

RESIDENTIAL BUILDING SURVEY

XXXXXXXXXXXXX,
Luton,
Bedfordshire,
LU3



FOR

XXXXXXXXXX

Prepared by:

XXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION

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

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.

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REPORT FORMAT

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

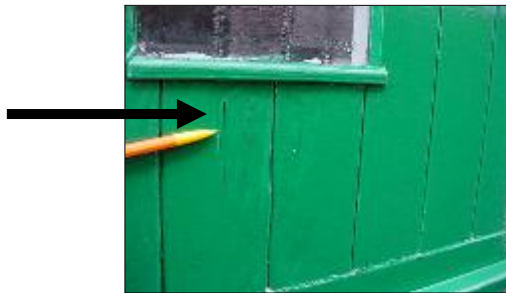
GENERAL/HISTORICAL INFORMATION

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, pen or arrow 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.

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey semi-detached property that has been extended to the side and altered and extended internally and within the roof space.

The front garden has been given over to parking and to the rear of the property there is a large sloping garden.

We believe the property was built probably in the 1950's but possibly as early as the 1930's. During the War years there was a rationing of materials and limited skilled labour available which can mean that sometimes there are unusual constructions hidden beneath what appears to be a typical construction. 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:

1927	Charles Lindbergh flies across the Atlantic
1931	The Highway Code issued
1933	Assassination attempt on FDR
1937	The emergency (999) telephone number introduced
1944	D-Day
1946	Winston Churchill gave his 'Iron Curtain' Speech
1948	Olympic Games held in London
1951	Truman signs Peace Treaty with Japan which ended WWII
1953	DNA discovered

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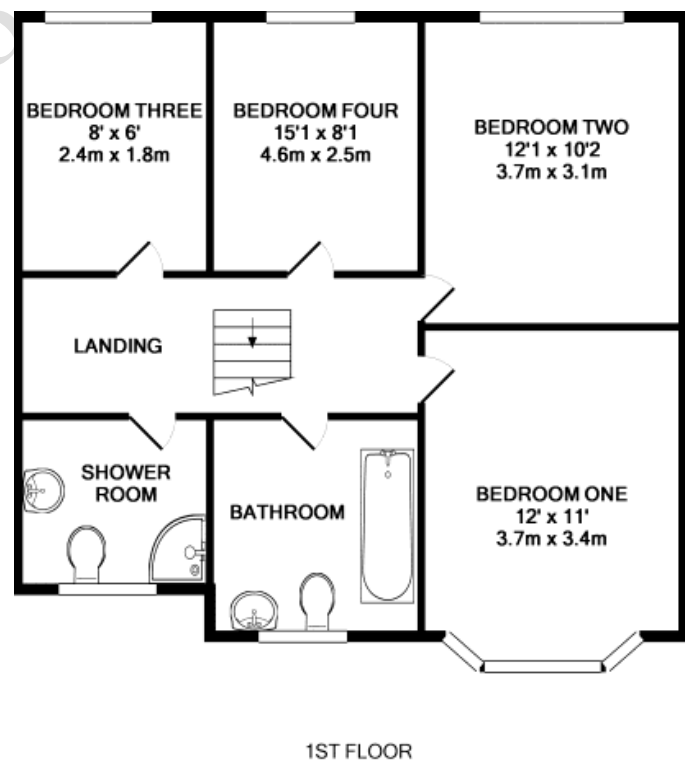
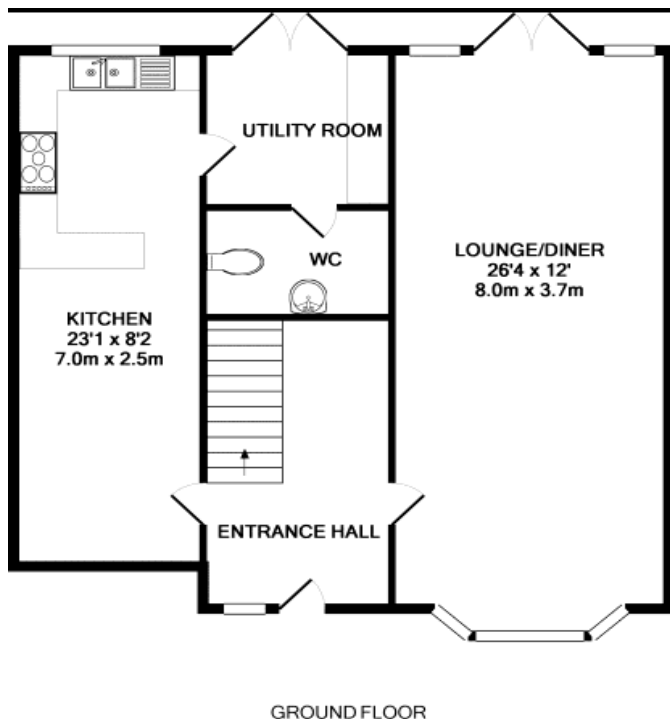
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Floor Plan

These plans have been taken from the Estate Agents website and we don't think they are completely accurate. The ground floor W.C and the first floor Shower Room are not as in the drawings. These drawings are better than nothing and should you want to carry out any work to the property you will need to get proper accurate drawings carried out.



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EXTERNAL PHOTOGRAPHS



Front Elevation



Rear View



Left hand view



Front garden/ parking area



Decking/patio



Rear sloping garden

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ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance Hall
- 2) Through Lounge (right)
- 3) Kitchen/dining room (left)
- 4) Utility Room (rear)
- 5) Small Cloakroom (middle)

First Floor

The first floor accommodation consists of:

- 1) Master bedroom (front right)
- 2) Bedroom (rear right)
- 3) Bedroom (rear left)
- 4) Bedroom (rear middle)
- 5) Shower room (front left)
- 6) Bathroom (front middle)

Room formed in the roof

This is a roof divided into two sections, the old and the new. The old section has been decorated and lined to form a room. Your Legal Advisor to check for Building Regulations and Planning Permission.

Outside Areas

The front garden has been bricked/block paved with a drop curb and has been set aside for parking. To the rear of the property is a large garden that drops away with a decking/patio area adjacent to the property.

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

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INTERNAL PHOTOGRAPHS

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

Ground Floor



Entrance Hallway



Through Lounge (front right)



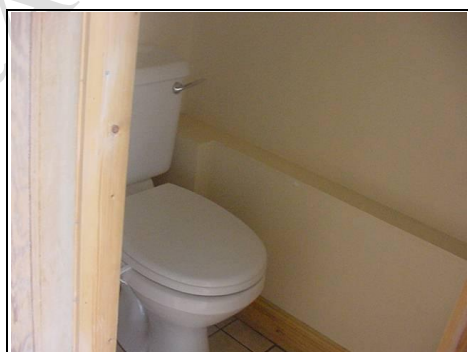
Through Lounge (rear right)



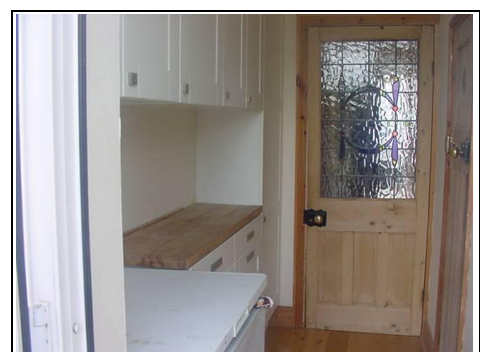
Dining area (front left)



Kitchen (rear left)



Cloakroom (middle)



Utility Room (rear)

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First Floor



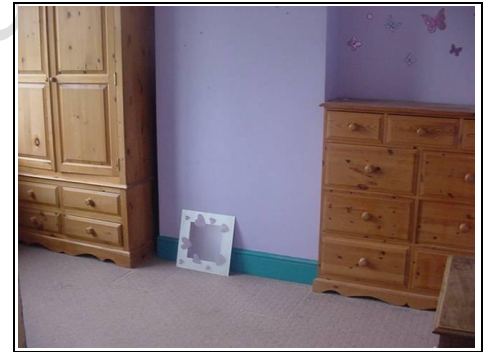
Landing



Master Bedroom (front right)



Bedroom (rear middle)



Bedroom (rear right)



Bedroom (rear left)

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Shower Room (front left)

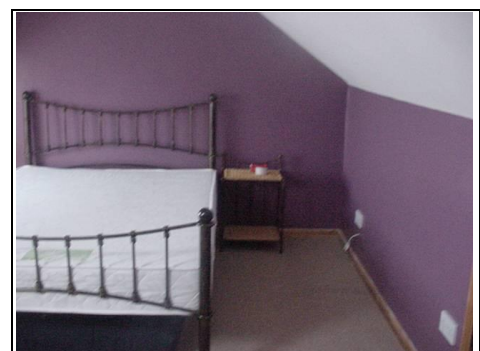


Bathroom (front middle)

Room in the roof (right hand side)



Roof space



Roof space

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Brick chimney
Main Roofs:	Pitched, clad with clay nibbed tiles. No underlayer in the original roof Underlayer in the new roof left hand side
Main Roof Structure:	Amended cut timber roof, i.e. adding of extra joists to ceilings/floor levels.
Gutters and Downpipes:	Cast iron and Plastic
Soil and Vent Pipe:	Internal, plastic at roof level where they can be seen
Walls:	Flemish Bond brick work (assumed). Stretcher bond to Gable end of extension (assumed). Pebbledash render at first floor level
Fascias and Soffits:	Painted timber over clad with plastic
Windows and Doors:	Plastic double glazed, trickle vents to the newer windows and no trickle vents to the old windows.

Internal

Ceilings:	Limited view. Plasterboard where viewed (assumed).
Walls:	Mixture of solid and hollow (assumed)
Floors:	
Ground Floor:	Suspended timber floor (assumed).
First Floor:	Joist and floorboards with embedded timbers (assumed)
Top Floor:	Original roof joists with joists added.

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed). The wall mounted Baxi boiler is located in the utility room and the 1980's /1990's electrics are in the cupboard under the stairs.

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

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

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EXECUTIVE SUMMARY

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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 250 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

Once you have read the report we would recommend that you revisit the property to review your thoughts on the building in light of the comments we have made in this survey.

The Good

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

- 1) The property has been extended.
- 2) There is off road parking to the front of the property.
- 3) To the rear of the property is a large garden.
- 4) The property has potential, for example, an extension to the rear. This is assuming it has not been over extended for the plot size already (you need to check this with the Local Authority planning department).

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

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The Bad

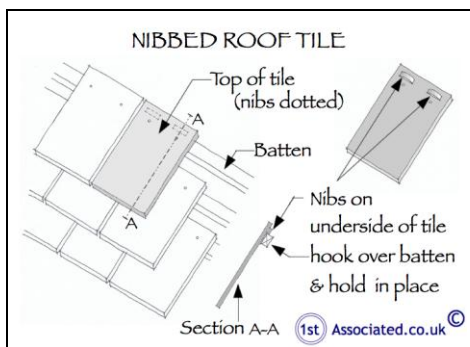
Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) Original Roof

The original roof has nibbed tiles without a protective underlayer. This type of roof has been superseded by a modern roof with a protective underlayer. We would recommend that a protective underlayer is added to the roof.



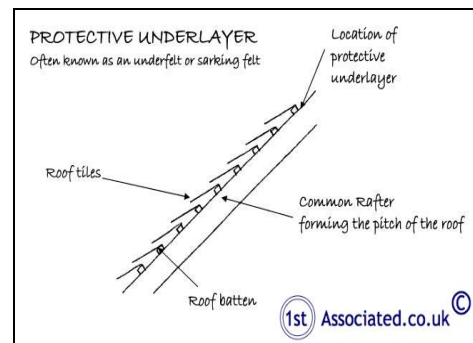
Original roof



Nibbed tile



Nibbed tile with no underlayer



Underlayer

ACTION REQUIRED: Within the next five to ten years we would remove the existing roof and add a protective underlayer, re-batten and add the tiles. You will probably have in the region of thirty per cent waste so you will need to replace some of the tiles.

ANTICIPATED COST: In the region of £5,000 - £7,500 (five thousand to seven thousand, five hundred pounds) assuming that some tiles can be re-used. A substantial part of the cost for this type of work is for the scaffolding. Many insurers/companies now require the properties to have scaffolds not only to the sides but also to be roofed over to protect against weather damage; please obtain quotations.

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2.0) The chimney

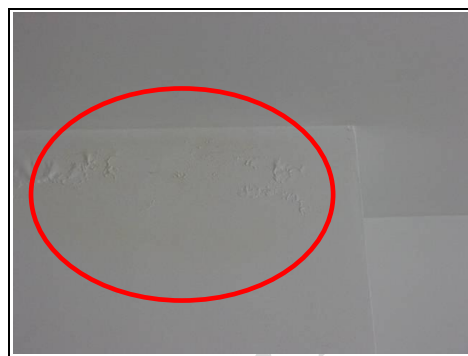
We can see in the top front bedroom sulphate attack from the chimney. This is normally caused where dampness gets into the chimney and is drawn through the soot causing damage and deterioration.

ACTION REQUIRED: Repairs are needed to the chimney. Again this is likely to require scaffolding and this will be the most expensive part of the cost

ANTICIPATED COST: If you have to scaffold this to carry out the work then it is likely to be in the region of £1,500 - £2,500 (one thousand five hundred to two thousand five hundred pounds).

You will need to get party wall agreement as this partly involves your neighbour's chimney. If this work can be carried out in relation to the re-roofing work then the cost will be nearer to a thousand pounds; please obtain quotations

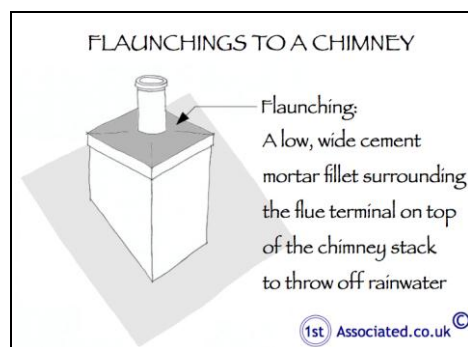
We would comment that we cannot see the flaunchings very well.



Sulphate on chimney breast



Some of the flaunching is missing. We believe this is where the damp is getting in.



Flaunching

Please see the Chimney Section of this report.

3.0) Lead flashing

Where the new roof meets the old roof there is a step due to the site. The lead flashing here has come away at high level and will be very awkward to put right

We can also see at low level that the flashing has come away over the porch. Generally we find that builders that are able to carry put flashing work properly are few in number.

ACTION REQUIRED: We would recommend a tradesman that is used to carrying out lead work is used. We prefer to see bonding in Plumbers Mate or equivalent mastic to bed the lead into the wall.

ANTICIPATED COST: Again scaffolding may be required which will increase costs, £750 - £1,500 (seven hundred and fifty pounds to one thousand, five hundred pounds); please obtain quotations.

Please see the Roof Section of this Report.



Flashing coming away where there is an up-stand between the two roofs.



Close up of flashing coming away



Lead coming away over front entrance

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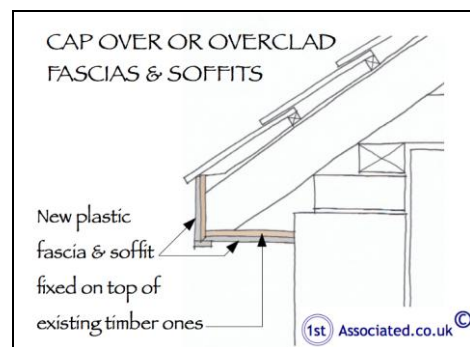
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4.0) Plastic Over cladding

To the rear of the property we noticed some plastic fascias and soffit boards (these are at the base of the roof). These look as if they may be over cladding.

This is a practice that we are not at all keen on as it is usually put over the top of damaged or deteriorating timber fascias and soffits. Although it gives a clean look externally it can promote rot internally and in a worst case scenario can damage the roof joists.



Over cladding



Plastic over cladding

ACTION REQUIRED: Drill and check to see if it is plastic over cladding. If it is then we suggest that it is all removed and replaced with a new fascia and soffit.

ANTICIPATED COST: In the region of £750 - £1,500 (seven hundred and fifty pounds to one thousand five hundred pounds); please obtain quotations.

Please see the Fascias and soffits Section of this Report.

5.0) Cracking in the pebbledash render

We can see cracking in the pebbledash render. In this age of render there is likely to be on-going maintenance.

The cracks to the rear appear to relate to the plastic windows that have been put in. We would add that these windows are from the cheaper end of the market and as such may not have metal within the frame (to give additional stability).



Crack in pebbledash render on bay window

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ACTION REQUIRED: To the front we would leave and repair the render in due course. To the rear we would open up above the windows and investigate to see what is there. As we discussed you have a business in double glazing. There may be no lintel in this area. The concern is that the windows slightly exceed the soldier course of bricks above them, which is unusual. There may be other problems that are revealed when the double glazing is removed.



Brick movement over the rear windows

ANTICIPATED COST: Likely to be thousands of pounds with further investigation required; please obtain quotations.



Cracking to rear window



Cracking in render (rear)



Closer view of cracking

More information on old pebble dash render

This age of pebbledash render will generally need repair work and the windows are not of the best quality. We noted some of these did not have trickle vents which have been a requirement for many years under Building Regulations, we would ultimately recommend replacement.

Trickle Vents Defined

Trickle vents allow a trickle of air through, therefore stopping/reducing the likelihood of condensation occurring within the property.

Please see the External Walls and Window and Doors Sections of this Report.

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6.0) Dampness

There is some dampness to the front of the property. We can see externally that a damp proof course has been added.



Inserted damp proof course in original property



Damp proof course is too low to new extension

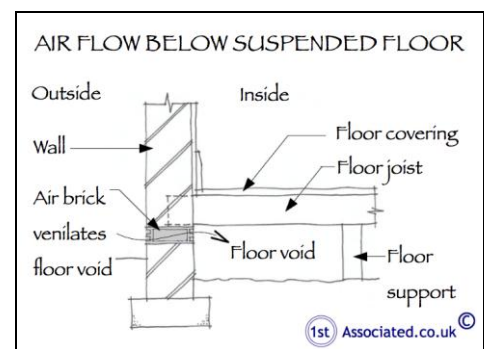
ACTION REQUIRED: There has been a damp proof course inserted into the older part of the property. There may well be a guarantee with this.

We believe the main problem regarding the dampness is a lack of ventilation underneath the property but we cannot be certain until the floors are opened up. These do need to be opened up to check the airflow goes from the front to the rear of the property. Please see our photos below that show some of the air bricks have been covered up. These need uncovering.

With regard to the damp proof course being too low, this is a general problem that we come across where brick paves are added to existing ground levels making it higher. In this case you only have one brick between the ground and the damp proof course.



Taking damp readings in bay window area



Suspended floor

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Airbricks



Air brick to the rear



Covered over air brick (rear)
behind decking

Dampness to the flat roof of the bay window

The fascia boards and soffit boards are in poor condition at the front of the property and look as if they are letting in dampness.



Bay window –shows how the
roof has failed



Deterioration to fascias and
soffits



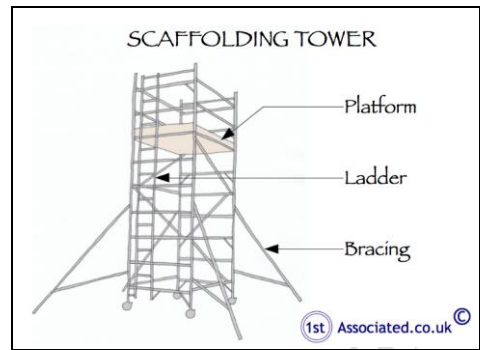
Dampness internally



Dampness in bedroom

ACTION REQUIRED: Dampness is coming in via the fascias and soffits or the flat roof. Both need to be looked at. This is likely to need a tower scaffold to the front of the property.

ANTICIPATED COST: In the region of £750 - £1,500 (seven hundred and fifty to one thousand, five hundred pounds)



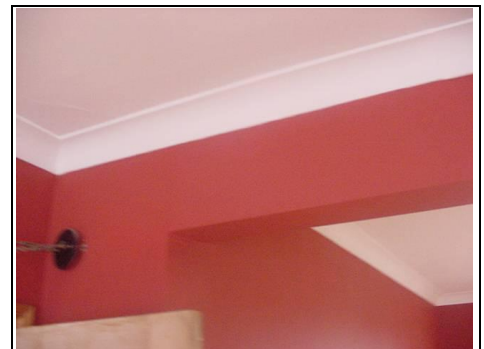
Please see the Dampness Section of this Report.

7.0) Removed walls from the ground floor - the right hand side lounge and the left hand kitchen/dining area.

Two walls have been removed and this should have had Building Regulation approval to remove them.



Wall removed in through lounge
We cannot tell if this has been removed properly



Wall removed as seen from the other side

ACTION REQUIRED: Your legal advisor to check and confirm if Building Regulation approval has been obtained.

8.0) Damage in the Shower Room

You commented that there had been damage caused in the shower room since you last visited (this is the shower room in the new part of the property). There looked to have been a leak of some sort that has been resolved by switching off the W.C. This does leave you with some damaged tiles that may be difficult to repair/replace.



Damaged tiles in shower room

ACTION REQUIRED: Replace the tiles if possible or if not you need to allow for re-tiling.

ANTICIPATED COST: In the region of £250 - £750 (two hundred and fifty pounds to seven hundred and fifty pounds); please obtain quotations.



Tiles that have come away



W.C needs repair

Please see the Bathrooms Section of this Report.

9.0) Loft conversion

The loft has been converted and from what we understand Building Regulations and Planning Permission have not been obtained. This is only useable as a storage space/ normal roof as opposed to a habitable room. To bring this up to standard you would need to get Local Authority approval.



Room in the roof

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This may involve the following:-

1. To check and ensure that the floor joists are to the correct standard (we can see that additional joists have been put in).
2. To check that the roof is correctly formed with insulation etc.
3. Adding a proper staircase.
4. Making sure that the property has a suitable fire alarm.

Ultimately you need to have the approval of the Local Authority which can be difficult.

Please see the Roof Section of this Report.

10.0) Services

Electrics

The fuse board looks to be dated circa 1980's/1990's and better are now available. We would suggest this is upgraded as we can see in some areas DIY electrics have been added.



Fuse board



DIY electrics in cupboard in utility room

ACTION REQUIRED: Have an Institute of Electrical Engineers standards (IEE) test and report carried out by an NICEIC registered and approved electrical contractor or equivalent.

ANTICIPATED COST: In the region of £250 - £500 (two hundred and fifty pounds to five hundred pounds); please obtain quotations.

Please see the Services Section of this Report.

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The Ugly

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

We have found more than the average number of things that we would classify as bad. There is no one specific thing that we would put in the Ugly Section, however when putting all the items in the Bad Section together we do feel this makes this a high risk purchase unless you get a reduction in the price based upon the items within the report.

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Other Items

Moving on to more general information.

Maintenance

This type of property is relatively modern (i.e., less than one hundred years old) but nevertheless still requires on-going 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.

Services

Whilst we have carried out a visual inspection only of the services within the property and we would always recommend you have your own specific testing for each of the services

Electrics

We think some DIY electrics have taken place in this property and as such we would recommend an Institute of Electrical Engineers standards (IEE) test and report be carried out. The IEE recommend this should take place whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

There is a wall mounted Baxi boiler within the Utility room. As the property has been rented out there should be certificates from a Gas Safe check that should have been carried out every year.

ACTION REQUIRED: We would recommend that you obtain a copy of this. Nevertheless we would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

We have not been able to lift the drains to the front of the property due to the type of cover. The only true way to find out the condition of the drains is to

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have a closed circuit TV camera report to establish the condition of the drains. In this age of property there have often been leaks over the years.

Water Supply

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

SERVICES ACTION REQUIRED:

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

DIY/Handyman Type Work

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

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 Building 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

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building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

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

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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 roofs, the chimneys and the flashings have to be a major consideration in this property as they are all high level work and are likely to need scaffolding which in itself is costly.

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

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

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

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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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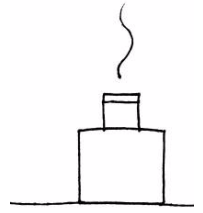
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EXTERNAL

CHIMNEY STACKS, FLUES AND ROOF WINDOWS



Chimney Stacks

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

There is one chimney to this property which is located to the right hand side and sits on the Party Wall (all directions given as you face the property).

Chimney One - right

This chimney is brick finished with a lead flashing and several chimney pots. From what we could see from ground level it looked in below average condition considering its age, type and style. This is based upon the sulphate attack we can see inside the property.



Chimney - right



Chimney

ACTION REQUIRED: Please see our comments within the Executive Summary. Periodically inspect the chimney.

Aerial on chimney

Aerials on chimneys can be damaging to the chimneys as the wires act like cheese wire cutting through cheese!

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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.

Roof Windows

(Known as roof lights or Velux windows which is the trade or generic name)

The property has two manufactured roof windows, which looked in average condition.

There were no signs of them leaking at the time of our inspection. However, it seems inevitable with roof windows that they will sooner or later leak. If this doesn't occur then they seem prone to condensation. Keep a cloth handy!



Roof window



Roof window

Party Wall

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

Party Structures Defined - Party Wall Act Etc. 1996

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

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

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

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

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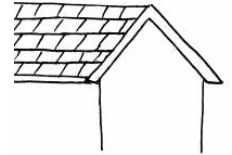
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ROOF COVERINGS AND UNDERLAYERS



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

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

We will consider the roofs in two areas, the main roof and the small porch roof.

Main Roof

The main roof is pitched and clad with a nibbed clay tile and from ground level, this looks in average condition considering the roofs age type and style. However from within the roof space we could see that no protective underlayer has been added.

Whilst this roof may be water tight ninety nine per cent of the time there is still the possibility of wind driven rain causing dampness. Also should a tile be damaged or displaced for whatever reason then there is no secondary protective layer as there is with a roof that has a protective underlayer.



Main roof



Ridge on main roof



Tiles on roof

ACTION REQUIRED: Please see our comments within the Executive Summary and carry out periodic inspections and maintenance of the roof, as required.

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Valley gutter

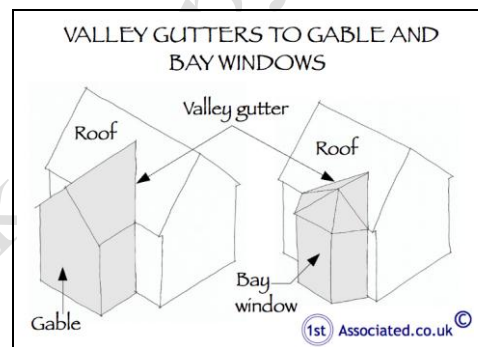
There is a valley gutter to the rear of the property around the dormer window. This appears to be made from GRP (Glass Reinforced Polyester). We do not think these have been in use long enough for us to comment as to whether it is a good material or not. We tend to prefer traditional materials such as lead is used for these important junctions as valley gutters are problem areas.



Valley gutter around dormer window



GRP Valley gutter (rear)



Valley gutter is positioned similar to the ones in this sketch

Dormer Window

To the rear of the property causing the valley gutter is a dormer window which has been used on the rear of the new extension.



Dormer window

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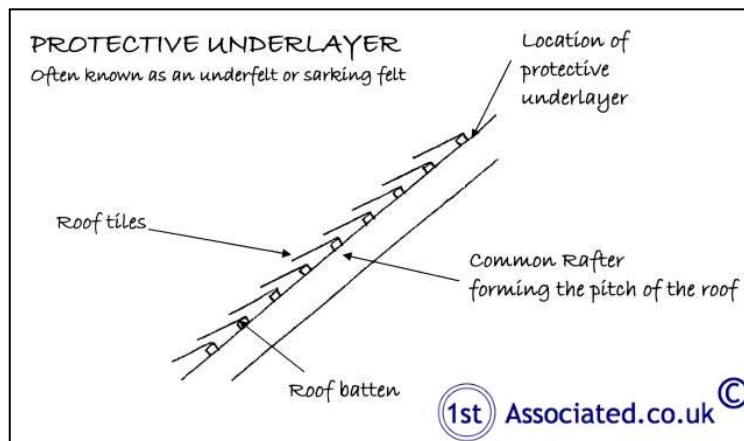
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Protective Underlayer (Often known as the sarking felt or under felt)

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.



Original main roof

There is no protective underlayer to the original roof but there is one to the newer extension. This is a modern protective underlayer and looks to be a breathable variety.



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

This photo shows the common rafters (the ones that form the pitch of the roof) and the nibbed tiles with no protective underlayer.



Extension roof with protective underlayer

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Lead problems

Where the new roof meets the old roof there is an up-stand and problems with regard to the lead flashings.

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

Porch Roof

There is a small porch to the front of the property with a single pitch roof in a similar tile to the main roof. We would comment that there is no downpipe from the gutter. The end cap is missing and will allow water to travel down the front of the door. We would also refer you to our comments on lead flashing within the Executive Summary.



Porch roof with end cap missing

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

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

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

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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 two doors within the walls of the room in the roof. There is no electric light or secured floorboards.

The loft (perimeter) has been viewed by torch light from the door way area, which has limited our viewing slightly.



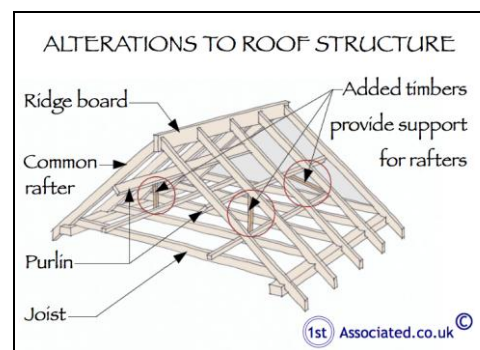
Roof access

Roof Structure

This type of roof structure has what is known as a cut timber roof with amendments. This is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see and may be similar to the sketch below but we literally cannot see it.



Additional timbers added to form the room in the roof floor.



Cut timber roof

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Roof Timbers

We have inspected the roof structure for:

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



General view of inside of roof

Our examination was limited by the general configuration of the roof (room formed within the roof), the insulation, stored items and the builders left over materials. What we could see was generally found to be in average condition for its age, type and style. It is, however, feasible that there are problems in the roof that are hidden.

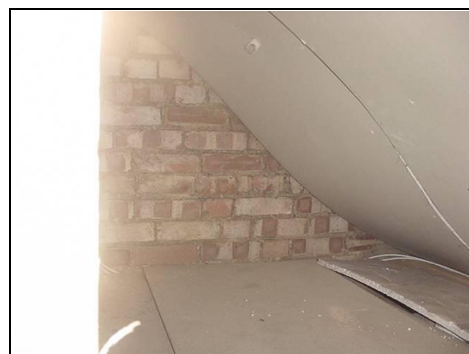
ACTION REQUIRED: The only way to be 100 per cent certain is to have the roof cleared and checked.

Fire Walls

The property has one brick firewall which is located to the right hand side (all directions given as you face the property). The firewalls are also Party Walls.

Fire Walls Defined

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



Firewall

Ventilation

The original roof is naturally ventilated due there being no protective underlayer. The new roof looks to have a breathable protective underlayer.

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Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient quantity of wiring to comment.

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

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

GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

The property has a combination of cast iron and plastic gutters and downpipes. They are in average condition for their age, type and style.

The small amount of cast iron of this age will need maintenance. If regularly maintained it can last longer than plastic, in our experience.

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



Plastic gutter and downpipe



Missing end cap to gutter front entrance or is it a missing down pipe?



Cast iron to the downpipe

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

We would also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

Soil and Vent Pipe

The property has predominantly internal soil and vent pipes with plastic visible at roof level. We assume this was originally external until the new extension on the left hand side was added around it.



Soil and vent pipe flue rear

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.

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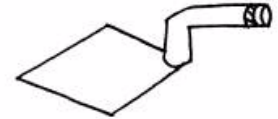
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WALLS



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

The walls are constructed of brickwork (various different bonds) and pebbledash render to the upper level.

Brickwork

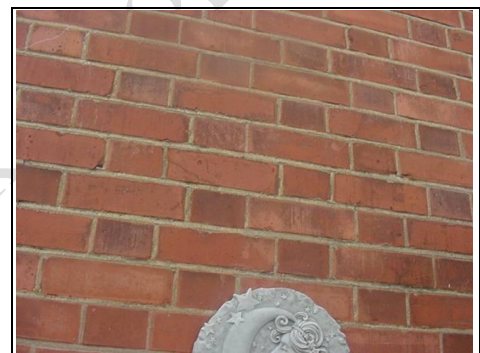
The property originally was built in a brick in a lime mortar in what is known as Flemish bond brickwork. The extension has followed that pattern but we believe it to be a cavity. The exception is the gable end on the left hand side which is stretcher bond brickwork.

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

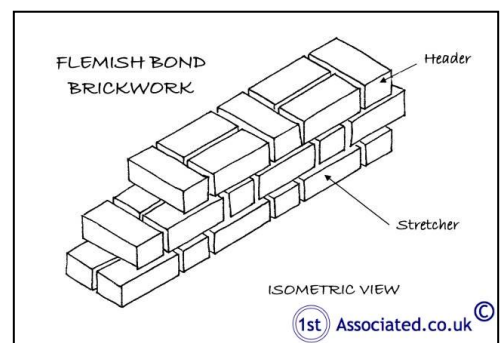
The solid external walls may be liable to penetrating dampness internally, dependent upon their condition and their exposure to the weather. External faces should be kept in good condition.

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

Generally Flemish Bond brickwork is liable to penetrating dampness



Flemish Bond brickwork



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

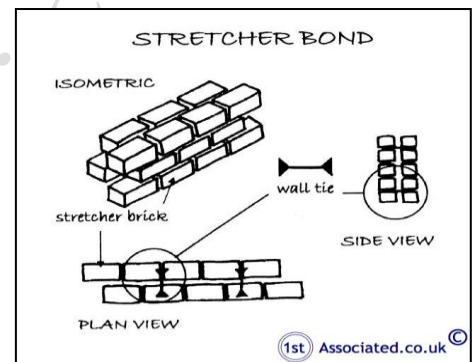
Extension – Gable wall – Stretcher Bond

As is the way with modern properties Stretcher Bond brickwork has been used here. This allows insulation to be put into the cavity.

The term "Stretcher Bond" means that from the outside of the property, you can see a row of the sides of the bricks (known as "stretchers") followed by a course above of the same stretch of bricks set off so the joint is centrally above the "stretcher". This pattern would repeat throughout.



Stretcher Bond



Render

The external walls at first floor level are pebble dashed rendered. With this age of render you will need to carry out constant maintenance.



Pebble dash render

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Cracking

We would advise you that there is considerable cracking in the render on this property.

The cracking in the render mainly relates to the plastic windows that have been added in. It is also in part to do with the old age of the render.



Cracking in render

ACTION REQUIRED: Carry out render repairs.

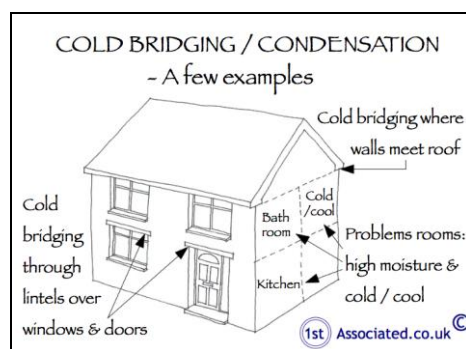
ANTICIPATED COST: In the region of £1,000 - £3,000 (one thousand to three thousand pounds).

Cold Bridging

In this age of property cold bridging may be a problem.

Cold Bridging Defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property, often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.



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

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

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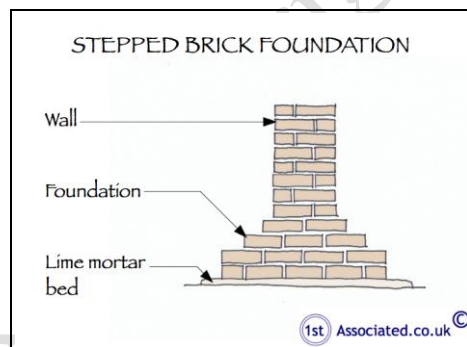
FOUNDATIONS



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

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a stepped brick foundation to the original property and a concrete foundation to the extension often known as deep strip foundation.



Clay

There is a possibility that there is some clay in this area. Any property that stands on Clay is more susceptible than most particularly should drains leak or trees be allowed to overgrow, etc. It is not unusual to have some settlement in properties built in clay areas.

Building Insurance Policy

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

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

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

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

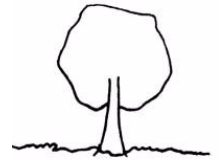
Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

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

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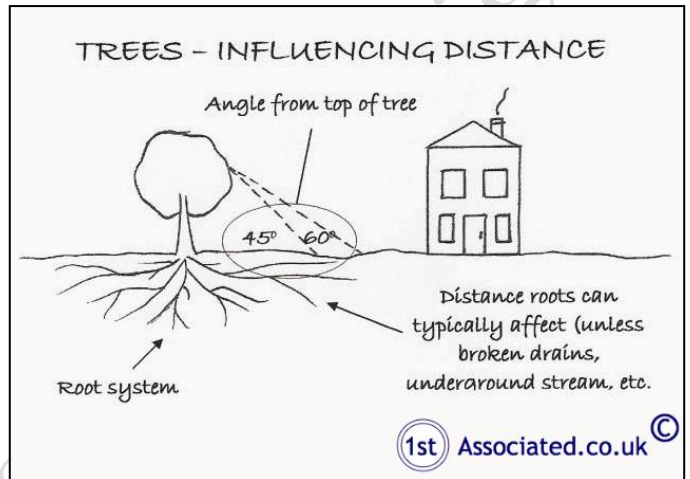
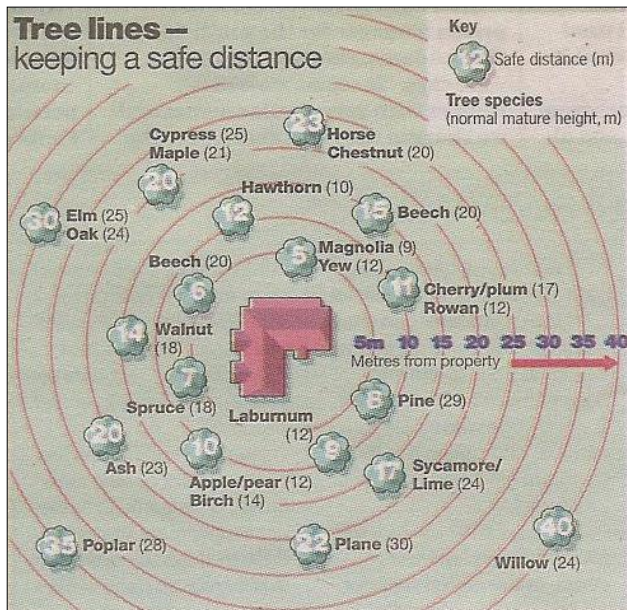
TREES

FOUNDATIONS



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

There are no trees within what insurance companies would term as influencing distance of the property.



Influencing Distance Defined

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

Please also refer to the External Areas Section.

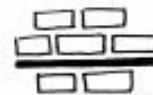
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DAMP PROOF COURSE

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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, we can see a DPC in new extension of the property. This is slightly low. There is an injected damp course visible to the older part of the property.



Picture of DPC in new extension

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

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

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

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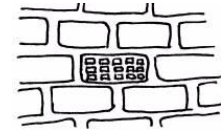
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AIRBRICKS



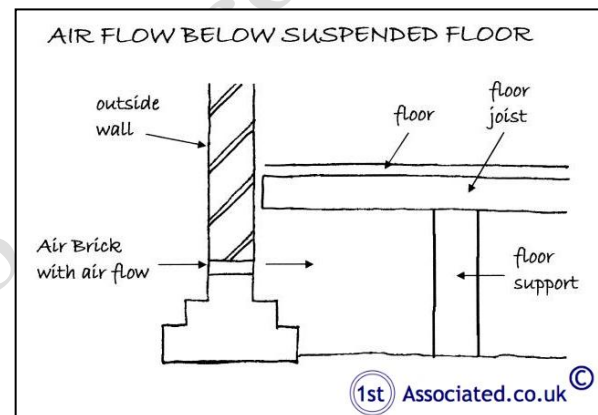
In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances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

Low Level Air Bricks

There are air bricks at low level. Air bricks are essential to have a through flow of air as this helps to reduce the chances of wet rot, dry rot and woodworm.



Air bricks at front of property



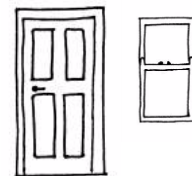
Air brick at rear, possibly blocked

ACTION REQUIRED: Please see our comments within the Executive Summary. You must have airflow underneath the property.

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

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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



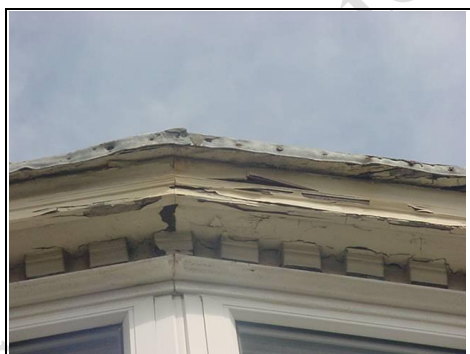
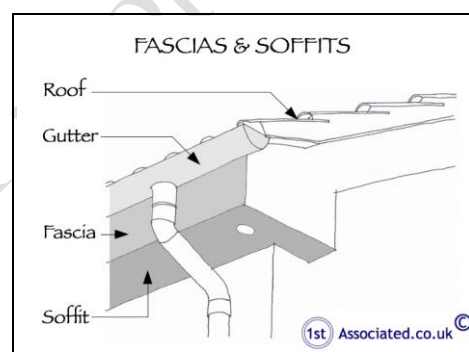
This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

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

Fascias and Soffits

The fascias and soffits are timber and plastic with what we believe to be some over cladding.

ACTION REQUIRED: Please see our comments and photo within the Executive Summary regarding over cladding.



Timber fascias and soffits over bay window are in poor condition.



Vents in plastic fascia and soffits

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Windows and Doors

The property has plastic double glazed windows. The windows in the original property do not have trickle vents and we would term them as being from the cheaper end of the market. We are concerned that they do not have additional structural elements in the windows to the bay and to the rear which has caused the movement in the walls.



Old bay window without trickle vent



- Internal strips from the cheaper original windows have not been cut to correct size

The windows in the extension do have trickle vents.

Trickle Vents Defined

Trickle vents allow a trickle of air through, therefore stopping/reducing the likelihood of condensation occurring within the property.



New window with trickle vent

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

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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.

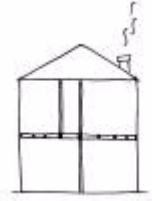
There is very little external decoration to the property other than the remaining timber fascias and soffits. You do however have some render to repair and cracks to seal before the winter of 2012.

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

Please see our comments in the External Joinery section.

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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 original ceilings are likely to have been lath and plaster. However we suspect that because of the amount of work that has been carried out in this property these have been replaced with plasterboard. Where we could see it, the newer part of the property has been built using plasterboard.

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.

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Internal Walls and Partitions

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

Perimeter Walls

The original property would have been constructed with a wet plaster, possibly a lime plaster. We now believe that most of this has either been removed or a skim coat of gypsum plaster has been added as alterations and improvements have been made to the house.

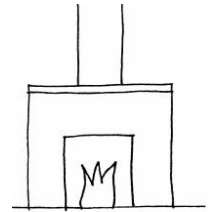
Again, we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this report.

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

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

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

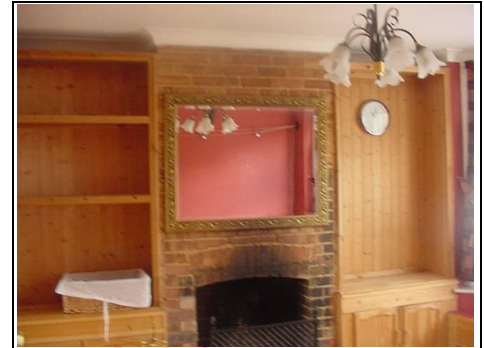
CHIMNEY BREASTS, FLUES AND FIREPLACES



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

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

At the time of the survey no chimneys were in use. However the chimney in the front of the through lounge appears to have been used from the blackness around it.



Chimney breast front of through lounge

ACTION REQUIRED: Please see our comments in relation to the sulphate attack on the chimney within the Executive Summary.

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



Chimney breast rear of through lounge

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

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building. Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.

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FLOORS

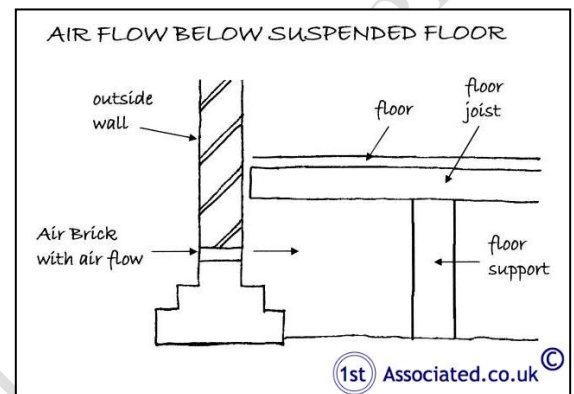


Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

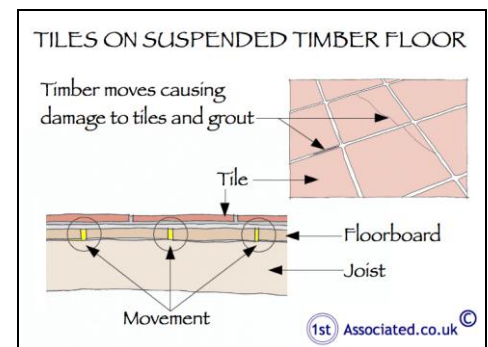
Suspended Timber Floor

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

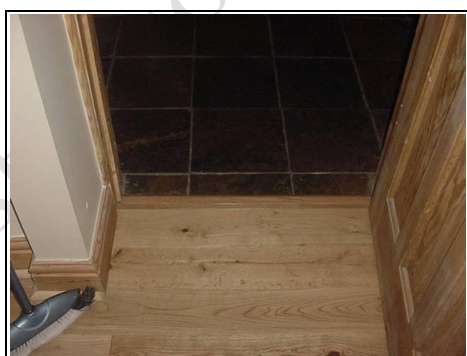


Tiles on a timber floor

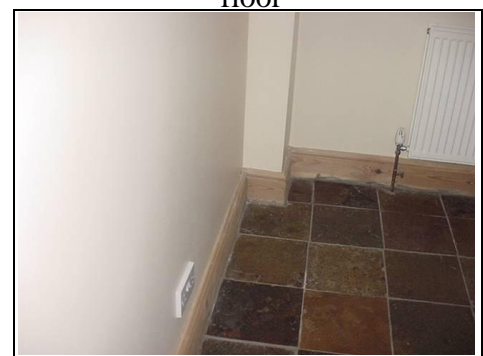
Our concern where floors are tiled is that we physically cannot see the floors. Our other concern is that a hard material such as a tile onto a soft floor that deflects means that ultimately the joints will start to crack and deteriorate and you will need to repoint.



Tiles on suspended timber floor



Laminate and tiles on the timber floor



Tiles on a timber floor

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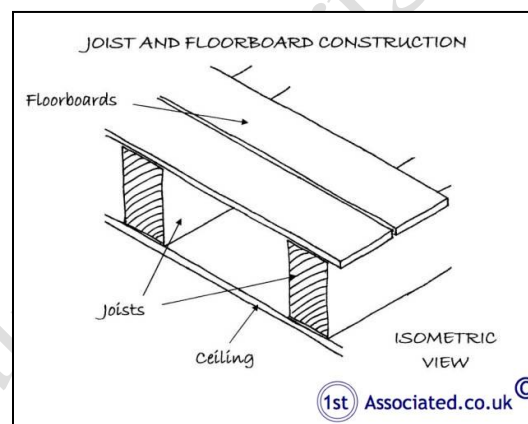
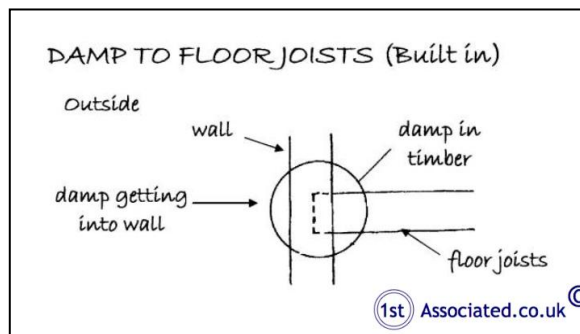
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First Floor

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

Joist and Floorboard Construction Defined

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



Room in the Roof

As we discussed additional joists could be seen in the roof far larger than the original ceiling joists. However these aren't acceptable until approved by Building Regulations.

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

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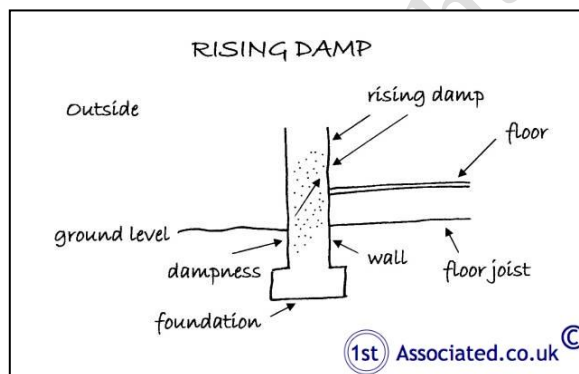


DAMPNESS

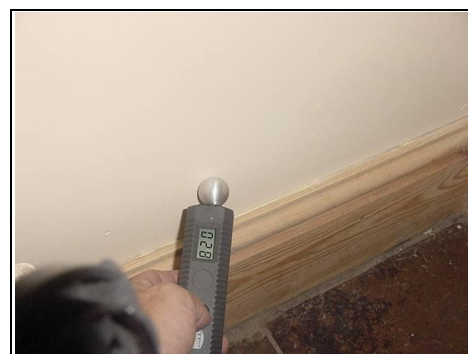
In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

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 a strong argument that true rising damp very rarely is found.



A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found some rising damp to the front bay although this was relatively minor.



Testing for rising damp

ACTION REQUIRED: Please see our comments within the Executive Summary with regard to the inserted DPC visible externally and the need to allow the floor to breathe with airflow underneath it.

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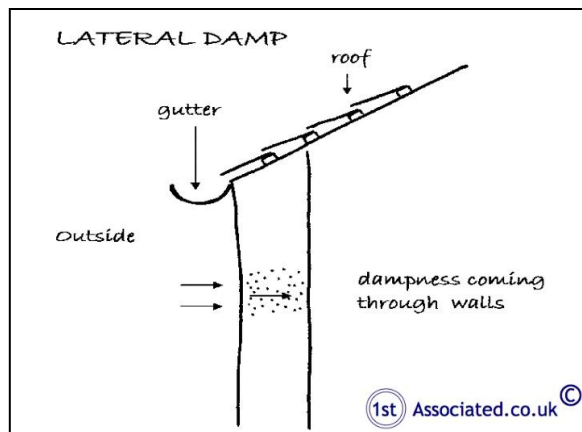
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Lateral or Penetrating Dampness

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

We used a damp meter on the external walls. We have not found dampness. We found it to be in line with what we would expect for this age, type and style of property.



Condensation

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

At the time of the inspection the property was empty and as such signs of condensation are hard to spot. However we did note staining to the front bay window which may well relate to condensation in this area.



Possible sign of condensation

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

Extract fans in kitchens and bathrooms

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

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

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

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INTERNAL JOINERY



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

Doors

The doors are stripped timber panel doors.



Door

Staircase

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



Stairs are lined

Kitchen

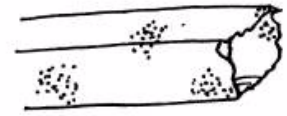
We found the kitchen in average condition, subject of course to some wear and tear as one would expect.

We have not tested any of the kitchen appliances.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing section.

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TIMBER DEFECTS



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

Dry Rot

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

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

We would add that due to the possible dampness underneath the floor there may be a chance, albeit remote of dry rot. We simply do not know without opening up the floor.

Wet Rot

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

We feel there is likely to be wet rot in the timber fascias and soffit boards and also there is likely to be some under the floor due to the dampness readings we got from the blocked air vent.

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

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Woodworm



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

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

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

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

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

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

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INTERNAL DECORATIONS



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

Internal decorations are in average to slightly dated condition.

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

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

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THERMAL EFFICIENCY



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

HIPs

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

Roofs

Some roof insulation was present although not to current Building Regulations requirements of 300mm. In this instance there is approximately 200mm of insulation.

Walls

The walls to the original property are likely to be solid in the sense that they do not have a cavity as a modern property would have. Whereas the walls to the new extension are cavity walls and as such are likely to have insulation added.

Unfortunately it is very difficult to improve the insulation quality of a solid wall without affecting the exterior / interior appearance of it.

Windows

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

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Services

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

Summary

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

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

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

or alternatively www.cat.org.uk

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

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

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

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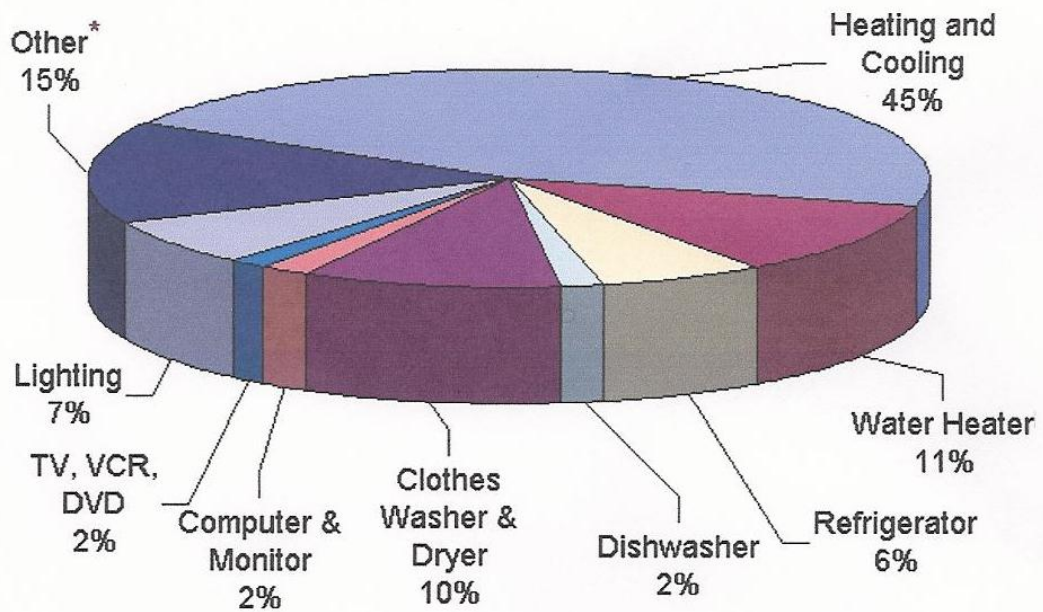
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What does my energy bill pay for?



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

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OTHER MATTERS



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

Security

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

Fire / Smoke Alarms

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



Smoke detector has fallen out of ceiling

ACTION REQUIRED: We would recommend, for your own safety, that the existing smoke detectors are checked. We would also recommend that additional ones are added. We would always recommend a hard wired fire alarm system and are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

Insurance

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

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

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Asbestos

In a property of this age there may well be some asbestos.

In this case we have not noted 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.

Our insurance company requires us to advise that 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.

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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.

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ELECTRICITY



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

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

Fuse Board

The electric fuses and consumer units were located in the cupboard under the stairs. The fuse board looked slightly dated and better are now available. There should be test certificates available as the property has been rented out. We would also comment that we noted what we class as DIY electrics.



Fuse Board

Earth Test

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



Earth Test

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

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.

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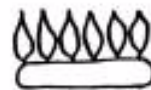
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There is very little we can check for in a gas installation, we do inspect to make sure there is one and that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent Gas Safe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

We are advised that the property has mains gas. The consumer unit is located in the cupboard under the stairs.

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



Gas in the cupboard under the stairs

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.

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PLUMBING AND HEATING



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

Water Supply

The controlling stopcock was not located. This is normally under the sink.

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

ACTION REQUIRED: Ask the owners to show you where it is.

Water Pressure

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

Cold Water Cistern

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

Plumbing

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



Radiator is leaking slightly

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Heating

The wall mounted boiler was located in the utility room. It is manufactured by Baxi.

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

Ten Minute Heating Test

There was no owner / occupier at the property and therefore we do not turn the heating on in case there is a problem with it.

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.

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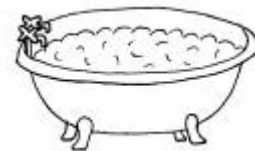
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BATHROOM



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

Family Bathroom – First Floor

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

Shower Room – First Floor

The shower room has damaged wall tiles and a broken W.C. We did not test the shower to see if it leaked or not.

Cloakroom

The property has a small cloakroom on the ground floor consisting of a wash hand basin and W.C. We would argue that it is better to have a small cloakroom than no cloakroom at all!

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.

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MAIN DRAINS



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

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

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

Inspection Chambers / Manholes

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

We have identified one inspection chambers / manholes to the front of the property in the brick paves.

Manholes Defined

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

Inspection Chamber / Manhole One - front

We have not lifted the manhole.



Manhole (front)

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

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal. It is likely in this age of property that it is a combined drain.

These can be a problem during heavy rainfall and peak periods, such as the 9 o'clock rush to work with combined drains backing up.

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.

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OUTSIDE AREAS

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

FRONT GARDEN / PARKING

The front garden has been given over to parking. We were pleased to see there was a dropped curb meaning that it is an official parking area.



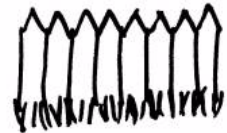
Front parking area

EXTERNAL AREAS

Rear Garden

The property has a large rear garden that drops away with a decking area adjacent to the house which steps down into the garden.

ACTION REQUIRED: The decking requires work. We note that we find older decking becomes slippery. Also the left hand fence would benefit from redecoration (assuming it's yours).



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Rear Garden



Patio/decking area



Fence needs repairing (rear left)

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

We spoke to the left hand neighbour. They had no problems.

Right Hand Neighbours

We knocked but no one answered the door.

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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) Removal of any walls in part or whole.
 - ix) Removal of any chimneys in part or whole.
 - x) 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.

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- 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.

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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**.

This Report is dated xxxxxxxx

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REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
By Mark Brinkley, Published by Burlington Press

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated xxxxxxxxxx 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.

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WEATHER

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

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

NOT LOCAL

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

EMPTY PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited as we did not have full access to the roof as there is a room formed within the roof. We were also not able to open up the ground floor, first floor or top floor. As the property was empty we did not have the benefit of talking to the owners or them answering our usual question and answers.

We would like to thank you for meeting us at the property.

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BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

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APPENDICES

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

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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.

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

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