RESIDENTIAL BUILDING SURVEY

OF

Luton, Bedfordshire, LU2

FOR

Mr B

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION

Firstly, may we thank you for your instructions; we have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property.

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

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

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

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

SYNOPSIS

SITUATION AND DESCRIPTION

This is a chalet bungalow with a dormer to the rear forming the first floor. It has been extended and altered over the years. There is a single garage to the right hand side and gardens to the front and rear all sitting on a slight sloping site.

We believe the original bungalow was built just after the war years. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1914-1918	World War I
1920s	Television Invented
1927	Charles Lindbergh flies across the Atlantic
1928	Vote for Women aged over 21
1928	Alexander Fleming develops penicillin
1930	Amy Johnson flies 11,000 miles solo from England to Australia
1931	Abbey Road recording studios opened by Edward Elgar
1931	Whipsnade Zoo opens in Bedfordshire
1935	Cats Eyes first used on British roads
1936	Edward VIII abdicates and George VI takes over the throne
1948	The Manchester Mark 1 developed (arguably the first computer)
1948	Olympic Games held in London
1950	The concept of artificial intelligence for computers was developed by Alan Turing (MOD)
1951	Colour TV first introduced.
1952	Princess Elizabeth becomes Queen at the age of 25
1952	Sir Edmund Hillary and Sherpa Tenzing conquer Mount Everest
1958	NASA founded
1960	The Internet was developed as a communications system for the defence industry

EXTERNAL PHOTOGRAPHS

Front elevation

Rear elevation

Left hand side of property

Front garden

Rear garden

ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Entrance hall
- Front bedroom
- Front reception room
- Shower room
- Rear large reception room and dining area
- Kitchen
- Rear utilities room/exit to the garden
- Rear bathroom

First Floor

The first floor accommodation consists of:

- Bedroom

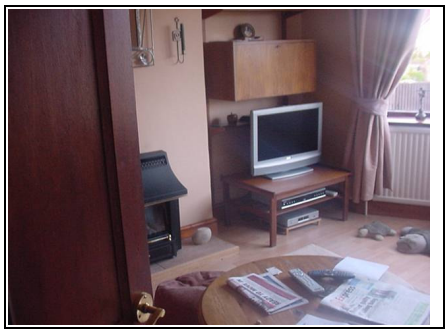
Outside Areas

Off road parking and garden to the front of the property. There is a side access via the garage and there is a rear garden albeit on a slight slope.

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



Front room

Rear reception room

Rear dining room

Rear bathroom

Shower room

Stairway area

First floor

Main bedroom

SUMMARY OF CONSTRUCTION

External

Chimneys:	Two brick built chimneys
Main Roof:	Pitched hipped concrete tile roof
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Painted render to the front with a rear extension in stretcher bond brickwork (assumed)
Fascias and Soffits:	Timber to older part of property, plastic to newer areas.
Windows and Doors:	Double glazed plastic and timber

Internal

Ceilings:		Plasterboard (assumed)
Walls:		Predominantly solid with plaster finish (assumed)
Floors:	Ground Floor:	Part suspended timber floor and part solid concrete floor (assumed).
	First Floor:	Joist and floorboards. Conversion from the ceiling joists.

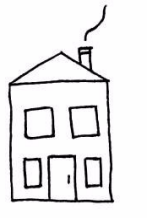
Services

We are advised (by the owner / Estate Agents) that the property has a mains water supply, mains drainage, electricity and gas. The boiler is to the rear and it is a woodstove boiler. The electric fuseboard is in the cupboard in the hallway.

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

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

EXECUTIVE SUMMARY



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

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

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

The Good

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

- The extensions have made this a larger than normal chalet bungalow
- Off-road parking and a garage

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

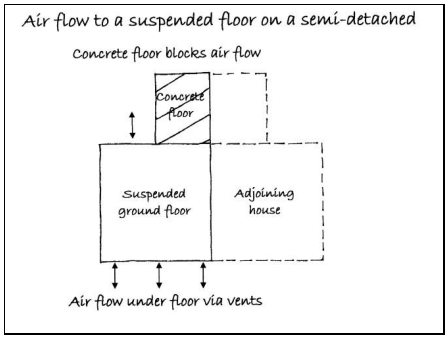
The Bad

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) **Dampness**

We found rising damp to the chimney on the left hand side (all directions given as you face the property from the front) within the rear lounge and also on the adjoining walls. We believe this is to do with the meeting of the suspended timber floor with the rear concrete floor which can often have areas of dampness.

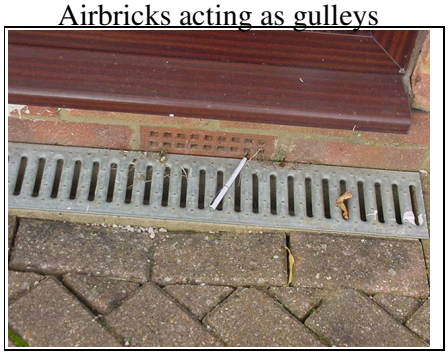
Checking for dampness



In this particular instance we also think that an additional factor is that the airbricks are acting as gutters allowing water to discharge into this area as there is a slight slope to the rear garden towards the house and we can see that running gulleys have been added by the owner to stop some of the water issues.

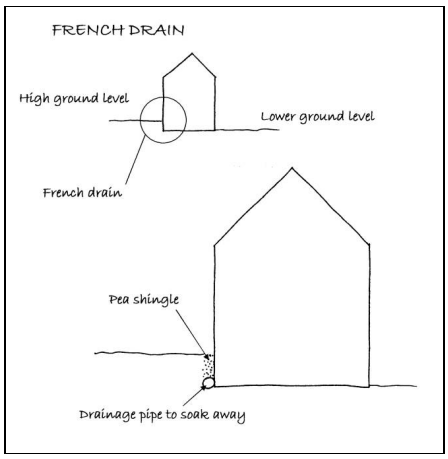
Airbricks acting as gulleys

You need to stop the water from getting into the airbricks, we suggest a French gulley. Also ideally you need to open up the floor around the chimney to check it does specifically relate to this problem. There is also the possibility that it relates to a defective damp proof course in case you need to add a new damp proof course.



Running gulley

ACTION REQUIRED: As above, you need a French gulley to stop the dampness getting in through the airbricks and also ideally opening up the floor prior to purchasing the property.



ANTICIPATED COST: We would expect costs to be in the region of £2,500 - £4,000 as you would need to replaster the walls to get rid of the contaminated plaster and then to redecorate. Please ensure that any damp proof company that you use has an insurance backed guarantee as part of the BWPDA; quotations required.

Condensation

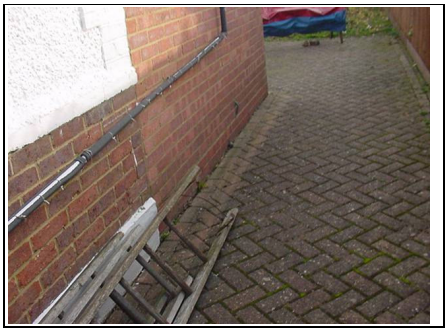
We noted to the front right hand chimney that you have condensation, also possibly dampness coming from the chimney itself. We found hollow and blown plaster in this area. Please note our comments with regard to repointing of the chimneys.


Repointing of chimney

Please see the Dampness Section of this Report.

2) **Sloping site – water running against the property**

As rainwater is travelling from the rear of the property to the front of the property rain is gathering around the base of the bungalow. Running gulleys will help prevent this as will French gulleys which we have recommended to the rear of the property. It may also be worth adding a French gulley to the side of the property as well. You really have to see it when it is


The path that the water travels

raining hard but we do believe there is a lot of water sitting in this area from the amount of moss that we can see in the blockwork pavement.

Moss in block pavings

ACTION REQUIRED: You need to view the property next time it is raining heavily to see exactly where the water is or isn't going. We do believe there is a problem in this area as the running gulleys have been added to the rear door area and one to the rear door of the garage as you can see in the adjoining photo.

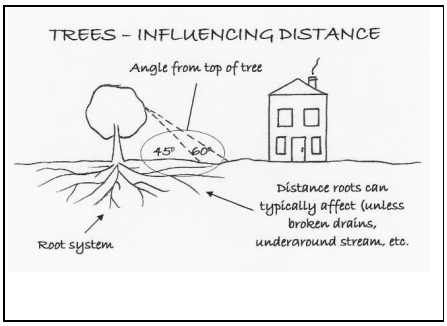
Running gulley to garage

Please see the Other Matters Section of this Report.

Gulley to the rear door

3) **Tree cut down**

We note that the tree has been cut down to the rear of the garden. We would comment that when trees are cut down often areas can have an increase in the water content as the tree is no longer taking the moisture away.



ACTION REQUIRED: There is little you can do when a tree has been cut down other than make preventative measures for the increase in water. Please see our comments with regards to dampness and sloping site.

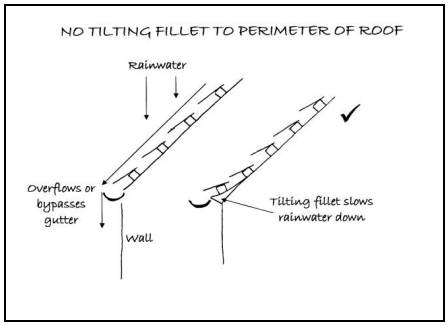
Trees that have been cut down affect the water content of the surrounding ground

Please see the Trees Section of this Report.

4) **Roof**

As with many roofs that are re-roofed there is no tilting fillet to the edge detail. This can cause problems with water discharging onto the painted render beneath it.

No tilting fillet



5) **Damp visible to rear corner of hipped roof**

Within the roof space we can see that dampness had got in. On the day of the survey there was a very strong prevailing wind. It may have been wind driven rain that got in this area. We note that repairs have been carried out to the ridge tile in this area although it is difficult to be certain that dampness is still getting in?

Dampness getting into timber on ridge which has been replaced

ACTION REQUIRED:
Unfortunately we believe that this is a strong wind location. It is based upon this dampness we can see and also the way the chippings have been moved on the flat roof so you may well get wind driven rain entering into the property and you will have to monitor this

(please see pictures of the flat roof in the next section.

Repairs to the ridge

Please see the Roof Coverings and Underlayers Section of this Report.

6) **Rear flat roof**

We have seen a receipt to show that the roof was re-roofed in 2005 although we would comment that it does look older than this! We would add that the chippings that should be covering the roof to act as a solar protection have been displaced by the high winds (which we are experiencing on the day of the survey) and the chippings need to be

redistributed. It would be advisable to remove all the chippings that have landed in the gutter as they will be blocking it sooner or later.

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Please see the Roof Coverings and Underlayers Section of this Report.

Protective shingle layer coming away

Chippings in the gutter of the garage roof – there were far more in the rear roof

7) **Strange staining to the ceiling of the bedroom**

We noted some staining to the ceiling, almost like damp stains or like smoke nicotine stains. We spoke to the owners about this specifically and they advised that it was a poor quality tin of paint that they used from B & Q which they complained about at the time and never got round to painting over. Unfortunately we haven't been able to get into this part of the roof as the first floor room is formed in the way of it. It could be a range of things from wind driven rain that happens occasionally to condensation which can happen in some roofs if not vented property.

Staining to ceiling

ACTION REQUIRED: We recommend that the dark patches are painted over to see if they reappear over the winter months. However unfortunately if it is wind driven rain there is very little that can done without major cost.

Please see the Internal Section of this Report.

8) **Loft Conversion**

More a check on information. During a proper loft conversion as this one would appear to be, the ceiling joists are converted to floor joists as that is what they are going to be used for and building regulations and planning permissions are obtained from the Local Authority.

ACTION REQUIRED: Your solicitor to check and confirm that all Local Authoirty approvals have been obtained. We would add that without these the first floor cannot be used officially as a first floor and therefore cannot be sold as one which would affect the price.

9) **Extension without a pier support**

The rear of the property where it has been extended doesn't have a pier to support one of the columns. What typically happens is that the beams are supported on the wall. Building Regulations do require a nib, the minimum that this nib can be is 300-450 depends on the year of construction. It was often not put in for aesthetics reasons.

ACTION REQUIRED: Your solicitor needs to check and confirm that Local Authority approval has been obtained for the rear extension.

Please see the Internals 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 category.

Other Items

Moving on to more general information.

Electrics

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

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

Maintenance

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

DIY/Handyman Type Work

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

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Costs

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

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

SUMMARY UPON REFLECTION

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

The issues found are a combination of things which often makes them difficult to resolve, you will have to methodically work through all of the different options.

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

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

MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

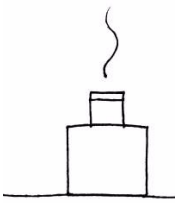
OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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

EXTERNAL

CHIMNEY STACKS AND DORMER WINDOWS



Chimney Stacks

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

This property has two chimneys, which are located one to the left and one removed.

Chimney One – Located to the left hand side middle chimney

This chimney is brick finished with two chimney pots. If you look at the base of it you can see that there is a metal flashing which we believe to be lead. This looks to have been replaced with a larger flashing. We could see the top of the chimney in this instance which have been finished with a tile which looked in reasonable condition.

Middle chimney

This is the chimney where we are getting dampness at the base. It is possible that dampness is getting in through the chimney. It seems the least likely of the three suggestions that we have made in the Executive Summary.

ACTION REQUIRED: Carry out repointing as soon as possible and check the flashing.

Middle chimney top

Chimney Two – Located to the front right hand side near the garage

This chimney is built in brick with a lead flashing and one chimney pot. From what we could see the chimney needs repointing and the flashing needs checking/ replacing. The flaunching wasn't in bad condition.

Please see our comments in the Executive summary

> **ACTION REQUIRED**: Carry out repointing, the sooner the better, ideally in the summer of 2010. You need to check flashing immediately and replace with lead in the long term.

Please see lead flashing to the rear

Large right hand chimney

Flaunchings Defined

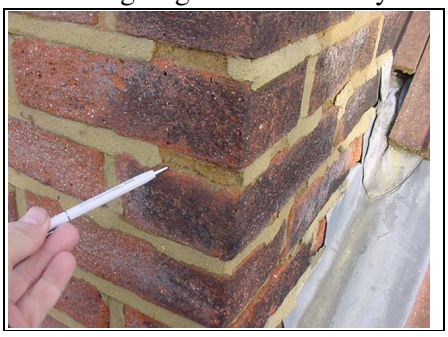
A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.

Cement Fillets/Cement Flashings Defined

This is where cement has been used to cover up or fill the junctions between two areas, for example between a roof and a wall to help prevent dampness. Cement is a brittle material and prone to cracking which in turn allows dampness into the structure. We would always recommend the use of lead flashings.

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.



This chimney is also brick built with a lead flashing. The chimney would benefit from being repointed (as would some of the rest of the property)

Dormer Windows

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

There is one dormer window to the rear of the property to form the ceiling height within the first floor bedroom. The roof is clad with felt which we managed to get onto and the cheeks/sides are in vertical tiling. The roof as you can see in the adjoining picture is in reasonable condition with a mineral felt edging. It should have had a protective chipping all over it but this was missing in some areas. We believe this relates to the high wind. It is going to be a continuing problem due to the high wind levels in this area.

Vertical tiling to the dormer

ACTION REQUIRED: You do need to redistribute the chippings to offer a protective coating against the effects of solar deterioration and the frost thaw cycle.

Dormer roof

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

Chippings missing from dormer roof

Party Wall

The middle/left hand chimney sits on the party wall so any major work in relation to this should have a party wall notice. It is general courtesy to advise your neighbours that you are carrying out work on something that you share.

Party Structures Defined – Party Wall etc Act 1996

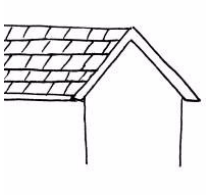
A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys.

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

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

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

ROOF COVERINGS AND UNDERLAYERS



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

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

We will consider the roofs in two areas; the high level roof and the low level roofs.

Main Roof

The roof is pitched and clad in a large interlocking concrete tile (sometimes known as a side-lap tile). From what we could see the concrete tiles are lying level and true and look in reasonable condition considering their age with the exception of the tilting fillet. Sometimes we find deterioration to the ridges and the perimeter, so you should periodically check these areas.

Concrete tile roof

Concrete tiles have been used since the1950/60s, they are relatively cheap to produce and can be manufactured to a reasonably standard size and quality.

Valley gutters can be a problem area. In this case the valley gutter was clear.

Valley gutter on roof

Ridge tiles

Please see our comments in the Executive Summary with regards to dampness that we can see getting into the structure. Here we can see in the photo the hog back tiles are in a new light colour cement mortar which indicates that they have been replaced. We also can assume that some water can get in at the junction where the flat roof meets the pitched roof.

Tiles that have been replaced

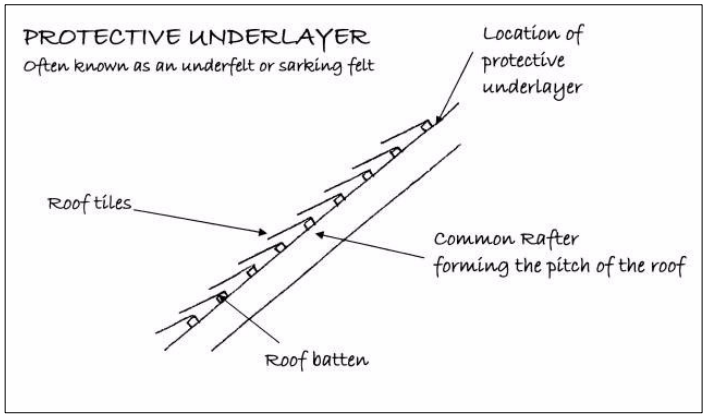
Jointing of yours and your neighbours roof

A tricky aspect where properties have been re-roofed which is where they join together. There can be a difficulty in getting a watertight joint. Unfortunately this area is hidden from us because the room has been formed in the roof.

Note the joint between yours and next doors roofs

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

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



We had a very limited view of the loft space. Where we could see it we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.

Hessian backed felt

Flat Roofs

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

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

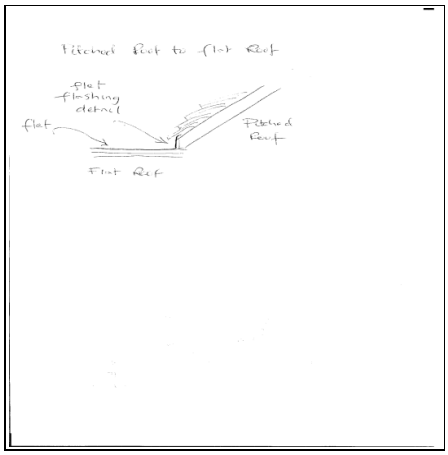
Rear Flat Roof

Rear extension flat roof

The flat roof has a felt finish, which, is finished with loose stone chippings. This is to resist frost attack and reduce the de-grading affect caused by the sun. Care should be taken when walking on the roof. This type of roof covering is now being superseded by more high performance roofs, chippings having caused problems over the years as they hide where the water leak is and also can cause damage when the roof gets older and more brittle.

Joint between flat roof and main roof

There can be problems particularly with wind driven rain where flat roofs meet pitched roofs. Please see adjoining sketch.



Front Window Bay Roof and Front Entrance Door Roof

There are two further roofs to the front of the property. One is over the entrance porch which is a flat roof in a similar finish to the other roofs and therefore we would make similar comments.

Entrance door roof

The bay window roof is a lead roof which is rather unusual and it has been tarred indicating that there have been problems in the past. From our visual inspection we couldn't see any water damage.

Front bay window roof tarred over

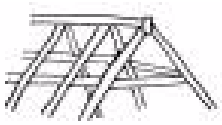
To the flat roofs and to the pitched roof over the room in the roof area, it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot and it also increases the solar gain and heat loss.

Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from the actual roof itself.

We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

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

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

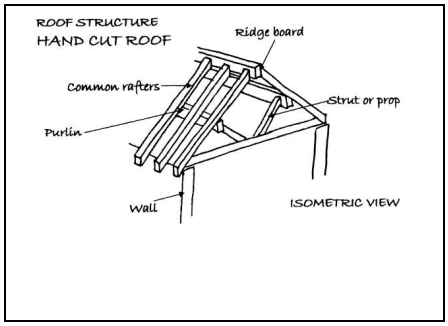
Roof Access

The main roof is accessed via the stairs adjacent to the first floor bedroom. The area had a lot of stored items when we viewed it which limited our view. We viewed it from torchlight and we could see some dampness that had got in here, please see our comments in the Executive Summary.

Our viewing was limited due to amount of stored items

Roof Structure

This type of roof is purpose made and hand built on site and is known as a cut roof which has been adopted to form the room in the roof. The original design however is in line with what we typically see. The original roof structure should have been strengthened by adding additional bracing, when the "new" concrete tiles were added as they are heavy. In this instance due to the configuration of the roof we literally cannot see.



ACTION REQUIRED: Your legal advisor to check and confirm that the loft conversion carried out is to current building regulations and Local Authority approval has been obtained.

Roof Timbers

We had a limited view of the roof timbers, we could see that there had been some staining to some of the timbers indicating dampness getting into the roof one way or the other. We have inspected the roof structure for:

Staining to the purling which is the horizontal timber

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

Our examination was limited by the general configuration of the roof, the insulation and stored items. As mentioned what we could see was generally found to be in average condition considering its age. It is feasible that there are problems in the roof that are hidden due to the large amount of stored items in the roof.

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

Fire Walls

We couldn't see the fire wall due to the room formed within the roof.

Ventilation

We did not see any vents to the roof to help prevent condensation which is a modern day requirement.

ACTION REQUIRED: Add vents.

Insulation

You need to check to see if there is insulation behind the room in the roof. Probably the best way to do this is to experience it during the summer and winter and see how warm and cold it gets. If you feel it necessary to add insulation then you will also need to add ventilation.

Please see the Thermal Efficiency Section of this Report.

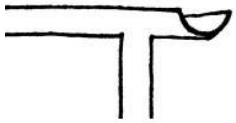
Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there is too much stored items to check properly.

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

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

GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

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

The plastic used is the older style which is affected by sun light and loses its colour slightly and does become brittle over the years.

Gutters and downpipes

ACTION REQUIRED: We have commented elsewhere within this report about the amount of stone chippings from the flat roofs in the gutters. These need clearing and also redistributing on the flat roof. 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.

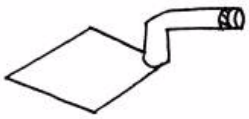
Soil and Vent Pipe

The new section is plastic with the old section being cast iron at lower level which is what we commonly find. It should really terminate higher above roof level approximately a meter. We suggest a pipe is added and a birdcage to the top.

Soil and vent pipe from the shower room

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

WALLS



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

Painted Render/Brickwork

The walls are a mixture of render mainly to the front of the property with some brick detailing and brick to the rear extension.

Render

The walls to this property are finished in a painted pebbledash render. With this age of render some deterioration is to be expected. We have carried out a tap test to the render at low level (literally hitting the render with the back of a hammer) to try to establish if there are any hollow areas and found it to be in average condition. It is, however, very important to keep the render in good decorative order as without this the render will deteriorate, effectively it acts as a raincoat.

Render

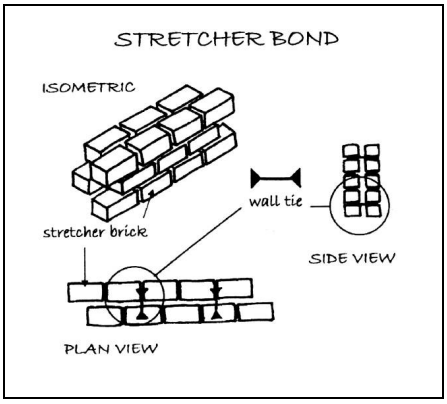
ACTION REQUIRED: Plan to redecorate within the next two years.

Render Defined

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

Brickwork

There is brick detailing to the front and the rear extension is built in brickwork.



The most exposed areas of the brickwork are the chimneys which we have mentioned need some repointing. Also there will be some ad hoc repointing needed that you can do to the remainder of the wall at the same time. During our question and answer session with the owners they advised that when they bought the property from a relative they were aware that it had recently been repointed. It does tend to indicate that the original pointing is a sandy based pointing and will weather quicker than would normally be expected. This is all bedded in what is known as Stretcher Bond.

In this property we have the original cavity brickwork built before insulation was commonly added. We are advised that insulation has now been added.

We would comment that wall tie failure can occur in pre 1970s properties as the wall ties used can rust. It is possible to replace deficiencies and a specialist contractor should be engaged to investigate further to establish the extent of the problem and the cost of any replacement. Typical signs of this type of problem (rusting wall ties) are horizontal cracking which we couldn't see in this instance but it is a progressive problem so it needs annual inspection.

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

Our comments have been based upon how the painted render/brickwork/plaster has been finished. We have made various assumptions based upon what we could see and how we think the painted render/brickwork/plaster would be if it were opened up for this age, style and

type of construction. We are however aware that all is not always at it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

FOUNDATIONS

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

Foundations

Given the age of the original property, we would expect to find a shallow stepped brick foundation possibly with a bedding of lime mortar to this area.

This property stands in a Clay area. It is, therefore, more susceptible than most should drains leak or trees be allowed to overgrow, etc.

Ground Conditions

As with many properties in the area, it is famous for both clay and sand and stands on clay ground or pockets of clay which makes it more susceptible to problems and we would particularly note that leaking drains can cause problems as can trees. We have enclosed a general commentary on clay within the appendices of this report.

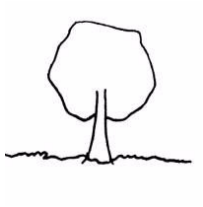
Building Insurance Policy

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

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

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

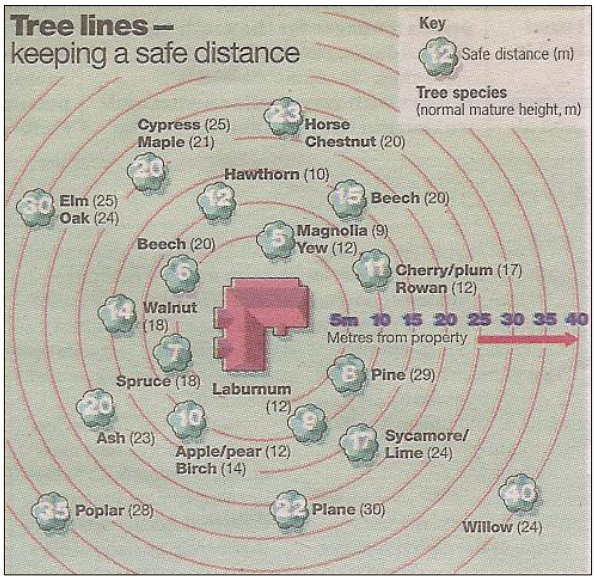
TREES

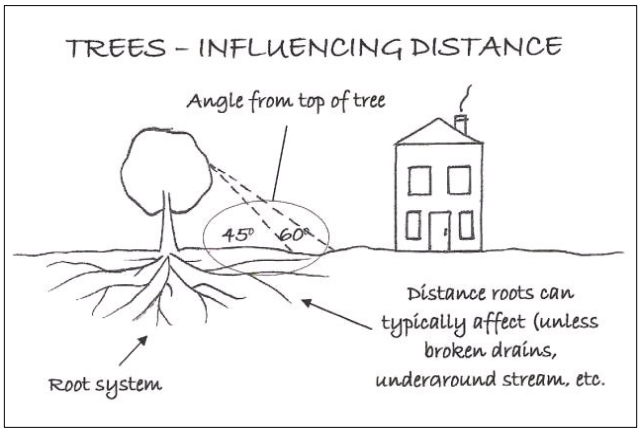


Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

We noted a tree had been cut down near to the house. It was located to the rear garden on the left hand side, which would have been within influencing distance to the house.

ACTION REQUIRED: Your legal advisor to ask specifically for further comment on this and advise us for us to comment further.





Influencing Distance Defined

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

Please also refer to the External Areas Section.

DAMP PROOF COURSE

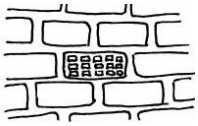
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole,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

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 could see a damp proof course to the property in some areas.

Please see the Dampness Section of this report.

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

AIRBRICKS



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

Some air bricks are acting as gutters, they need protecting.

ACTION REQUIRED: We recommend bricks are bedded around the air bricks to stop water getting into them

Without opening up the floor we cannot confirm its condition we would be very surprised if the floor did not have some rot.

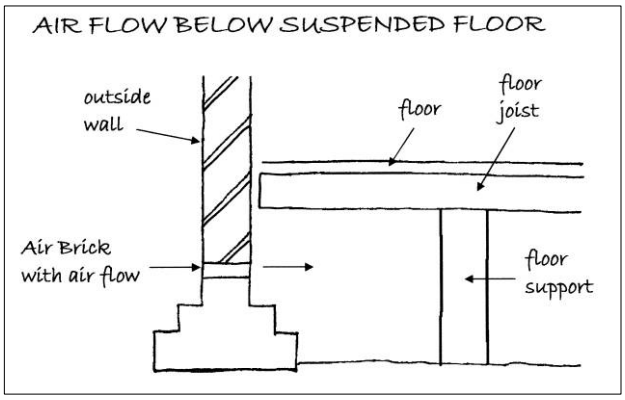
Airbrick to front of property

Please see our comments in the Executive Summary.

High level airbrick

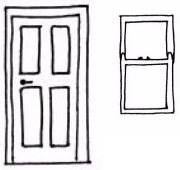
Suspended Timber Floor Construction Defined

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



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

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

The property has timber fascias and soffits to the older part of the property that are in average condition.

The newer areas have plastic fascia and soffits as you can see in the adjoining photo.

Plastic fascia boards

Windows and Doors

The property has plastic wood grain effect double glazed windows and doors.

Generally we consider the windows in average condition.

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. In this case they are in average condition. Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years.

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

EXTERNAL DECORATIONS

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

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

Please see our comments in the Fascias and Soffits and Windows and Doors section.

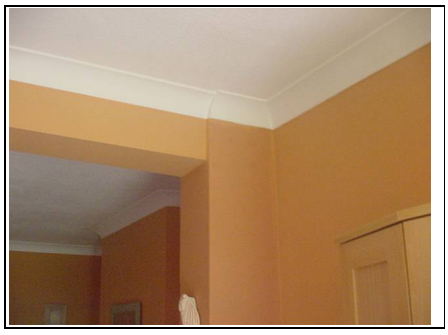
INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

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

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to be plasterboard (assumed).



Crack in rear reception room

Plasterboard Defined

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

Internal Walls and Partitions

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

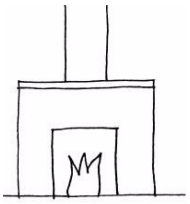
Perimeter Walls

Plaster finish, we noted areas of blown plaster particularly around the chimneys and damp areas. Please see our comments in the Executive Summary.

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

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

CHIMNEY BREASTS, FLUES AND FIREPLACES



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

Please see our comments in the Executive Summary

The chimneybreasts are located one on the right hand side and one on the left hand side (all directions given as you face the front of the property).

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

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

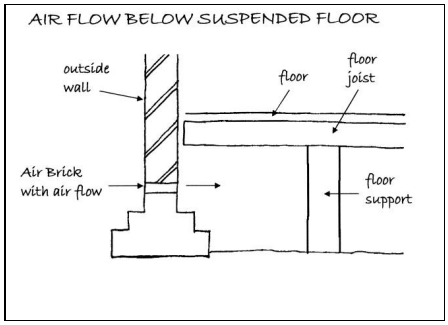
Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.

FLOORS

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

Ground Floor

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



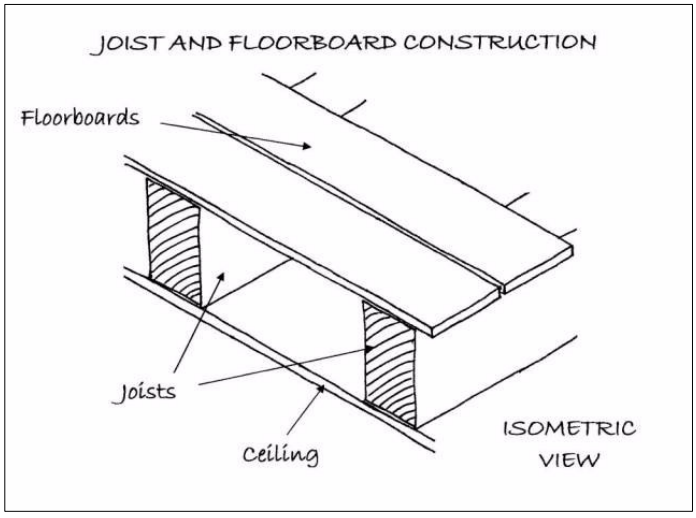
The remainder is solid underfoot assumed to be concrete. There are air vents on the rear of the property indicating that there may be ducts in the rear concrete section which is a best practice for construction but we rarely find that it occurs. We believe that it may well be the problem behind the dampness that we found. Please see our comments in the Executive Summary.

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

First Floor

We have assumed that the first floor is joist and floorboards construction having had the original ceiling joists converted to floor joists. However as it is covered we cannot inspect it.

ACTION REQUIRED: Your legal advisor needs to check and confirm that Local Authority approval has been obtained for the first floor.



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 and floor coverings, etc. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

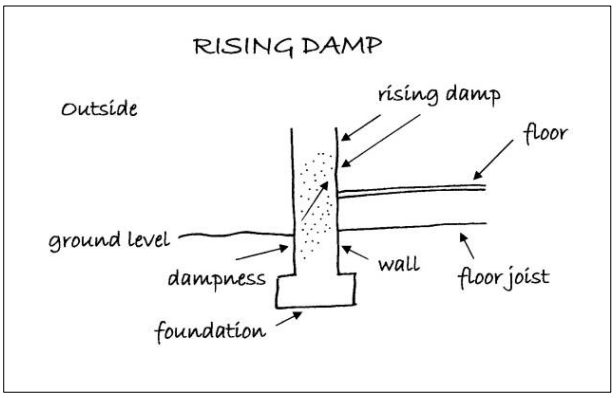
DAMPNESS

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

Rising Damp

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

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

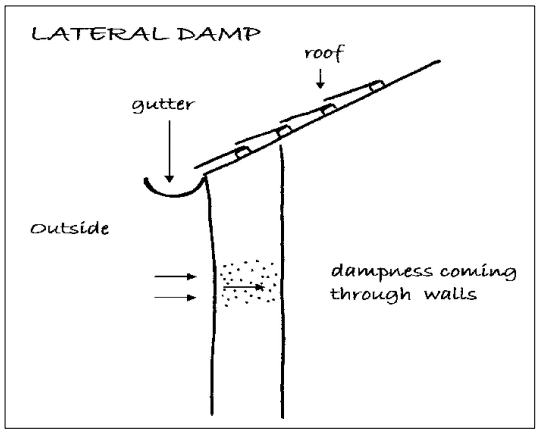


Yes rising damp was found. Please see our comments in the Executive Summary.

Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.

Lateral damp was in line with what we would expect for this age of property. Please note our comments with regards to ad hoc repointing being required.



Testing for dampness

Condensation

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

Please see our comments in the Executive Summary.

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

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

INTERNAL JOINERY

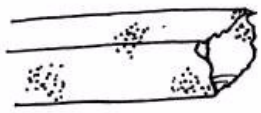
This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Kitchen

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

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

TIMBER DEFECTS



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

Dry Rot

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

We feel there is a possibility of dry rot being under the floor as there is in any damp areas.

Wet Rot

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

In the areas visually inspected no evidence was found of any significant wet rot, however again we would comment that it is possible/likely to be under the floor due to the dampness of the structure.

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.

Our view was limited because of the room formed in the roof, we could see no obvious visual signs of significant woodworm activity from the limited inspection we could have.

In many properties of this age, there is an element of woodworm that is not active. Our inspection was considerably restricted in the roof by insulation covering. 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: We comment that there was a lot of stored items in this area. If you wish to be 100 percent certain get the property checked when it is empty of fixtures, fittings and furniture, etc.

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

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

INTERNAL DECORATIONS

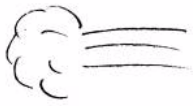
With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

The decoration is average, with minor marks and some strange discolouration to the ceiling in the bedroom that we refer to in the Executive Summary.

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

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

THERMAL EFFICIENCY



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

HIPs (Home Information Packs) Report

We are making general comments. You will be provided with a HIP Report that should be more specific with regard to the thermal efficiency of the property. We have not seen the HIP Report on this property so cannot comment further.

Roof Insulation

Some roof insulation was present, although not to current Building Regulation requirements of 270mm. In this instance you have approximately 150mm in the roof section however it is more important what is in the roof above the area where the room has been formed.

Walls

Whilst the cavity wall construction allows the opportunity to put insulation in, in this age of property it was not originally common practice. Without opening up the wall we cannot confirm if insulation has been added or not. The owners thought that it had. Please see our comments in the executive summary.

ACTION REQUIRED: Your legal adviser should make full enquires and investigation to see if insulation has been added and report any findings to us immediately. Problems can occur where insulation has been added at a later date.

Windows

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

Services

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

Summary

Overall, provided our assumptions correct and considering the properties age, type and style, it has average thermal properties for what we see but refer to your HIPs report.

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

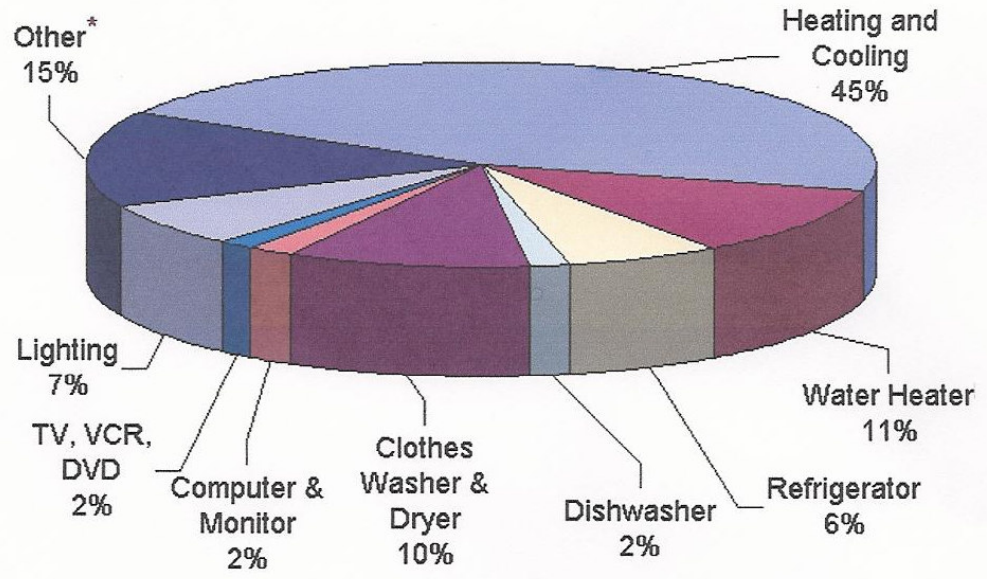
HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk

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

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

What does my energy bill pay for?



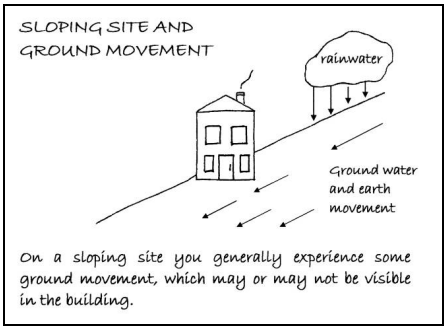
* "Other" represents an array of household products, including stoves, ovens, microwaves, and small appliances. Individually, these products account for no more than about 2% of a household's energy bills.

OTHER MATTERS

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

Sloping site

Any property on a sloping site albeit slight as in this case, is more susceptible than one on a flat site; it is simply the laws of gravity. Foundations normally allow for such occurrences, particularly in newer properties, although there can still be some minor movement.



Please see our comments in the Executive Summary.

Security System

We didn't note any security system. Security is a personal preference.

Fire Systems and Smoke Alarms

We didn't note any smoke alarm systems. We would recommend that these are added.

Insurance

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

Asbestos

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

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

SERVICES

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

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

ELECTRICITY

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

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

Fuse Board

The electric fuse board is in the cupboard in the hallway.

Earth Test

We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle and this did not cause the electrics to trip.

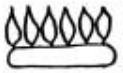
ACTION REQUIRED: As the property is changing occupancy an IEE report should be carried out by a NICEIC registered and approved electrical contractor.

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

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

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

GAS



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

The gas on and off is in the second cupboard in the hallway.

All gas appliances, pipework and flues should be the subject of an annual service by a Gas Safe registered heating engineer; works to any gas appliance by an unregistered person is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

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

PLUMBING AND HEATING

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

Water Supply

The external stopcock is in front on the driveway. We couldn't find the internal stopcock and the owners advised that they didn't know.

Water Pressure

When the taps where run to carry out the drainage tests we checked the pressure, literally by putting a finger over a tap, and the pressure seemed typical of what we find.

The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones, have a constant supply of pressured water (they would blow up if they didn't!).

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

Hot Water Cylinder

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

Plumbing

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

Heating

The boiler was located in the utility room,

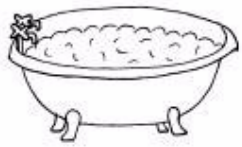
Ten Minute Heating Test

We asked the owner to turn the heating on for approximately ten minutes, we then checked the hall way radiators (ground floor and first floor) and found them to be 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.

BATHROOM



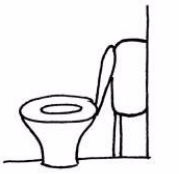
In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.

The family bathroom suite, looks in average condition.

The property also has the benefit of a separate shower room which looks in average condition. It has a large double sized shower tray. Please note our comments about the Soil and Vent Pipe.

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

MAIN DRAINS



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

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

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

Inspection Chambers / Manholes

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

We have identified three inspection chambers / manholes.

Inspection Chamber / Manhole One located on the front drive just in front of the garage

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

Manhole we couldn't lift to front of property

Inspection Chamber / Manhole Two – within the garage to the end near the door

We duly lifted the man hole/ inspection chamber cover and found the drain to be free flowing, we noted it was finished in concrete.

Manhole we could lift

Inspection Chamber / Manhole Three – in the garden adjacent to the fence

Again, we have been unable to lift the man hole cover which is often the case with this type of inset man hole.

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

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, some of it discharges directly onto the building rather than into a gulley of any sort, for example the gutter near the front door.

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

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

OUTSIDE AREAS

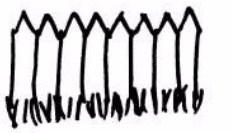
GARAGE

A good sized single garage.

The garage has an older style flat roof, probably 20 years into the 25 year life of a roof unless this type of roof would be able to be patch repaired.

Other side of garage roof

EXTERNAL AREAS



Front Garden

Given over partly to a driveway, as we mentioned it is on a sloping site.

Rear Garden

Mainly grass, the grass was damp at the time of our inspection. Also we noted the tree had been cut down which means that there is a lot of ground water in the area. Please see our comments with regards to this.

The fence needs repairing. Traditionally the left hand side fence as you face the property is your fence.

Fence that needs repairing

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

They were not in at the time of our inspection.

Right Hand Neighbours (as you face the property)

We spoke briefly to the right hand neighbour . They didn't advise us of any issues.

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) Cavity wall insulation and cavity wall tie repairs.
iv) Double glazing or replacement windows.
v) Roof and similar renewals.
vi) Central heating installation.
vii) Planning and Building Regulation Approvals.
viii) Any other matters pertinent to the property.

d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.

e) Rights of Way e.g., access, easements and wayleaves.

f) Liabilities in connection with shared services.

g) Adjoining roads and services.

h) Road Schemes/Road Widening.

i) General development proposals in the locality.

j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.

l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.

m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.

n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

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

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

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

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

2000	Wettest year on record at the time
2003	Driest year on record at the time
2004	Wettest August on record at the time
2004	Boscastle was the worst flash flood on record at the time
2005	Third driest year on record at the time
2006	Warmest year recorded on record at the time
July 2006	Hottest July on record at the time
2006	Hottest autumn on record at the time
2007	Warmest spring on record at the time
2007	Wettest June on record at the time
April '06-April '07	Hottest 12 months on record at the time

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

NOT LOCAL

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

OCCUPIED PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to the amount of stored items in the roof and we have not opened up the ground floor or the first floor floors.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - British Gas or NICEIC Electrical Contractor.

2. A certificate from the local authority saying that the installation has approval under the building regulations.

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

Work You Cannot do Yourself

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

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

From what we can see this is an internet based company who say they offer independent property research (in fact they say they are the only independent company), although they also advise that they are part of a property related group that has bought and sold over 60 million pounds worth of residential property, which indicates that they may have a vested interest. They do also comment that they have carried out their own independent surveys and they

have at least two Hometrack recommended estate agents in each postcode area. We would refer you to the 'About us' section within their website to understand better where their information is coming from. We would comment that we have been pleasantly surprised with the quality of information provided by the company.

Motleyfool.co.uk

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

http://www.nethouseprices.com/

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

www.globrix.com

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