roof area. The up stand between the two storey property and the storey and a half building is somehow allowing dampness into the structure at high level. We can see this due to the dampness in the timbers internally and at low level an overflowing gutter and hopper head which is allowing an amount of water to discharge into this area.



Leaking junction between main building and the lower building

ACTION REQUIRED: You need to double check the lead flashing is properly bedded and re-point the stonework in an appropriate lime mortar.



Dampness internally

2.0) Guttering system

Specifically we noted plants are growing into the gutter system at the front of the property and are blocking the system and need cutting back and clearing. There is also moss on the roof which is filling the gutters.



Ivy in guttering system and moss on roof with displaced tile

As a general comment we find that gutters and downpipes on older buildings where they are plastic have just been put in place without any real thought or understanding as to the way the rainwater collects from the roof.



Overflowing gutter and hopper head

ACTION REQUIRED: General maintenance clearing the gutters and cutting back the vegetation. With regard to the low level overflowing of the gutters and downpipe we would suggest that you have a larger hopper head purpose made out of lead.



Leaking junction between main building and the lower building

ANTICIPATED COST: Maintenance work to clear gutters and cut back the vegetation considerably; a few hundred pounds. We would also recommend cutting back the front plant life considerably and if at all possible inserting a trellis between the vegetation and the building to stop damage to the walls; quotations required.

Please see the Chimney and Gutters and Downpipes Sections of this Report.

3.0) Walls

3.1) Square coursed limestone work

Before we talk about the walls we will talk about how they were originally constructed. These walls are coursed limestone walls where the stones have been squared off. Originally they were bedded in a lime mortar which allowed the building to breathe and dissipate any dampness. Whilst it does need regular maintenance and re-pointing it is the best way of keeping this type of building dry from lateral damp and rising damp.

What has happened over the years is that a variety of cement repairs have taken place to the property which has trapped in the moisture as the cement mortar has made the walls less able to cope with getting damp. This when combined with the warm environment we like to live in internally which draws the dampness and the timbers above the windows which form the lintels and also the bounding timbers which were put in this type of structure degrade means that you do have to carry out regular maintenance on the property.

ACTION REQUIRED: We recommend a programme of re-pointing in an appropriate lime based mortar generally removing and replacing the cement mortar over the next three to four years.

We suggest that you work elevation by elevation and at the same time you carry out this work cut back the vegetation around the



Terrible cement pointing gable end



Re-pointing required



Timber lintel with very poor cement pointing

property and put trellis in place to support the plants without causing damage to the wall structure.

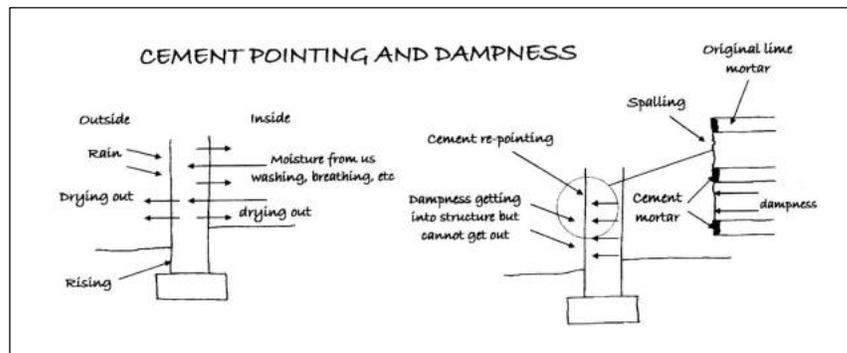
Please see the Walls Section of this Report.



Flashings to front bay coming loose pointed in cement mortar

3.2) Brickwork

In a similar manner the brickwork of this era used a lime mortar which would allow any dampness to dissipate.



Again this is causing problems with the timber lintels which will ultimately lead to spalling to the surface of the brickwork.

Spalling Defined

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



Timber lintel

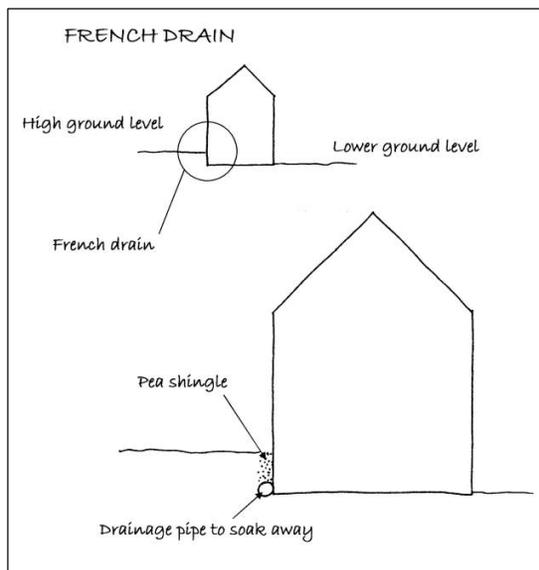
4.0) Ground Level

The outside ground level is higher than the inside ground level in many areas which causes dampness both in the form of dampness in the walls and dampness in the floors.



Threshold too low

ACTION REQUIRED: We recommend you live in the property through the winter and we feel that it is likely that you will need to add a French drain around the whole of the property. Before you carry this work out please experience living in the property for a year.



In the immediate future we recommend taking back the earth away from the walls to reduce dampness in the structure. Please note as this is an old property it has not been possible to bring up to modern day standards and dampness, we would say, is a characteristic of the building. You need to ensure you are happy to live with this.

ANTICIPATED COST: In the region of £5000-£10,000 dependent upon how easy it is to get into the drains; quotations required.

Please see the Dampness Section of this Report.

5.0) Active Woodworm?

In a property of this age it will no doubt have had woodworm most of which will no longer be active. In this case we found an area which we feel maybe active woodworm which is in the cupboard to the top floor bedroom. We would only comment that during this time of year we would expected to have seen frass (chewed up sawdust) and we could not find any.



Woodworm in top floor cupboard

ACTION REQUIRED: Watch the area to see if any frass appears, if it does then you will need to treat the area. If not then the woodworm is another area of old flight holes which is no longer of danger.

ANTICIPATED COST: To be on the safe side we would set aside the sum of £3000-£4000; quotations required.

Please see the Woodworm Section of this Report.

6.0) The property will look very different when fixtures and fittings are removed.

The present owners have spent much time on internal decoration and as such the property will look very different when empty of the current owner's fixtures and fittings. The floors in particular will be more visible as will the cupboard areas which were packed full of stored items as currently these limited our view.

We would be more than happy to make a second visit to the property prior to purchasing the property when it has been cleared of the various items.

Please see the Limitations Section of this Report

7.0) Services

7.1) Heating

7.1.1) Oil Fired boiler

The property is heated via an oil fired boiler which we are advised by the current owners is being serviced next week.

We would comment that the oil storage unit is rusting and does not have a bunged wall to stop any oil escaping.

ACTION REQUIRED: Ideally replace with a plastic oil storage unit, these are double lined so therefore this gives additional protection against leaks. Please be aware of the new Regulations with regard to where oil tanks can be located.

ANTICIPATED COST: £3000 - £5000; quotations required.



Rusting oil tank, next door's roof looks like it maybe discharging water onto the rusting oil tank. It would be worth having a chat with next door.



Rusting oil tank hidden by plants.

7.1.2) Central heating - micro-bored pipework

In addition we noted that the central heating system has micro-bored pipes, which is a system we would not recommend as these pipes tend to block up. However these pipes are preferred by plumbers as they are easier to use, bend and store as they come on a roll.



Micro-bored pipe work

8.0) Disused front door and staircase

We can see from the way that the property has had work carried out that a considerable amount of work has been carried out to it and a lot of thought to make very good use of space for example the closing up of the door to the front and what looks to be a hidden staircase.



Door to nowhere, very low ground

ACTION REQUIRED: We would request copies of any drawings of alterations that have been carried out by the present owners. You need to check and ensure that the alterations have had Local Authority Approval for Listed Building Consent, Building Regulations and Planning Approval.

Please see the Doors and Staircase Sections of this Report.

9.0) Pleasures of living in an older property

If you have not lived in an older property there are many pleasures in doing so and as such these are the characteristics of the property that you need to accept are part of living in an older property such as the floors being uneven, in this case the top floor which has timber underneath furniture to help level it up. Also seasonal adjustment in the property, due to the materials expanding and contracting at different rates, which may mean that such things as the doors and the windows stick. You can also get cracking in the property. In addition to this the property will need regular and frequent maintenance.



Uneven floors, packing under bedside cabinets on top floor

10.0) No Manholes

We did not find any inspection chambers/manholes at the property, this is often the case with older buildings. This is not a problem until there is a problem! If there is a problem drains have to be found and then in turn dug up (from our experience the drawings that are available from the Water Authorities do not necessarily show where the drains really go). There may well be a hidden manhole that the present owners know about but due to them only being at the property for a brief time we did not get the opportunity to carry out our usual question and answer session with them.

ACTION REQUIRED: Ask the owner for the location of the any manholes within the curtilage of the building.

Please see the Drainage Section of this Report.

The Ugly

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

1.0) Over insulation/condensation

We would say that there is an inappropriate level of insulation added to the roof without any thought for condensation problems (i.e. they are not vented appropriately).

We would particularly draw your attention to the front left hand roof (all directions given as you face the property) over the en suite bathroom area where mould can be seen in the common rafters (the ones that form the pitch of the roof). This is partly due to the plastic sheet that is used as a protective under layer which was common many years ago (1970s/1980s) but has now generally stopped being used. The problem has been exasperated by the use of all the insulation and of course the area being over then suite bathroom.



Mass of insulation in main building roof



Damp and mould to timbers

ACTION REQUIRED: All roofs must be vented and is essential that this is carried out before the summer of 2012.

ANTICIPATED COST: In the region of £1000-£3000 if access scaffolding is needed it maybe more; quotations required.



Roof over en suite bathroom in master bedroom plastic under layer with dampness penetrating into the structure

Please see the Roof coverings and Protective Under Layers Section of this Report.

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) much of the electrics are hidden 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 registered and approved electrical contractor carry out an inspection, test and report.

Maintenance

This property has had more money spent on it with regard to the interior than the exterior and some of the work, for example the re-pointing in cement mortar, has been carried out with the best intent but without that much skill or the correct materials. We would recommend that you go on a Society for Protection of Ancient Buildings weekend course on looking after and maintaining older properties. Even if you do not intend to carry out the work yourself it does give you a far better idea of what work should be carried out. The SPAB are considered to be experts in this area and can make a very pleasant weekend.

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

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

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

Purchase Price

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

Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

Estimates of Costs

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

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

SUMMARY UPON REFLECTION



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

We would comment that we feel we were not looking at the property at the best time of year with regard to dampness and that our viewing is limited by the plant life growing around the property. We do feel that there could be a problem with dampness in this property from Rising Damp to Lateral Damp (through the walls and the roof) and condensation (within the roofs). This dampness can be a major problem in properties because damp environments can also lead to wet rot, dry rot and make it a pleasant environment for woodworm! We certainly would not recommend adding an inserted damp proof course to this property as we do not think they work on stone buildings.

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

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

We would ask that you read the Report 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.

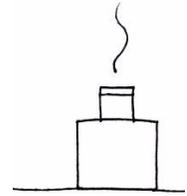
THE DETAILED PART OF THE REPORT FOLLOWS, WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

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



EXTERNAL

CHIMNEY STACKS, FLUES AND DORMER 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. The chimneys are located two to the front of the main building one to the right hand side and one to the left hand side (all directions as you face the property from the front) and one chimney to the rear outbuilding.

Chimney One

This chimney is brick built and would benefit from some re-pointing and checking of the flashings as mentioned in the Executive Summary.

ACTION REQUIRED: Carry out re-pointing and check flashings, ideally before the winter of 2012.



Front right hand side chimney

Flashings Defined

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

Chimney Two

This chimney is brick finished with a lead flashing (usually lead or zinc) and located to the front left hand side with one chimney pot.

From what we could see it looks to be in better condition than chimney one but nevertheless may benefit from re-pointing which should be checked when re-pointing work is carried out to chimney one. Unfortunately we were unable to see the very top of the chimney known as the flaunchings, we therefore cannot comment upon it. However we would recommend a close up check.



Front left hand side chimney

ACTION REQUIRED: Carry out minor repairs, ideally before the winter of 2012.

Flaunchings Defined

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

Outbuilding Roof Chimney Three

This is a relatively speaking large thin brick chimney which would benefit from some re-pointing. We were pleased to see it has a lead flashing however it does need checking as it has a large aerial on it which is fixed by wires which can cut into the chimney like cheese wire into cheese.



Chimney three to outbuilding

ACTION REQUIRED: As previously described.



Close up of chimney three

Dormer Windows

Dormer windows are often used where rooms are formed within the roof space and have the advantage of allowing light into the area and also giving the head space to allow them to be stood next to.

There are four dormer windows to this property two to the front and two to the rear.

The two at the front are in particularly poor condition, we were able to push a knife into the sills.

ACTION REQUIRED: As we often find the redecoration that has been carried out is to the lower levels where

you can literally carry this out literally standing on the pavement or on steps. But we find that the high level windows tend to get left out. It is now time to carry out work to the high level windows and we believe that they are saveable. We would splice in new timber rather than use a plastic putty/wood.

ANTICIPATED COST: Set aside the sum of £1500-£2000 as it will require scaffolding to carry out work at this high level; quotations required.



Dormer windows to the front of the main property



Wet rot to Dormer window

Finally, Dormer windows have been viewed from ground level and literally from the dormer windows themselves.



Rear Dormer windows

Roof Light

Roof lights generally sit in line with the roof pitch and are often used to allow rooms to be formed in the roof space. They are also commonly known by their trade name of 'Velux' windows or skylights.

The property has one roof window, which is located in the en suite bathroom to the master bedroom above the kitchen area.

This flat style replicates the older style of roof light, which was generally made up on site and was in reasonable condition, our main concern would be that there is not enough ventilation in this room in general and relying on this window is not ideal.



Old style roof light

We would say that it seems inevitable with roof lights that they will sooner or later leak. If this doesn't occur then they seem prone to condensation particularly in a bathroom.

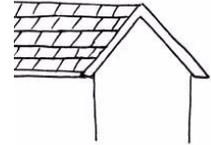
Keep a cloth handy!



Metal roof light within en suite bathroom within master bedroom

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

Please also see 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:

We will consider the roofs in five different areas:-

High level roof:

- 1) Main roof – Colleyweston stone or similar and slates

Low level roofs:-

- 2) Kitchen area roof – Colleyweston stone
- 3) Lounge/family room outbuilding roof
- 4) Storage/tack room roof and
- 5) Garage roof

Main Roof

The roof is pitched and clad with a stone slate, believed to be Colleyweston stone or a local equivalent (generally stone was used from a source only a few miles away from the actual location of the building for use on domestic buildings on larger properties it was often taken from further afield almost as a matter of prestige).



Main stone slate roof

Whilst we noted that some of the stone slates are starting to deteriorate and there is a fair covering of moss, we feel this is average to slightly below average for this age of the property. Our concern is the level of insulation in the roof which can be causing condensation to the fixing points which will lower the life of the roof unless ventilation is added to the roof space. This should be possible to the gable ends of the roof but remember this is a Listed Building and it may be necessary to remove the mass of insulation that has been added inappropriately to this roof.

Slate Roof

The natural slates sat true this is known as a cat slide extension where a main roof has been extended and generally looks in average condition.



Slate roof beneath main roof

Moss on stone slates

The moss on the stone slates can be causing deterioration, we generally recommend clearing off using a soft brush during the summer period as this causes least damage but you really have to judge for yourself one a small section as to whether it is causing any damage.

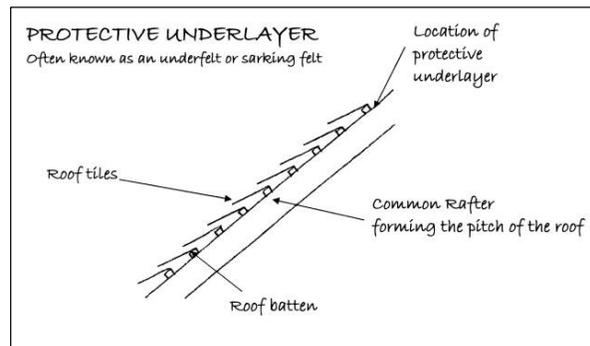


Moss sitting on stone slates

Protective under layer to main building and general information

Protective underlayer

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, which, in more recent years, have been replaced with plastic equivalents. These are commonly known as underfelts, although the name is no longer really appropriate, as felt is not the only material used.



Within these roofs we did not find any protective under layer which is a blessing in one way as it means the roof can breathe because there has been a mass of insulation added to the roof inappropriately. Please see our earlier comments.



Mass of insulation and no protective under layer

Kitchen area converted outbuilding area.

Within this roof we saw a reinforced plastic protective under layer. This type of under layer was used in the 1970s/1980s and its use was generally stopped because it was susceptible to causing condensation unless the roofs are adequately vented, which they are usually not. Unfortunately in this instance the addition of the mass of insulation and also having humidity generating areas underneath it such as your en suite bathrooms and kitchen the lack of ventilation has caused mould to start to occur within the roof timbers. The next stage is likely to be wet rot not unless equally it could activate some old woodworm.



Pantiled roof over the kitchen area where it meets the main building area.

Please see our comments in the Executive Summary. Ideally we would remove all of the Pantiles and re-roof using a modern breathable felt, this would cost in the region of £20,000-£30,000. An alternative which is nowhere near as good is to add ventilation to the roof and we would insist that you add additional extraction to the en suite shower room area controlled by humidity thermostats which switch on automatically when the humidity increases.



Kitchen area roof with mould and dampness to the timbers



Mass of insulation and mould can be seen in this area.

Low Level Roofs to converted outbuildings

Unfortunately we were only able to view a small area of this roof as much of it has a vaulted ceiling over the rear family room.

There was a hessian based protective under layer present but also a mass of insulation.



Roman tiled roof

ACTION REQUIRED: Add ventilation



Here we could see a hessian based protective under layer however there was a mass of insulation



Mass of insulation

Old Bakery area

The old bakery area has a shallow pitched roof. This roof has a protective under layer which is visible from within the store room area. We were pleased to see a hessian based felt under layer.



Hessian based protective under layer

Garage roof

Unfortunately we were unable to gain access to the garage area therefore we cannot comment.

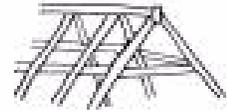
Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera.



Garages to the left hand side

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

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.

Roof Access

The roof is accessed via the loft hatches located in several different areas:-

- 1) En suite to the top floor bedroom
- 2) En suite to first floor master bedroom
- 3) Clothes store between the master bedroom and the en suite to the master bedroom
- 4) Utilities room on the ground floor
- 5) Outbuildings possible to view roof structure but not closely.

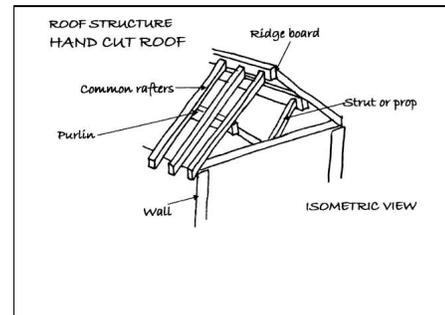


Roof accessed via clothes storage cupboard over bathroom between master bedroom and en suite

With all but access five we have had a head and shoulder view of the roof using torch light which is not ideal, we do like to access the roof wherever possible and are unhappy to do it in this instance due to the conditions.

Roof structure

Generally all roof structures have what is known as, a cut timber roof, which is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see with the exception of the lack of ventilation and the dampness that is occurring in the timbers. We would also draw your attention to our comments about possible woodworm to the front right hand side of the property (all directions given as you face the property) and the equivalent area



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above in the roof section we could not see due to there being a chimney in the way.

Roof timbers

We have inspected the roof structure for:

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



Roof over en suite bathroom to master bedroom with dampness and mould to timbers

Our examination was limited by the general configuration of the roof and the mass of insulation. What we could see was generally presently found to be in below average condition with mould occurring and dampness however if left it could be considerably affected by the condensation and dampness. It is, however, feasible that there are problems in the roof that are hidden.

ACTION REQUIRED: We recommend adding ventilation. The only way to be 100 per cent certain is to have all the roof cleared of insulation and then checked.

Please see our comments in the Executive Summary.

Fire Walls

The property has one brick firewall which is visible from the en suite bathroom roof and is formed in brick. There are other fire breaks in the property which are formed in stone.



Brick firewall

Fire Walls Defined

Fire walls help prevent the spread of fire through roofs and are a relatively recent Building Regulation requirement.



Stone fire break

Ventilation

The lack of ventilation is a main issue here.

Insulation

Please see the Thermal Efficiency Section of this Report.

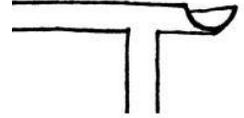
Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient quantity to comment due to the mass of insulation in the loft limiting our view.

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

The property has plastic gutters and downpipes, we would much prefer to see a deep flow or wide flow gutter on this property or indeed aluminium gutters or cast iron gutters rather than plastic. We generally find that people installing plastic gutters do not have the knowledge to install them correctly in line or with a fall to the downpipe or even they do not put enough support so that the guttering bends.



Awkward angle to guttering

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. We suggest living with the existing guttering for a year, if it does not catch the rainwater (this does involve you standing outside next time it rains heavily to check) we would then look at renewing the guttering with a more appropriate guttering for this age of property.

Soil and Vent Pipe

The property has a mixture of metal and plastic soil and vent pipes, they are internal and are visible at roof level. There is an air inlet valve commonly known by its trade name Dago within the workshop areas of the outbuilding which looks to have lots feeding into it so there may be some build up or back up from time to time dependent upon the



Soil and vent pipe

number of people in the house using the system.

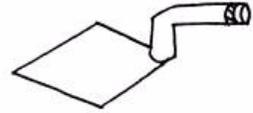
ACTION REQUIRED: Open service duct and inspect

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.



Air inlet valve store room/tack room

WALLS



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

Brickwork

We will consider the walls in two main areas; Stone work and Brick work

Square coursed lime stone

In years gone by there were many local quarries and stone would normally be brought from these typically being a day or two's travel at the most.

The stonework and pointing is in average condition over all. It has been re-pointed very poorly in a cement mortar however we would add that approximately eighty per cent of all properties we come across have been re-pointed incorrectly in cement mortar. This is just particularly bad and would use the term that it has been smothered in a cement mortar in some areas.



Stone work

ACTION REQUIRED: Some re-pointing will be necessary we would gradually remove the cement mortar and replace with an appropriate lime mortar over the next three to four years ideally an elevation at a time at the same time you can see how well the other elements on the elevations are working particularly the gutters and possibly you may even re-position them.

Brickwork

The property has areas of brickwork for example to the end of the family lounge. It is not of any particular bond which is often the case on older walls.

ACTION REQUIRED: Carry out ad hoc re-pointing in a lime mortar where appropriate.



Brickwork to Lounge/Family room outbuilding

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.

The solid external walls generally may be liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. In this case it is essential that external faces be kept in good condition.

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 stonework / brickwork / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, stone 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 stonework / brickwork / plaster has been finished. We have made various assumptions based upon what we could see and how we think the stonework / brickwork / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.



FOUNDATIONS

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

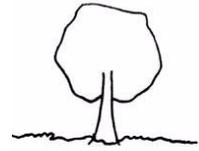
In a property such as this it is likely to have a mixture of foundations, due to the property being extended and/or altered over the years. We would expect this to include a shallow foundation to the original property and a modern concrete foundation to the newer parts such as the garage area.

Building Insurance Policy

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

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

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



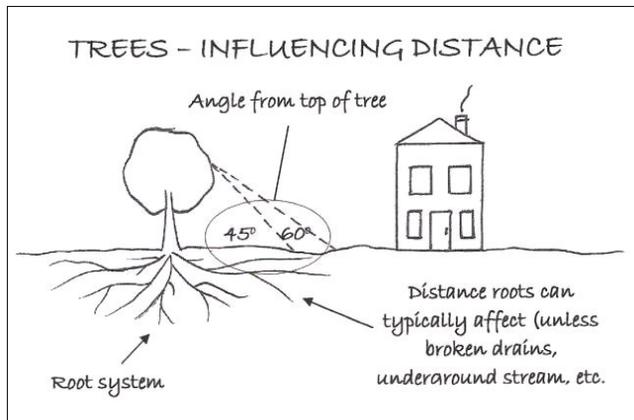
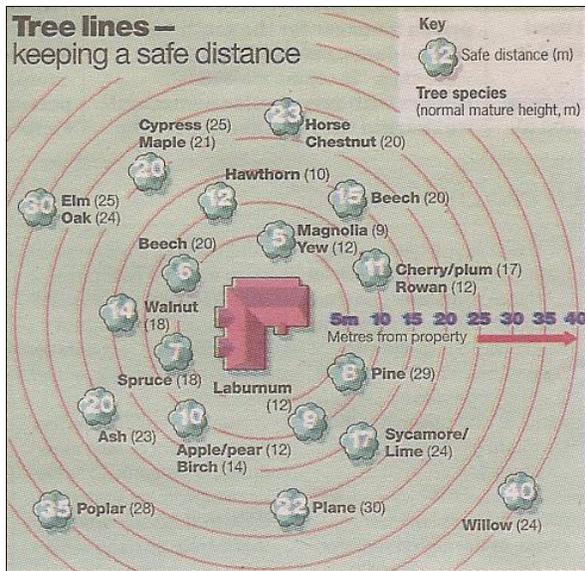
TREES

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

There are no trees within influencing distance of the property. However the ivy needs cutting back and ultimately putting on a trellis work to keep it off the walls



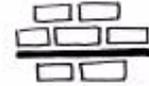
Ivy in need of cutting back



Influencing Distance Defined

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

Please also refer to the External Areas Section.



DAMP PROOF COURSE

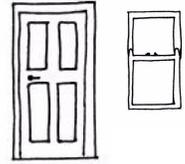
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole,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

In this age of property damp proof courses will not be present, indeed they should not be as if they are embedded in a lime mortar with a lime plaster inside and the appropriate ground level then they will not be damp. However in this case we have exactly the opposite situation where it has a cement mortar externally and internally has gypsum plaster and in many areas the inside is below the ground level, for example to the front where the foot path is present. You will therefore be getting dampness into the property, this is, we would say, a characteristic of living in the property.

Please also see the Dampness Section of this report.

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

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

The fascia is hidden behind the guttering in this instance and so we cannot see it. However, it is common for this type of detail to have some deterioration to the timber.



Fascias difficult to view

Windows and Doors

The property predominantly has painted timber casement windows, which are single glazed. Generally we consider the windows in average condition, but, as with any painted timber window, it will require repair and repainting periodically. Specifically we would comment that the dormer and higher level windows are in a poor condition and we noted that the front windows on the ground floor have been carefully repaired and redecorated. Please see adjoining photographs.



Wet rot to windows

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



Knife test cutting into timber window



EXTERNAL DECORATIONS

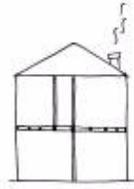
The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

Generally overall the external decorations are in average condition and we would expect some redecoration to be required within the next few years. As identified there are some areas where painting over has occurred rather than repairs to the timber windows which needs to be resolved and the higher windows need redecoration. We noted in some areas the front of the windows had been painted only without the interior being carried out, some people would term this property as being painted to sell.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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.

Ceilings

Feature beams and real beams

You have a mixture of real beams but also the property has its fair share of what we would call feature or stick on beams. The system in years gone by was to have a spin beam with timbers then on their side, the widest part of the timber running horizontally rather than as today when we have the longest part of the timber being vertical.

Exposed ceiling rafters.

In some areas, such as the tack room and the rear lounge area the ceilings are vaulted and you can see the roof timbers.

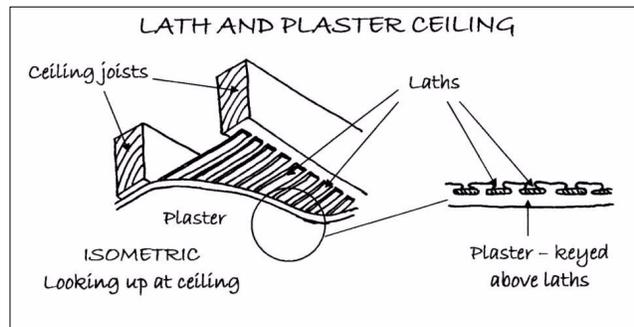
As should be expect with a building of this age, the ceilings have been finished in a variety of ways, from the original lath and plaster to more modern plasterboard.



Ground floor ceiling with exposed beams

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.



Lounge/Family room outbuilding ceiling



Store/tack room ceiling

Twist in ceiling in the first floor level

The twist that we could see to the ceiling timbers at first floor level we would normally say indicates movement in the property. However we cannot see any other signs of this which may mean that they have been covered over and the movement is historic. We certainly cannot see a craftsman of years gone by putting the timbers in as they are in their twisted format.



Twist in ceiling first floor level

Internal Walls and Partitions

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

Perimeter Walls

We generally found the perimeter walls to have a smooth finish indicating, with this age of construction, that what is known as a skim coat of plaster has been added to the original plaster or the original plaster has been replaced completely - not usual as it is a very messy difficult job unless the plaster is literally falling off the wall! Without the removal of the plaster or decorative finish we cannot be 100 per cent certain of the construction but we believe it to be brickwork.

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

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

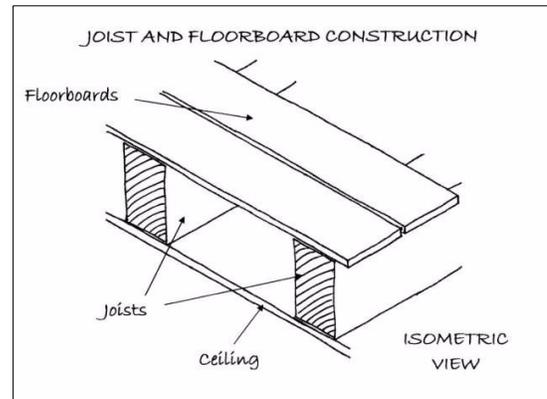
The floor is solid underfoot we think in this age of property it is likely to be a mixture of finishes from tile on earth and possibly a suspended timber floor area. Unfortunately we could not be 100% certain without opening up the floor to confirm.



Ground floor tiles hallway

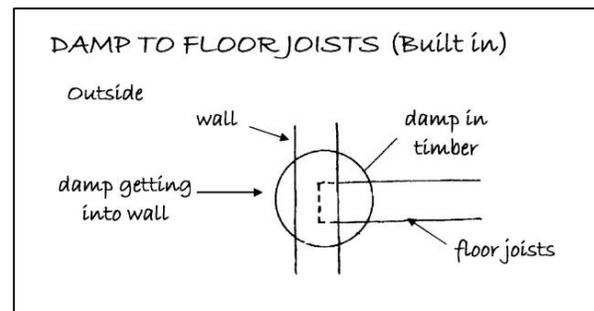
First Floor

We have assumed that the first floor construction is joist and floorboards with embedded timbers, as this is typical in this age of property. However we would comment that this floor is particularly uneven in places.



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.



Top floor

As previously commented however the floor is uneven in places.



Packing to furniture on first floor level indicating uneven floor

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

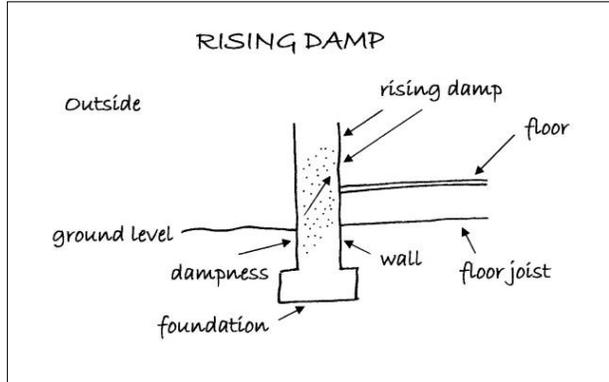


DAMPNESS

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.



A random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls. The readings we obtained indicated that there is dampness in the property.



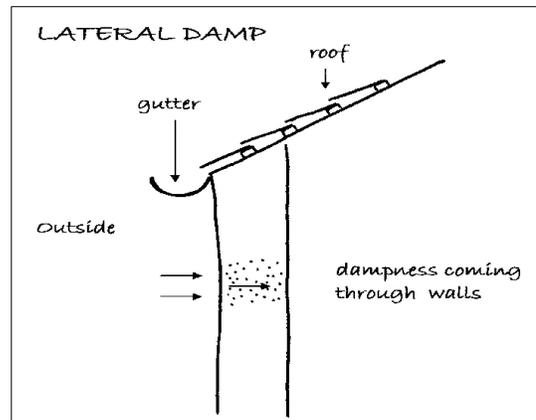
Testing for Rising damp

ACTION REQUIRED: Please see our comments in the Executive Summary with regard to the ground level and the cement mortar that has been used in the property.

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.

A visual inspection was carried. No significant penetrating/lateral dampness was seen.



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Testing for lateral dampness

Condensation

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

We can see no obvious signs of condensation, however it depends upon how you utilise the building.

We have concerns that no extract fans in the kitchen and the en-suite bathrooms. Whilst they may not suit this type of property they certainly are a practical requirement particularly with the en suite to the master bathroom as these areas will not be able to cope with the condensation. We therefore recommend that an extract fan be added that discharges externally and preferably fitted to a light switch or even a humidity stat to control its operation.

As mention it really does depend upon how you use the building If you do your washing and then dry it without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Often opening windows to air the building, particularly 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 what is known as plank doors.



Plank door

Staircase

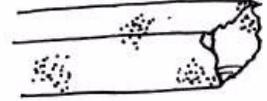
The property has several staircase's, we noticed the staircase from the first floor to the top floor was not lined. It is more normal today to have a half hour fire barrier to stop fire spreading from the ground floor to the first floor if this situation should occur. You may wish to take a view on whether you add this.

Kitchen

From our cursory visual inspection the country farmhouse kitchen, complete with Aga, plenty of workspace including a central aisle and a breakfast area looked in average to good 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 Joinery/Detailing section.

TIMBER DEFECTS



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

Dry Rot

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

In the areas visually inspected no evidence was found of any significant dry rot. Please remember we have not opened up the floors and had limited access to the roof.

Wet Rot

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

In the areas visually inspected no evidence was found of any significant wet rot. Please remember we have not opened up the floors and had limited access to the roof. We carried out a visual inspection and found some wet rot to the windows, please see our earlier comments.



Wet rot to timber window frames



Woodworm

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

The roof is the main area that we look for woodworm, as mentioned we had a very limited view in the roof. Within the roof we could see we did not find any significant active woodworm causing what we would term 'structurally significant' damage however there was woodworm found to the front at the right hand corner (all directions as you face the property) which we could not see with our head and shoulders inspection of the roof.



Woodworm found in top floor cupboard

In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings. We would comment in this instance that conditions with the moisture are ideal for active woodworm

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

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they

do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

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

INTERNAL DECORATIONS



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

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

You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place. This very much depends upon the use and abuse the decoration gets, for example, within hallways this tends to be greater than for example within 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

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

Roofs

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.

ACTION REQUIRED: Generally these roofs need ventilation.

Walls

The walls to this property are probably solid, but you cannot be certain in this age of property without opening them up. It is very difficult to improve thermal efficiency in old solid wall construction without major alterations, which will usually affect the external appearance or reduce the internal space.

Windows

The windows are single glazed and so the thermal properties will not be that good.

Services

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

Summary

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

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

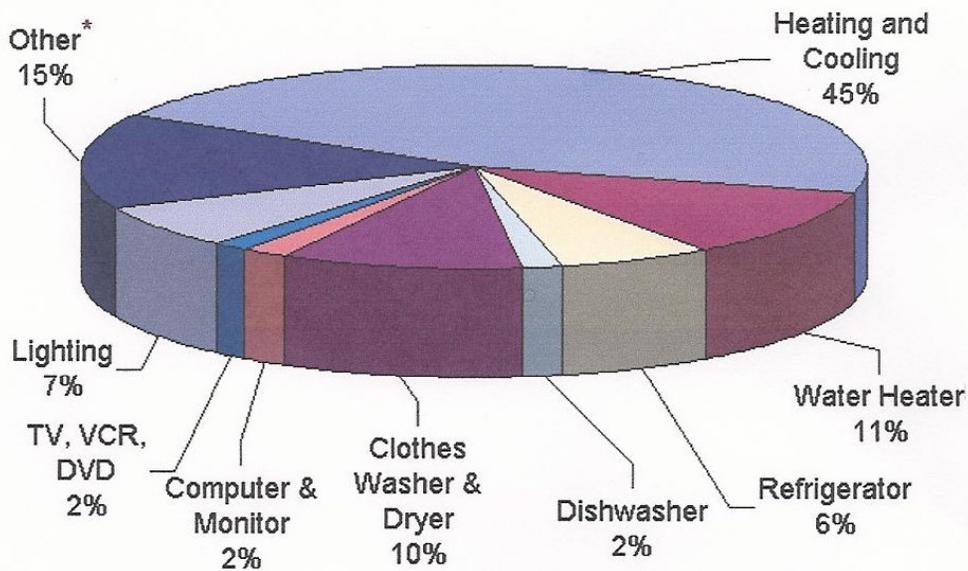
[HTTP//www.est.org.uk](http://www.est.org.uk), which is by the Energy Saving Trust and includes a section on grant aid.

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 likely to be required for future house sales.

What does my energy bill pay for?



*"Other" represents an array of household products, including stoves, ovens, microwaves, and small appliances. Individually, these products account for no more than about 2% of a household's energy bills.



OTHER MATTERS

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

Security

No security system was noted. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke Alarms

Some smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be installed.

We have seen recently a smoke detector that fits within a light fitting (although we have not used these personally), which is charged when the light is switched on, providing it is switched on a certain number of times a year. We feel this is an excellent idea as it alleviates the problems of batteries running out. We would also advise that if you wish to have any general advice the local Fire Authority are usually happy to help.

Insurance

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

Asbestos

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

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

SERVICES

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

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

ELECTRICITY



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

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institute of Electrical Engineers (IEE) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

The electric fuses and consumer units were located hidden in the larder. We would date the fuse board as being from the 1990s 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, this proved satisfactory. Neither of these indicators, can give certainty as to the condition of the rest of the wiring



Earth Test

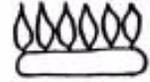
ACTION REQUIRED: If there is no record of an electrical test having been undertaken within the last five years, it is recommended that an IEE report on the installation be tested by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter, the installation should be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

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

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

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

OIL



The oil tank looks in an average to below average condition with rusting visible to the top, it does look like the adjoining pitched roof discharges water onto the oil tank which is not ideal. It really is not possible for us to establish if the oil tank is leaking from a one-off inspection, although there were no obvious visible signs of this to the floor.



Rusting to oil tank

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

GAS

There is gas in the form of tanked gas.



Hidden gas tank

ACTION REQUIRED: You need to have a discussion with the owners to check that you are happy with this.



Hidden area for gas tanks

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

Assumed there is a mains water supply.

We were advised by the owner that the controlling stopcock is located underneath the sink but this was not found. It is important that its presence is established in case of bursts or leaks. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

ACTION REQUIRED: Ask the owners.

Water Pressure

When the taps were run to carry out the drainage test we checked the pressure literally by putting a finger over the tap and this seemed average. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones have a constant supply of pressured water (they would blow up if they didn't!).

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 oil boiler was located in the bathroom, it is manufactured by Gemini. Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects, however we would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed within approved heating engineer.

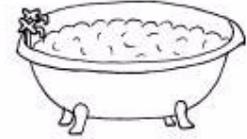
Ten Minute Heating Test

We normally ask the owner to turn the heating on for approximately ten minutes, but the owner was not present for very long and we did not get a chance to get the heating turned on, it was pleasantly warm from the Aga.

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

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

BATHROOM



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

Family Bathroom

The property has a four piece bathroom suite, which looks in an as new condition.

En-suite to master bedroom

The en suite has a three piece bathroom suite, which looks in an as new condition and consists of a WC basin, and shower.

En suite to guest bedroom

There is a three piece bathroom suite, which is in reasonable condition although a bit noisy.

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.

We assume that the property has the benefit of mains drainage, although this should be confirmed by your legal advisor's enquiries.

Man holes / Inspection Chambers One

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 not found any manholes/ inspection chambers or rodding eyes, this is unusual.

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

It is assumed that the foul drains from the property discharge into a public sewer; this should be confirmed by your Legal Advisor prior to exchange of contracts, 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.

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.

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

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

OUTSIDE AREAS

GARAGES / PARKING



There is one garage to the rear of the property accessing via a shared driveway to the left hand side (all directions given as you face the property). There is a paved and gravel area for parking.

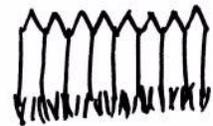


Access to garage at left hand side



Garages

EXTERNAL AREAS



Garden

There is a courtyard style garden laid mainly to lawn.



Garden

Boundaries: We are advised that the right hand (all directions given as you face the property) boundary was to the edge of the adjoining property.

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



Unusual concrete capping

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

Left Hand Neighbours

We had a brief chat with the left hand neighbour who advised that she had been renting the property for a few months and did not have any problems although she believed that there used to be dampness coming into the property via this property.

Right Hand Neighbours

We knocked at the time of our inspection no one was in.

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) Roof and similar renewals.
 - iv) Central heating installation.
 - v) Planning and Building Regulation Approvals.
 - vi) 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

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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

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

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APPENDICES

LISTED BUILDING

XXX

(East side)

XXX and attached
outbuildings to left

GV II

House

Datestone said to be 1618, mainly mid C18.
Squared coursed limestone with
Colleyweston and pantile roofs.
Originally 2-unit plan. 2 storeys.
2-window range of C19 casements under wood lintels.
C19 canted wood bay window to ground floor left.
Central 6-panel door under C19 gabled hood.
Pair of gabled roof dormers.
Ashlar gable parapets and brick stacks at ends.
Datestone in apex of left gable.

Outbuilding attached to left of main front was originally a bakehouse and has pantile roof and plank door to far right.

C19 single-storey extension to rear of house.

Interior

Interior: outbuilding has remains of C19 bread ovens.
Interior of house said to have remains of open fireplace.

Listing NGR: XXXX

Source: English Heritage

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXX 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 dry and sunny 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.

OCCUPIED PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to the mass of insulation in the roof space, not opening up the floors, the mass of stored items and packing boxes together with only briefly meeting the current owner and not being able to carry out our question and answer session.

In addition we did not have the benefit of meeting you at the property to talk through your concerns and to show you issues that we had found.



Storage cupboards full



Mass of insulation

Restrictions due to the time of year.

From a surveying point of view this is the worse time of year to view the property properly.

During the summer period plants cover much of the property walls making it hard to view them and dampness will be reduced due to the warm weather.

The summer period does however have an advantage as woodworm activity is at its highest this time of year.



Property covered in vegetation



Close up of vegetation

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.

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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.