

JOB REFERENCE: XXXX

RESIDENTIAL BUILDING SURVEY

XXXX
Lewisham
London
SE13 XXX



FOR

XXXX

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

XXXX

CONTENTS

INTRODUCTION
REPORT FORMAT
SYNOPSIS

EXECUTIVE SUMMARY
SUMMARY UPON REFLECTION

EXTERNAL

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

INTERNAL

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

SERVICES

ELECTRICITY
GAS
PLUMBING AND HEATING
BATHROOMS
MAIN DRAINS

OUTSIDE AREAS

PARKING
EXTERNAL AREAS

POINTS FOR LEGAL ADVISOR

APPENDICES

LIMITATIONS
ELECTRICAL REGULATIONS
GENERAL INFORMATION ON THE PROPERTY MARKET

XXXX

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

XXXX

INTRODUCTION

Firstly, may we thank you again for using our services once again and your kind instruction 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 XXXX

As you may recall 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.

As you are no doubt aware 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.

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

As always we recommend that you set aside time to read the report in full, consider the comments, make notes of any areas that 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 house is yours but we will do our best to offer advice to make the decision as easy as possible.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

3

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.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

4

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey mid-terraced property that has had a few alterations over the years. There is a small courtyard/garden to the front and a small garden to the rear. Parking is on the roadside on first come first served permit basis; the road configuration directly outside the property means that the property is not directly next to moving traffic.

We believe that the property was built in the Victorian era and is typical of this style. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1837	Victoria becomes Queen of Great Britain.
1840	The First Postage Stamp
1851	First World Exhibition held in London
1854	Florence Nightingale pioneers modern nursing in the Crimea
1859	Charles Darwin proposes the Theory of Evolution
1899-1902	Boer War between Britain and Boers in Southern Africa
1901	Queen Victoria Died
1903	First flight by Wright Brothers
1903-1928	The Campaign for Women's Suffrage
1904	Boer War ends
1905	The Campaign for Women's Suffrage
1907	Einstein proposed his Theory of Relativity
1908	Suffragettes disrupted the state opening of Parliament
1910	Olympics held in London

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

5

EXTERNAL PHOTOGRAPHS



Front View



Street View



Street View



Front courtyard/garden



Rear garden

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance Hallway with stairs
- 2) Through Lounge
- 3) Kitchen/Breakfast Room/Dining Room

First Floor

The first floor accommodation consists of:

- 4) Double Bedroom (front)
- 5) Bedroom (middle)
- 6) Bedroom (rear)
- 7) Bathroom (smallish)

Outside Areas

There is a small front courtyard/garden and small rear garden with parking on a permit basis albeit on a first come first served basis.

Finally, all these details need to be checked and confirmed by your Legal Advisor.

XXXX

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

XXXX

7

INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room.

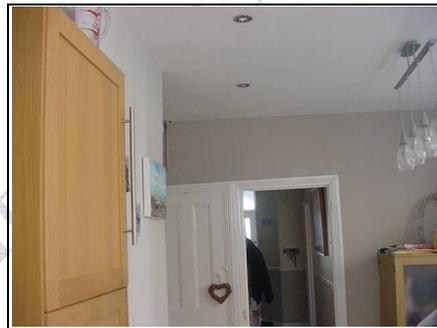
Ground Floor



Lounge to the front



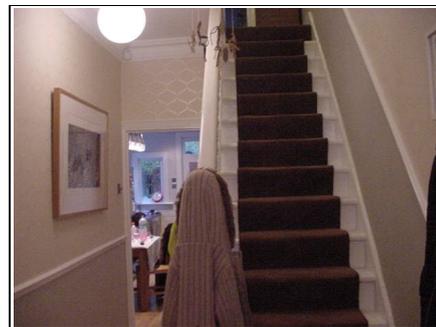
Lounge to the rear



Kitchen/Breakfast/Dining Room



Kitchen/Breakfast/Dining Room



Entrance Hallway

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

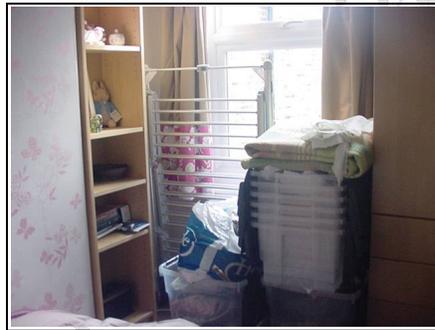
First Floor



Front Double Bedroom



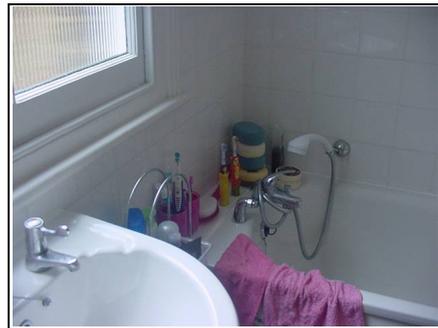
Front Double Bedroom



Middle Bedroom



Rear Bedroom



Bathroom

XXXX
Independent Chartered Surveyors
— Marketing by: —
www.1stAssociated.co.uk
XXXX

SUMMARY OF CONSTRUCTION

External

Chimneys:	Two brick chimneys
Parapet walls:	Render finished
Main Roof:	Pitched, clad with manmade slates
Main Roof Structure:	Cut timber roof
Gutters and Downpipes:	Cast iron and plastic
Soil and Vent Pipe:	Plastic
Walls:	Flemish Bond brickwork with some lime and some cement pointing (assumed)
Perimeter Walls:	Lime plaster, we are advised there has been some re-plastering and it is likely to be gypsum plaster
Fascias and Soffits:	Painted timber
Windows and Doors:	Timber sliding sash windows to the front and double glazed plastic windows to the rear.

Internal

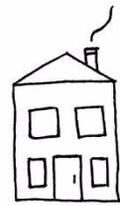
Ceilings:	Lath and plaster (assumed)
Walls:	Mixture of solid and studwork (assumed)
Floors: Ground Floor:	Suspended floor to the front with a concrete floor to rear (assumed)
First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

We are advised (by the owner) that the property has a mains water supply, mains drainage, electricity and gas. There is a Worcester boiler located in the rear right hand corner of the kitchen and the 1980s/1990s electrics are located under the stairs.

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 250 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.

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!

- 1.0) The property has a relatively new roof which includes a roof light giving natural light into the roof space which is boarded out (although our view was limited as it was packed with stored items at the time of our inspection).
- 2.0) As you know, properties of the Victorian era have more space in the rooms than you find in more modern properties.
- 3.0) We like bay windows as they give good natural light.
- 4.0) The property and the road has character with some of the original features still in place externally and internally (such as the ceiling rose).

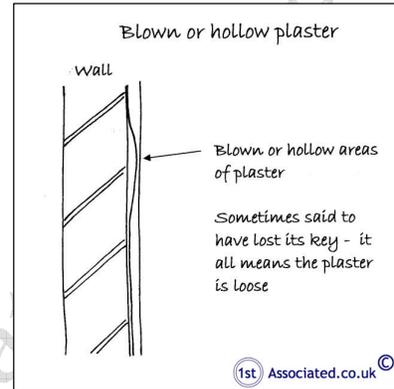
We are sure you can think of other things to add to this list.

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) Plaster has lost its key (grip) internally

From our discussions with the present owner they are aware of this and advise that it is probably due to the poor condition of the roof in the past. Nevertheless it does mean that if you do carry out any redecorations such as stripping of any wallpaper you are likely to require to re-plaster.



We know that many builders will recommend a skim coat of plaster but this is merely superficial and levels the finish only until the plaster itself falls off!

ACTION REQUIRED: If you are going to carry out any redecoration work to the property then you need to be careful to ensure you do not have to carry out a lot of plastering work.

We would add that the ceiling of the property may also have lost its key although the ceiling plaster did look relatively smooth and may well have been replaced.

ANTICIPATED COST: You can limit your costs but do be aware that once plaster starts to come off you tend to have to re-plaster the whole room which can cost a few hundred pounds or more; please obtain quotations.

Please see the Walls Section of this Report.

XXXX
Independent Chartered Surveyors

Marketing by: _____

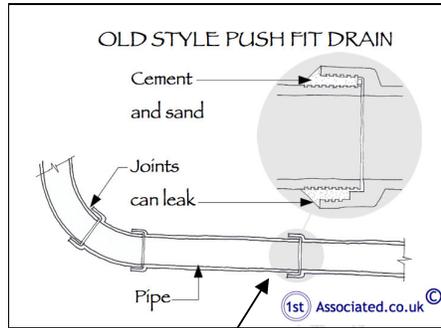
www.1stAssociated.co.uk

XXXX

12

2.0) Crack in the bathroom

There is a crack in the bathroom (the current owners advised us verbally that they were not aware of any other cracks), this crack appears to be a settlement crack caused by leaking drains which is fairly typical on a Victorian property; this is because the original drains are push fit. Unfortunately we were not able to open up the drains to check their condition as there were no drains within the boundary of the property as far as we could see or the present owners were aware.



Crack in bathroom

ACTION REQUIRED: You need to monitor this cracking.

There is a soil and vent pipe that runs at the corner junction which limits are view in this area typically where any additional cracking would be outside.

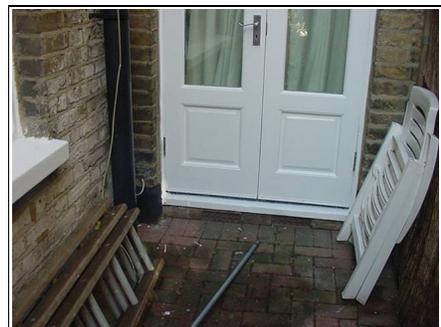


Soil and vent pipe

Please see the Drainage Section of this Report.

3.0) No drains visible

We would normally expect to find a manhole to the rear left hand side (all directions given as you face the property) in this type of house but there is not one present. We spoke to the current owners about the lack of a manhole during our question and answer session and they advised that the brick pavers path to the side of the



Brick pavers to the left hand side (all directions given as you face the property) where there would normally be a drain

property was already down when they purchased the house and so are not aware if there is a drain or not to the side of the property.

Please see the Drainage Section of this Report.

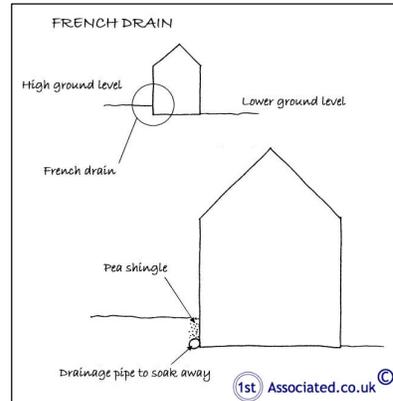
4.0) Ground levels to rear of the property and brick pavers

The brick pavers to the rear of the property have been added over the old ground level and as such causes a situation where dampness can get into the property. Ideally all the pavers should be lowered but this is a big task.



Brick pavers at threshold same level as ground level

ACTION REQUIRED: The pavers are surrounding mainly the kitchen area and we would suggest that if problems do occur with dampness (this is most likely to happen in the winter months) you remove the brick pavers directly next to the property perimeter. You will then need to dig down lowering the ground level and replace the pavers with a pea shingle that will allow any water that gets to this area to drain away and is what is known as a French drain. Have a look outside next time it rains heavily to see how the rainwater is around the property.



ANTICIPATED COST: £1,000 to £3,000 to have a proper French drain installed and of course you would have to find the drains; please obtain quotations.

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

5.0) Minor dampness

In this age of property we expect the walls to breathe to disperse any moisture, as you are aware it should be lime every time to allow this to breathe.

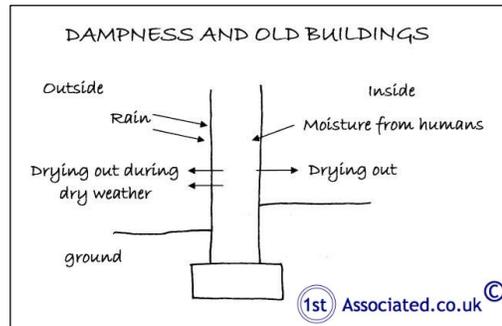
Likely to be the worst area is the kitchen due to the ground level problems mentioned earlier.

We can see also the damp proof course has been in the past (the current owners said that the guarantee and information has been sent to your solicitors and you therefore need to check that they have received this information).

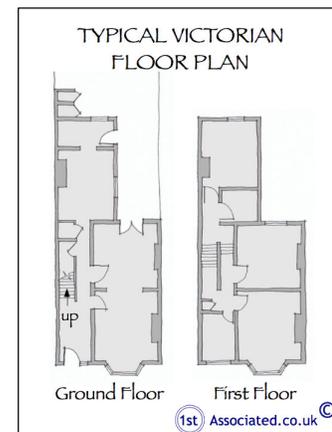
Unfortunately we cannot take a good level of damp meter readings within the kitchen due to the way the kitchen cabinets are configured. It can be argued that the kitchen is not a habitable room as you do not sleep in this room or are not in the area for long periods of time (in theory) so it does not need to be as dry as other rooms. However we are aware that some mortgage company valuers do consider it essential to have dry rooms. For this reason you do need to consider this as a potential risk as when you come to sell the property you will have to carry out this work.

We are aware that a damp proof course has been inserted; however it is generally considered that these damp proof courses do not work. Any damp property problems we believe would be related to the brick pavers, capillary action and the outside level being the same as the inside level. Please see our comments regarding adding a French drain.

Please see the Drainage Section of this Report.



Signs of damp proof course being added to the rear of the property



XXXX
Independent Chartered Surveyors

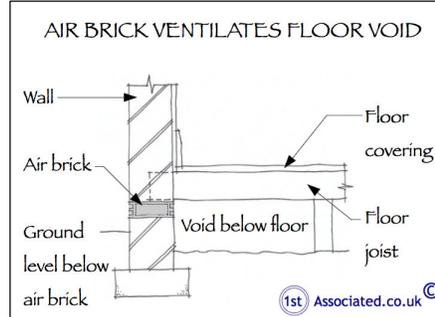
Marketing by: _____

www.1stAssociated.co.uk

XXXX

6.0) Airflow underneath the property

We noted that you have a suspended timber floor to the property, as is common, we could see airbricks to the front of the property and we were pleased to see that these were double the normal size. In addition you do need to have airbricks to the rear; we could only see two airbricks to the rear underneath the French doors but you really should have more in the step to the kitchen to allow a through flow of air.



ACTION REQUIRED: Check the airbricks are clear and add additional airbricks to the step in the floor in the kitchen.



Airbricks to the front of the property

7.0) Kitchen alterations

As discussed, the kitchen has been altered and extended into a kitchen breakfast room/dining room by the removal of a wall. You have spoken to the current owners and they advised that there were no extra supports required due to the way the timbers ran (you indicated you were advised the timbers ran the longest route) which is possible but unusual.

Without opening up the ceiling we cannot confirm this but would comment that many kitchens are added and altered and the electrics in our experience tend to be the main area with problems as they are often re-wired without an electrician and it is an enthusiastic DIYer or kitchen fitter who carries out the electrical work.

ACTION REQUIRED: We would recommend an IEE (Institute of Electrical Engineers) test and report is carried out, please see our comments in the services section.

8.0) Services

Electrics

You have a slightly dated fuseboard; we would always recommend these are replaced and an IEE (Institute of Electrical Engineers) test and report is carried out as kitchen alterations often have electrics carried out by non electricians.

We also noted single socket points throughout the property. This is typical of properties wired before the 1980s when this was standard. However, due to our greater use of electricity, we generally would recommend having double power points throughout a property today.

ACTION REQUIRED: Obtain a quotation to upgrade to double power points.

ANTICIPATED COST: £500 to £1,000; please obtain quotations.

Please see the Services Section of this Report.

The Ugly

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

There is nothing which we feel falls within this section providing you are happy with the characteristics of the property which we have mentioned throughout the report.

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

17

Other Items

Design areas in years to come

We had a brief chat about adding a WC under the staircase, this is certainly something we come across often and we believe a cloakroom on the ground floor is beneficial.

The problem is always getting the drains in position, as you need adequate fall tiether drains. You have a few problems in this instance:-

- 1) Finding the drains, as you are likely to have to insert your own manhole which can be costly.
- 2) Getting a fall from the stair area to the drains.

We can see that the floor is raised and this may be sufficient to put the drains in or even a pumped drain if necessary.

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of an older 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.

With a Victorian property the main and most expensive maintenance tends to relate to high level areas such as the chimneys, roof and the gutters. We have duly commented on these areas throughout the report.

Services

Whilst we have carried out a visual inspection of the services within the property we also need to advise you of the following:

Electrics

For the electrics we note an older fuse board and it is likely there is old wiring in the property. We would recommend an Institute of Electrical Engineers standards (IEE) test and report carried out by an NICEIC registered and approved electrical contractor or equivalent, the IEE itself recommends a test and report whenever a property changes occupancy.

Heating

The property has a more modern wall mounted boiler nevertheless we would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

We were unable to locate any manholes at the property which is always a concern, please see our comments with regard to drainage.

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

ACTION REQUIRED: We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.

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.

XXXX

Independent Chartered Surveyors

——— Marketing by: ———

www.1stAssociated.co.uk

XXXX

19

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 suggest that you revisit the property for another time once you have read this report looking at points that we have raised.

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

We are more than happy to discuss any issues that you may require further clarification on and ask you read the report in full.

Copyright: 1stassociated.co.uk

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

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 Building Surveys, as agreed to and signed by yourselves. If you have not seen or are not happy with the terms of engagement please phone immediately 0800 298 5424 or email the secretary from which this survey came from.

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.

XXXX
Independent Chartered Surveyors
—— Marketing by: ——
www.1stAssociated.co.uk
XXXX

22

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



XXXX

Independent Chartered Surveyors

Marketing by: _____

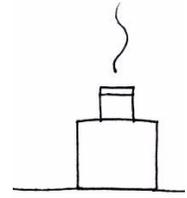
www.1stAssociated.co.uk

XXXX

23

EXTERNAL

CHIMNEY STACKS AND PARAPET WALLS



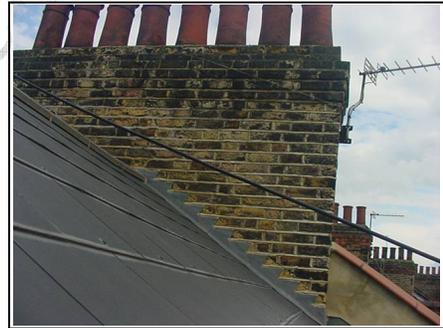
Chimney Stacks

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.

There are two chimneys to this property they are located to the front left hand side and rear right hand side and sit on the Party Wall. (all directions given as you face the property).

Chimney One – front left hand side

This chimney is brick finished with a lead flashing and eight chimney pots (although they are not all likely to be yours). From what we could see from ground level it looked in average condition considering its age, type and style. However looking at the photographs the rear chimneys look to be at a slight angle.



Chimney One

The other issue we would draw to your attention is cracking that is noted in the photograph below, this ultimately will need repair and would we suggest in the next three years.



Crack in chimney in the centre of the chimney underneath the middle chimney pot five bricks down

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

24

Unfortunately we were unable to see the top of the chimney known as the flaunching, we therefore cannot comment upon them.

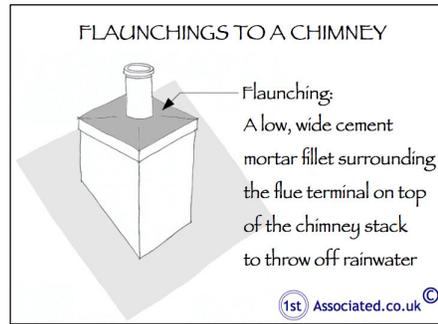
ACTION REQUIRED: Periodically inspect the chimney.

Chimney Two – rear left hand side

When these properties were built originally they would have had all the rooms heated via a chimney and they would normally have a chimney to the rear of the property. In this case we were pleased to see that the rear chimney was in place and we could view this chimney from the roof light within the attic space. The chimney is brick built and we can see that the chimney has been re-pointed and are pleased to see a lead flashing although we are not too keen on satellite dishes that are fixed in one point such as the one that is present as this can cause damage to the chimney.

There did look to be a slight gap between the chimney and the parapet wall.

ACTION REQUIRED: Periodically inspect the chimney.



Rear Chimney



Close up of rear 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.

Flaunchings Defined

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

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

Parapet Walls

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

In this case there are parapet walls to the front right and left hand sides and also the rear right hand side (all directions given as you face the property) built from brick and render and could see that they have been re-rendered, this is marked as 2007 and they have a coping stone.



Parapet wall to left hand side with chimney

We can comment that the coping stone does not look to have been bedded on correctly as there is slight undulation and movement in the coping stones (they are actually tiles).

Our main concern with the parapet walls is the condition of the sides of the parapet walls that are not yours as these can allow dampness into the property.



Parapet wall to right hand side



Rear parapet wall to right hand side



Tiles to parapet wall on right hand side to the rear do not look to have been bedded properly and almost look as if the job ran out of money!

Render Defined

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

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

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

26

Party Wall

The party wall relates to shared items, such as the chimneys and the parapet walls. If you do any work on these you will need to deal with the Party Wall Act. Here is a brief explanation of it.

Party Structures Defined - Party Wall Act Etc. 1996

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

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

Finally, we have made our best assumptions on the overall condition of the chimney stacks and parapet walls from the parts we would see above roof level. 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.

XXXX

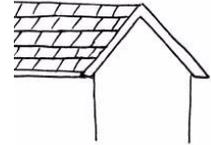
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

27



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.

Dependent upon the age of your property and the type of construction it may or may not be present, please read on:

We will consider the roof in two areas, the main roof and the bay window roof.

Main Roof

The main roof is pitched and clad with manmade slates, and, from ground level, this looks in average condition considering the roof's age type and style.

Manmade slates defined

These look similar to slates but are made from reconstituted stone. This is bonded together in a similar manner to that used with chipboard. Its characteristics are that it sits very flat and is mechanically fixed and has an approximate life of 30 years. This type of roof generally sits very flat and true.



Picture of main roof at the front of the property

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

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

28

Valley Gutters

There are valley gutters to front bay window and to the rear of the property where the main front roof meets the main rear roof.

We could see some staining to the timbers below the valley gutters where the main front roof meets the main rear roof which indicates to us that there is dampness coming through however when we discussed this with the current owner and he advised that the old concrete tiled roof was in such a poor state that the valley gutters were leaking and these stains may remain from this.



Dampness to timbers beneath valley gutters

We simply cannot see these valley gutters properly from ground level and can only make our comments based upon what we can see and our general knowledge and experience of this type of building. We believe that some dampness is still getting in one way or another.

Bay window roof

There is no access to the roof structure of the bay window roof, therefore, it is not possible to examine the supporting structure other than to inspect the underside of the ceiling directly beneath it which shows no visible signs of dampness getting through.



Bay window roof to the front of the property

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

29

Roof window to rear

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 a purpose made roof light, which looked in average condition. The important factor with roof lights is the flashing around them, in this instance we would comment that there are no water stains around the timber roof light.



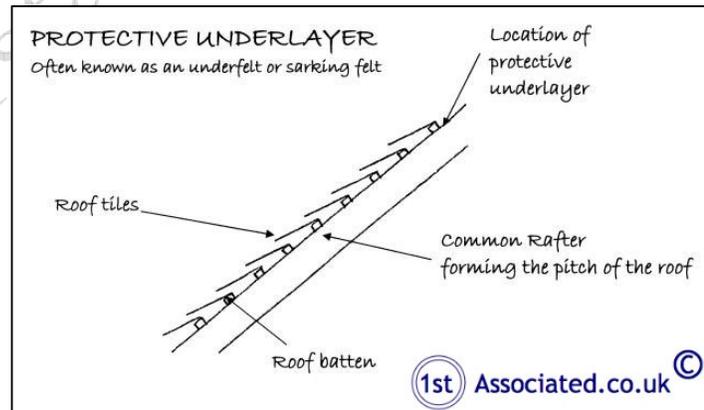
Roof window to rear

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

ACTION REQUIRED: Periodically check.

Protective Underlayer (Often known as the sarking felt or underfelt)

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.



When we inspected the loft space we found a modern breathable sarking felt. This type of sarking felt, as far as we are aware, has been used since 2002, our view was limited due to the boarding in the roof, as you are aware we opened up part of this and were pleased to find more breathable protective underlayer.

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

30



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



Boarding hiding back of slated areas on main roof

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

Finally, we were only able to see approximately fifty 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.

Copyright: 1stAssociated.co.uk

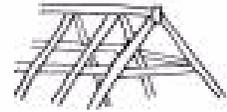
XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX



ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Roof Access

The main roof is accessed via the loft hatch located landing. There is the most bendy loft ladder that we have ever seen (we are surprised they managed to sell these), there is electric light and secured floorboards. We recommend a new loft ladder!

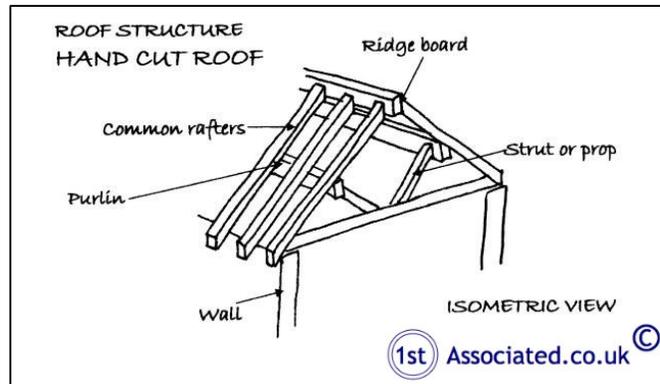
Our view of the loft was limited, as you are aware, by the large number of stored items.



Bendy ladder to loft space which would be high on our list of things to replace as to be honest we were surprised that this wobbly type are ever sold!

Roof Structure

This type of roof structure has what is known as a cut timber roof. This is a roof that is purpose made and hand built on site and we could see approximately twenty percent front main roof and sixty percent of the rear roof structure. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see.



XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

XXXX

Roof Timbers

We have inspected the roof structure (we could see approximately twenty percent front main roof and sixty percent of the rear roof) for:

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



General view of inside of the rear roof

Our examination was limited by the general configuration of the roof, the insulation and mass of stored items. What we could see was generally found to be in average to below average condition for its age, type and style. It is, however, feasible that the staining we could see was formed many years ago prior to the property being re-roofed.



Rear main mono pitched roof common rafters (the ones that form the pitch of the roof), are held in place by a wall plate



Dampness in timbers

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

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

Fire Walls

We pulled back part of the boarding in the roof space and were pleased to say we found a firewall behind the boarding.

Fire Walls Defined

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



Boarding hiding firewall

Water Tanks

There may have been a water tank but the mass of stored items limited our view and may have been hiding the water tank which we could not see.

If you do have a water tank in the roof (it would unusual with this type of boiler) we would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are often cleaning your teeth with this water it is best that it is as clean as possible!

Ventilation

The roofs have a breatheable protective underlayer which should be self venting.

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 of wiring to comment.

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

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

34

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.

Copyright: 1stassociated.co.uk

XXXX

Independent Chartered Surveyors

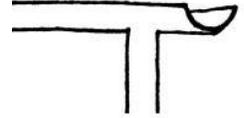
Marketing by: _____

www.1stAssociated.co.uk

XXXX

35

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 a mixture of older cast iron and modern plastic gutters and downpipes. The condition is fairly typical of what we see; the plastic gutters and downpipes are in average condition and the cast iron ones are starting to rust and would benefit from a rust stop agent and redecoration.



Plastic gutter and downpipe

Cast iron of this age will need maintenance. If regularly maintained it last longer than plastic, in our experience.

There may be some minor leaks but most people would be happy to live with these providing repairs are carried out within the next six to twelve months.



Cast iron gutter and downpipe to the rear of the property

ACTION REQUIRED: We would recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints. We would also 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.



Leaking hopperhead to the rear of the property 36

XXXX
Independent Chartered Surveyors

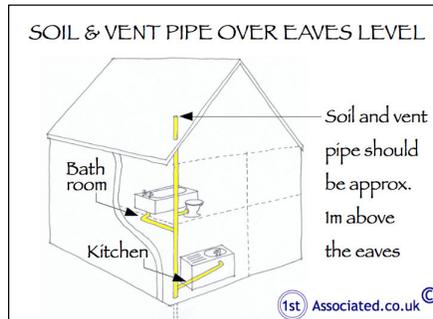
Marketing by: _____

www.1stAssociated.co.uk

XXXX

Soil and Vent Pipe

The property has plastic soil and vent pipes.



Soil and vent pipe

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.

Copyright: 1stAssociated.co.uk

XXXX

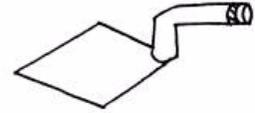
Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

XXXX

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.

The walls are constructed of brickwork

Brickwork

The property is built in a brick originally in a lime mortar in what is known as Flemish bond brickwork.

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

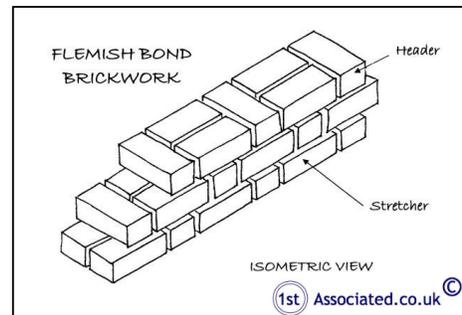
The solid external walls may be liable to penetrating dampness internally, dependent upon their condition and their exposure to the weather. External faces should be kept in good condition.

Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case.

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. In this case it is essential that external faces be kept in good condition.



Brickwork



XXXX
Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

XXXX

38

Detailing

Around the windows and doors there is some stonework/render detailing painted white which looks in average condition.

There are also some soft red bricks being used around some of the windows and at roof level.



Window detailing

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

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

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

39



FOUNDATIONS

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

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a stepped brick foundation possibly with a bedding of lime mortar.

London Clay

As with most properties in the London area, this property stands on London Clay. It is therefore more susceptible than most should drains leak or trees be allowed to overgrow etc. It is not unusual to have some settlement in London properties. However, from our inspection of the walls we have found nothing unusual.

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.

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this. Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection - the Building Research Establishment recommend a year of monitoring of any cracking.

We would always recommend that you remain with the existing insurance company of the property.

XXXX

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

XXXX

40

We would refer you to our comments with regard to building insurance throughout this report.

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.

Copyright: 1stassociated.co.uk

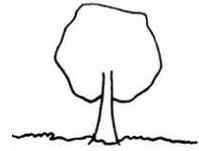
XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

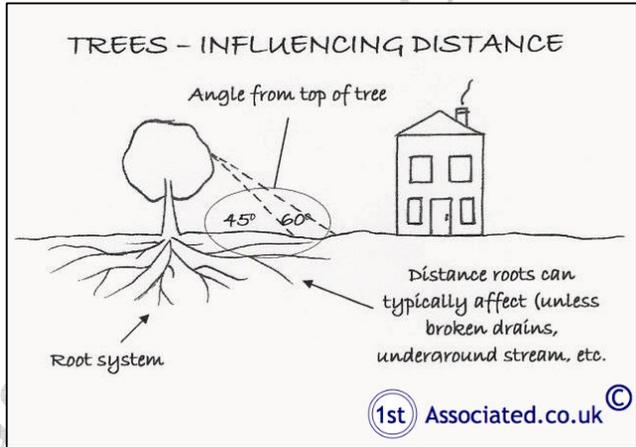
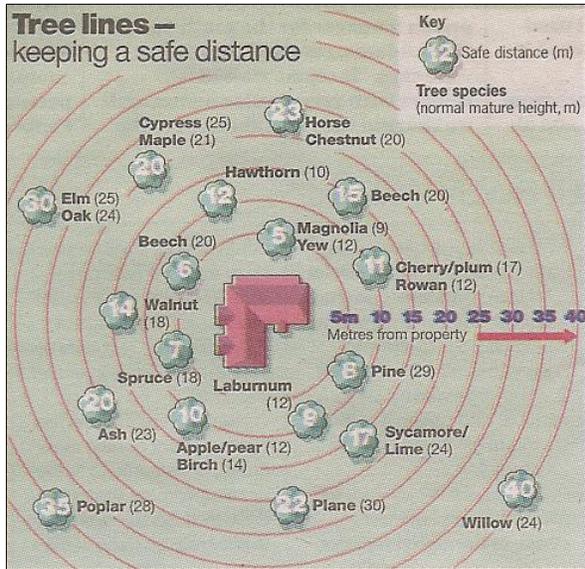
XXXX



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.

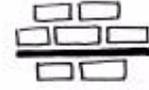


Influencing Distance Defined

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.

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.

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.

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, we can see signs that a damp proof course has been added.



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

Signs that damp proof course has been added

Your attention is drawn to the section of the report specifically dealing with dampness.

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.

XXXX

Independent Chartered Surveyors

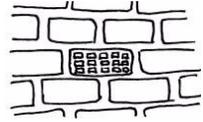
Marketing by: _____

www.1stAssociated.co.uk

XXXX

43

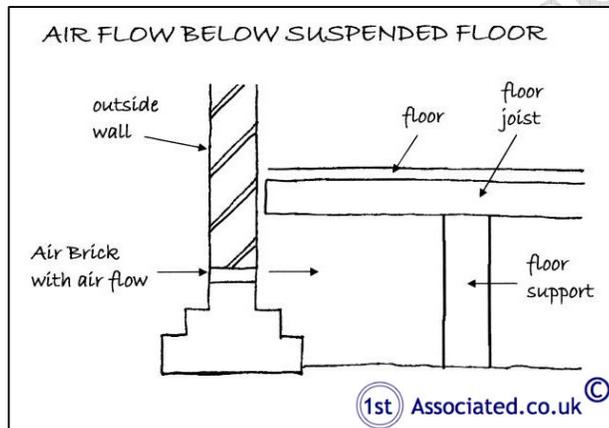
AIRBRICKS



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

Low Level Air Bricks

Air bricks are essential to have a through flow of air as this helps to reduce the chances of wet rot, dry rot and woodworm. We found some airbricks to the front bay window to the front of the property and a few under the French doors to the rear ideally there should be some airbricks in the step that is in the kitchen breakfast /dining room area.



Air brick to front of the property

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

XXXX

Independent Chartered Surveyors

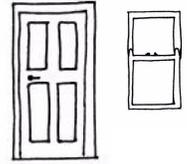
Marketing by: ———

www.1stAssociated.co.uk

XXXX

44

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

There may be fascias boards but it is very difficult to view due to the guttering. We can see fascias to the rear of the property which are in average for their age, type and style however we had a limited view due to the way that the gutters were hiding them and the brickwork detailing.

ACTION REQUIRED: Make sure gutters and downpipes are watertight before carrying out work on fascias and soffits.



Fascias hidden at the front of the property by guttering



Fascias to the rear

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

45

Windows and Doors

The property has a mixture of single glazed timber sliding sash windows (which look original) and double glazed plastic windows in a sliding sash configuration as well as French doors and front and rear doors.

General Information on Sliding Sash Windows

If you have not lived in a property with sliding sash windows previously, you should be aware that typically they are draughty and rattle. There is no easy way to eliminate this problem. In our experience, a general ease and adjustment of the windows and the addition of a plastic tube draught sealer (available from most DIY stores) and regular redecoration is the best option to minimise the draughtiness of the windows in this case. Horizontal Sliding Sash Windows (sometimes known as York Windows).

The properties plastic double glazed windows, which generally look to be of a average quality. We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution.



Rear plastic window

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



Rear patio doors

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.

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX



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.

External redecoration will be minimal these are around the windows and to the sliding sash windows but not for some time as they look to have been relatively recently painted (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.

Copyright: 1stAssociated.co.uk

XXXX

Independent Chartered Surveyors

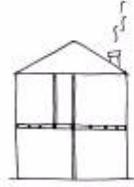
Marketing by: _____

www.1stAssociated.co.uk

XXXX

47

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.

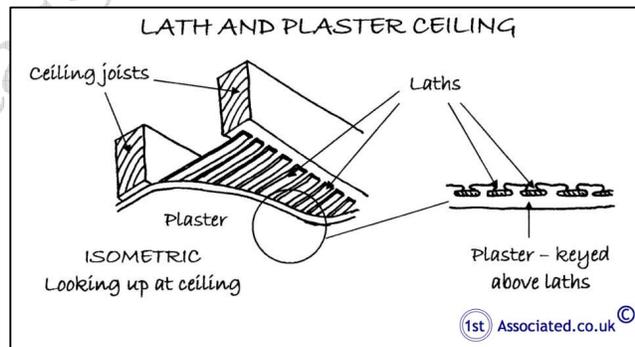
Ceilings

Originally this era of property would have had a lath and plaster ceiling which we believe may well have been replaced as the ceilings are very smooth. However there are such features as ceiling roses and cornice (this is a running cornice) which are an indication that they are typical of an original lath and plaster ceiling.

Please see our comments in the Executive Summary.

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.



Ceiling rose

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

48

Internal Walls and Partitions

These are, we believe, a mixture of solid and studwork construction. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

Perimeter Walls

Originally these would have been constructed with a wet plaster, possibly a lime plaster. We now believe they have been re-plastered in part from our discussions with the current owners in what is likely to be a skim coat.

ACTION REQUIRED: Please note our comments in the Executive Summary regarding plaster losing its key (grip).

Again, we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this report.

This comment has been based on the visual look of the wall which is relatively “smooth” and normally means a modern finish.

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

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

XXXX

Independent Chartered Surveyors

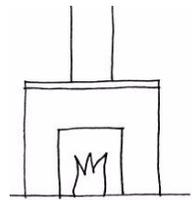
Marketing by: _____

www.1stAssociated.co.uk

XXXX

49

CHIMNEY BREASTS, FLUES AND FIREPLACES



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

The chimney breasts are located to the left hand side (all directions given as you face the front of the property).

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

Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden so we cannot comment. Also additional support can be concealed very well when chimney breasts are hidden particularly when plastered over.



Fireplace in through lounge

Your Legal Advisor needs to specifically check with the Local Authority for removed chimneys and associated chimney breasts and Building Regulations Approvals and advise by e-mail immediately if chimney breasts are found to have been removed. We would recommend opening up the structure to check the condition. If we are not advised we will assume the relevant Building Regulations Approval has been obtained.

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues

XXXX

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

XXXX

50

FLOORS

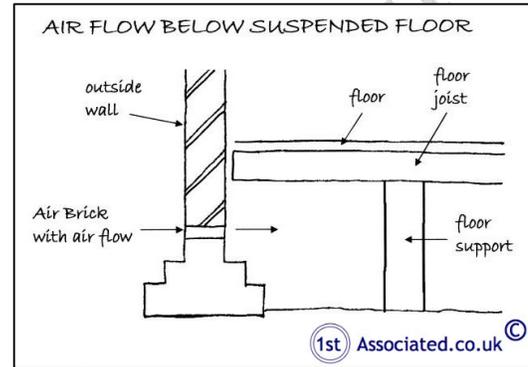


Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

Suspended Timber Floor

The floors to the front of the property are suspended timber floors which require air movement underneath to minimise wet rot, dry rot and woodworm.



Drafts coming under the floor

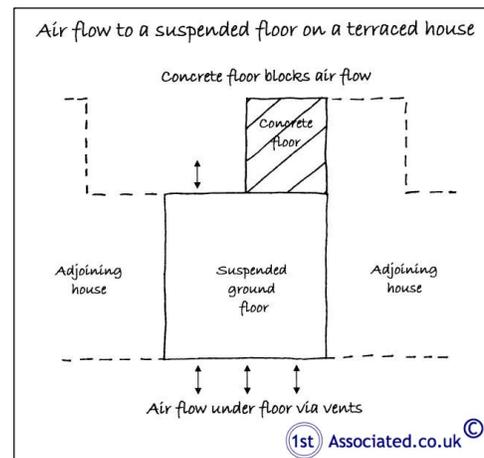
Drafts can also come under the floor.

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

Solid Floor

The floors to the rear part of the kitchen breakfast/dining room felt solid under foot so we have assumed that they are constructed in concrete, this of course blocks the air path.

However, we have not opened up the floors or lifted the carpets, laminate floor coverings.



XXXX

Independent Chartered Surveyors

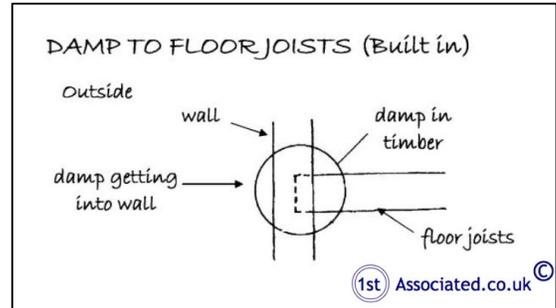
Marketing by: _____

www.1stAssociated.co.uk

XXXX

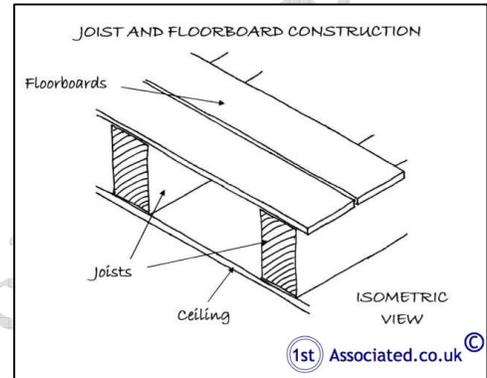
First Floor

We have assumed that the first floor construction is joist and floorboards with embedded timbers, as this is typical in this age of property.



Joist and Floorboard Construction Defined

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



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

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

52

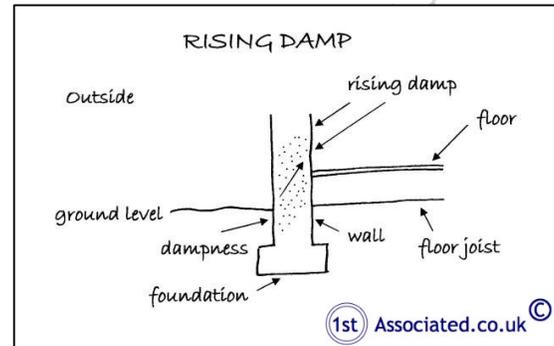


DAMPNESS

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. In this particular case we have found some minor damp but could be condensation.

ACTION REQUIRED: Please see the Executive Summary regarding dampness to the rear of the property.



Testing for rising damp

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.

We used a damp meter on the external walls. We have not found dampness.

XXXX

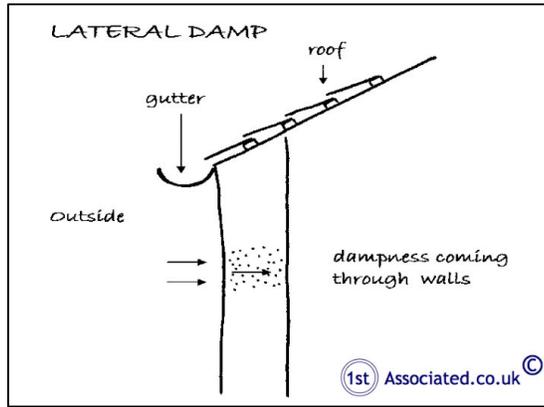
Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

53



Testing for lateral dampness

Condensation

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

At the time of the inspection there were no obvious signs of condensation.

However, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating, cooling and ventilation of properties. Normally opening windows first thing in the morning resolves most and opening windows to air the property regularly.

Extract fans in kitchens and bathrooms

A way of helping to reduce condensation is to have good large extract fans within the kitchens and bathrooms which are moisture generating areas.

ACTION REQUIRED: We would recommend humidity controlled extract fans be added to kitchens and bathrooms.

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 doors are panelled doors.



Panelled door



Modern door to master bedroom
you may wish to replace

Staircase

We were unable to examine the underside of the stair timbers due to it being lined with plaster, which precluded our inspection, so we cannot comment further upon the stair structure. We can, however, say that the lining gives a resistance to the spread of fire if such circumstances were to occur.

Kitchen

We found the kitchen in average condition, subject of course to some wear and tear as one would expect. We personally like the layout which is what we would term a sociable layout allowing you to cook and chat to whoever else is in the kitchen.

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.

XXXX

Independent Chartered Surveyors

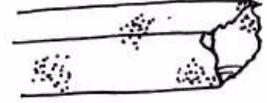
Marketing by: ———

www.1stAssociated.co.uk

XXXX

55

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.*

We have not visually seen any dry rot during the course of our inspection. We would advise that we have not opened up the floors and we had a limited view of 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.*

There is some damp staining within the roof this could be old damp staining however we cannot be certain from a one off inspection. We have not seen any wet rot we could literally put a knife through during our inspection.

Again, we would advise that we have not opened up the floors and we had a limited view of the roof.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

56



Woodworm

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

The roof is the main area that we look for woodworm.

Within the roof we found no obvious visual signs of woodworm activity or indeed signs of past woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

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

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

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

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

57

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.

Internal decorations are in average condition. You may wish to redecorate to your own personal taste.

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

Copyright: 1stassociated.co.uk

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

58

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

Some roof insulation was present although not to current Building Regulations requirements of 300mm. In this instance the front roof space is boarded out and they may be insulation present but it is difficult to view and in the rear roof there is approximately 200 to 300mm present.



Rear roof insulation

Walls

The walls to this property are solid in the sense that they do not have a cavity as a modern property would have. Also they are unlikely to have any substantial insulation. However, unfortunately it is generally very difficult to improve the insulation without affecting the external or the internal appearance of the property.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

59

Windows

The windows are a mixture of single and double glazed and therefore will have poor to average thermal properties.

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 average compared with what we typically see.

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

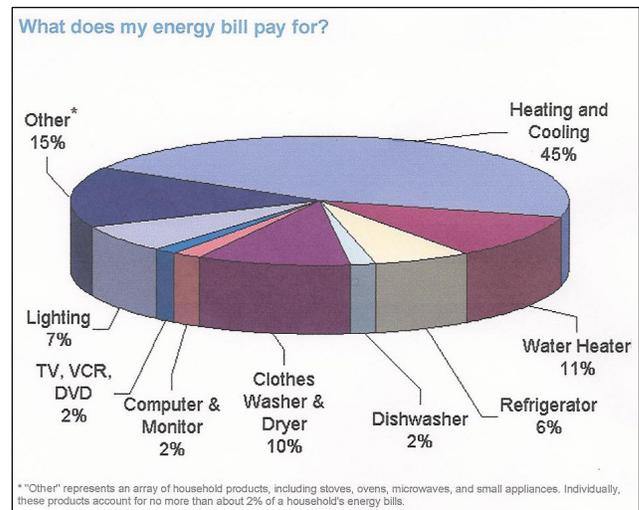
[HTTP//www.est.org.uk](http://www.est.org.uk), which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk

*or Sustainable Energy Without the Hot Air by David J C MacKay
[HTTP//www.withouthotair.com/Videos.html](http://www.withouthotair.com/Videos.html) to download for free or buy a paper copy as we did.*

*It is worth watching the video How Many Light Bulbs? by David J C MacKay
[HTTP//www.youtube.com/watch?v=UR8wRSp21Xs](http://www.youtube.com/watch?v=UR8wRSp21Xs)*

Finally, we would comment that energy we feel will become a major consideration in years to come, particularly with the greater focus in modern buildings on energy efficiency.



XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

60



OTHER MATTERS

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

Security

An ADT security system was noted over the front door. You need to check and confirm if the security system is working or not, we generally find that many alarms are not working order when a service contract has not been paid. We think that we recollect some motion monitors internally which were flashing. A good alarm system should not only help reduce break-ins but also your insurance. We are not experts in this field and therefore cannot comment further.

ACTION REQUIRED: Check and confirm if the security system works. Further information should be obtained from the vendor and the installer at a later date.

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 would always recommend a hard wired fire alarm system and are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

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.

We would refer you to our comments with regard to building insurance throughout this report.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

61

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.

Copyright: 1stAssociated.co.uk

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

62

ELECTRICITY



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

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

Fuse Board

The electric fuses and consumer units were located in the cupboard under the stairs. The fuse board looked dated 1980s/1990s and better are now available.



Fuse Board hidden in cupboard under the stairs

Earth Test

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

ACTION REQUIRED: As the property is changing occupancy an Institute of Electrical Engineers (IEE) test and report should be carried out by a NICEIC registered and approved electrical contractor or equivalent.



Earth Test

In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

63

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.

Copyright: 1stassociated.co.uk

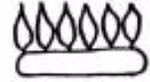
XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

GAS

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

We are advised that the property has mains gas. The consumer unit was not located however the current owners advised that the gas consumer unit is located under the stairs although due to the amount of stored items present which limited our view we did not see it at the time of our survey.

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

ACTION REQUIRED: As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary, by a Gas Safe registered contractor. Thereafter the installation should be serviced annually.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

65

PLUMBING AND HEATING



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

Water Supply

We were advised by the current owner that the controlling stopcock is located outside by the front gate externally and internally it was not applicable, which is a strange comment. We would always recommend an internal stopcock.

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: Clarify if there is an internal stopcock if not budget to install one.

ANTICIPATED COST: In the region of £200 to £300 to install an internal stopcock; please obtain quotations.

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!).

Cold Water Cistern

The property is unlikely to have a cold water cistern but may have due to the mass of stored items in the roof we were unable to view one.

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

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

66

Plumbing

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

Heating

The boiler was located in the in the rear right hand corner of the kitchen, it is manufactured by Worcester.

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Ten Minute Heating Test

The owner turned at our request turned on the heating for approximately ten minutes. We checked the radiators on the ground floor lounge and first floor master bedroom and these were warm.

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.

XXXX

Independent Chartered Surveyors

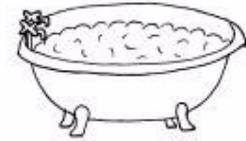
Marketing by: _____

www.1stAssociated.co.uk

XXXX

67

BATHROOM



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

Bathroom

The property has a three piece bathroom suite, consisting of a bath, wash hand basin and WC, which looks in average condition, subject to some day-to-day wear and tear, as one would expect.

The walls were partly tiles and the bathroom had a shower curtain, we personally prefer a shower shield.

A smaller extract fan was present, as you are aware we would always recommend replacing these with a larger unit with a humidity controlled thermostat.

ACTION REQUIRED: We would refer you to the Executive Summary with regard to the crack in the bathroom.

Install a larger humidity controlled thermostat extract fan.



Crack in the bathroom

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



MAIN DRAINS

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

It is assumed that the 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.

Inspection Chambers / Manholes

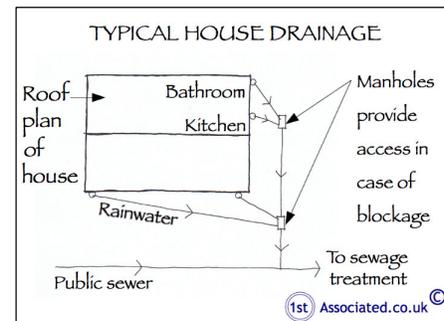
For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

We have identified no inspection chambers / manholes.

No Manholes Found

In older properties often there were no manholes. Drainage was a relatively new invention that has been added at a later date.

Manholes are used where there is a change in direction of pipes or new pipes join the main run. It is therefore a good location for clearing any blockages. In this case we were unable to see any manholes.



ACTION REQUIRED: We would recommend a closed circuit TV camera report of the drains.

Please see our comments in the Executive Summary.

Manholes Defined

Access areas which usually fit a man (or woman) into them and are put in where the drains change direction.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

69

We have only undertaken a visual inspection of the property's foul drains by running water from the taps within the house.

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.

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

70

OUTSIDE AREAS

The main focus of this report has been on the main building. If you wish us to do a specific report on the other buildings then you need to instruct us for this separately. We are offering here a brief overview.

PARKING

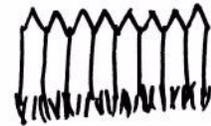


There is a parking permit system in place nevertheless it is on a first come first served basis. We believe your property has an average regarding property as due to the road configuration you do not have moving traffic directly outside your property.



Parking permits

EXTERNAL AREAS



Front Garden

There is a small courtyard/garden to the front of the property.



Front courtyard/garden

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

71

Rear Garden

The garden to the rear is fairly small and is very damp; please note our comments with regard to minor dampness in the property and dampness to the rear of the property.



Rear Garden



Rear Garden very damp

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

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

Neighbours

Left Hand Neighbours

At the time of our survey when we knocked there was no one in, it looks to have been converted into two flats.

Right Hand Neighbours

The right hand side neighbour advised that they rented the property and have been there a number of years without any problems.

You may wish to chat with you neighbours before you commit to purchase the property.

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

72

POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Double glazing or replacement windows.
 - iv) Roof and similar renewals.
 - v) Central heating installation.
 - vi) Planning and Building Regulation Approvals.
 - vii) Removal of any walls in part or whole.
 - viii) Removal of any chimneys in part or whole.
 - ix) 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.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

73

- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

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

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

LOCAL AUTHORITY ENQUIRIES

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

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

74

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 **XXXX**

For and on Behalf of
XXXX

This Report is dated: XXXX

Copyright: 1stassociated.co.uk

XXXX
Independent Chartered Surveyors
—— Marketing by: ——
www.1stAssociated.co.uk
XXXX

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

Copyright: 1stassociated.co.uk

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

76

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 XXXX 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.

XXXX
Independent Chartered Surveyors
—— Marketing by: ——
www.1stAssociated.co.uk
XXXX

77

WEATHER

It was dry with some cloud at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

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 stored items in the roof, the boarding in the roof and to the firewalls as well as the lack of being able to view the drains which is unusual.



Mass of stored items in the roof space

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

ACTION REQUIRED: You need to contact an insurance company today to make enquiries with regard to insurance on this property.

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.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

79

APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain Article

XXXX
Independent Chartered Surveyors
—— Marketing by: ——
www.1stAssociated.co.uk
XXXX

80

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.

XXXX
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

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.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

82

www.hometrack.co.uk

This gives information with regard to house sale and purchase prices.

www.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.

www.rightmove.co.uk

This is probably the largest Internet search engine for estate agency sales and also has useful information with regard to prices of property (but it is not the same as having a chartered surveyor value it).

www.zoopla.co.uk

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

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

French Drain

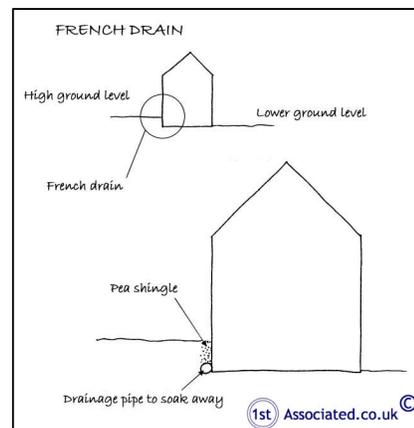
Using a French drain to resolve a dampness problem

We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, although there is a bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost. However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

What use is a French drain?

A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.



The French drain acts as an area where water soaks away quickly. We often recommend them close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away. For example, where a patio has been put in place which aims any rainwater at part of the wall. As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

XXXX

Independent Chartered Surveyors

Marketing by: ———

www.1stAssociated.co.uk

XXXX

84

French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should be on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good sized gravel. You can leave it at that, or in addition you can cover with sand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dyno-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

XXXX

85