

RESIDENTIAL BUILDING SURVEY

Merton, London. SW19



FOR
Mr X

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

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INTRODUCTION

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

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

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

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

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey detached property which has been extended, amended and altered over the years. The front garden has been given over to parking for two cars and has a good size rear garden. There is a lean to garage type construction to the side (your legal advisor to check and confirm that this has Planning Permission and Building Regulations Approval and also the rear extension), please see our comments with regard to this in the report.

We believe that the property was built 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 age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1914-1918	World War I
1920s	Television Invented
1927	Charles Lindbergh flies across the Atlantic
1928	Vote for Women aged over 21
1928	Alexander Fleming develops penicillin
1939-1945	World War II (6 June 1944 D-Day)

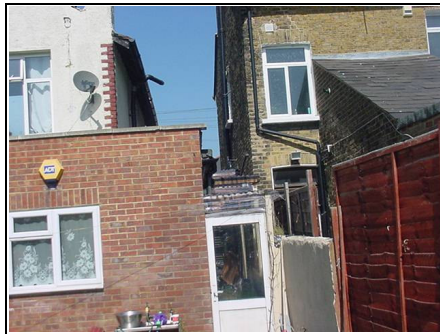
EXTERNAL PHOTOGRAPHS



Front view



Rear view



Extension and left hand side view



Rear Garden

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ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Entrance Lobby
- Through Lounge
- Rear Kitchen with cloakroom

First Floor

The first floor accommodation consists of:

- Two front bedrooms
- Two rear bedrooms
- Bathroom

Outside Areas

The front garden has been given over to parking for two cars, there is a good size garden to the rear.

There is a lean to garage type construction to the side (your legal advisor to check and confirm that Planning Permission and Building Regulations Approval has been granted).

INTERNAL PHOTOGRAPHS

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

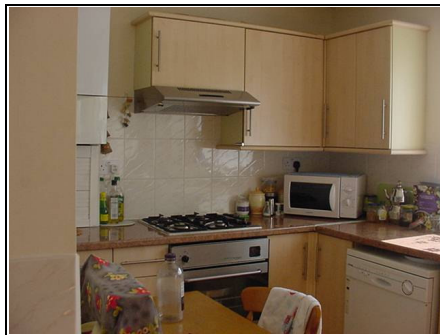
Ground Floor



Lounge to front



Lounge to rear



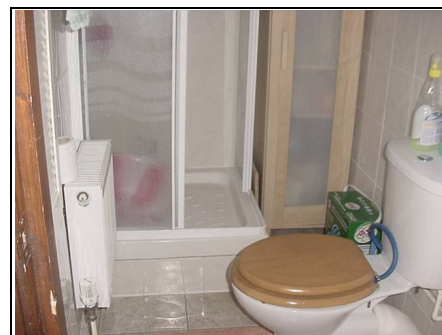
Kitchen



Utilities area



Dining area at end of kitchen



Cloakroom

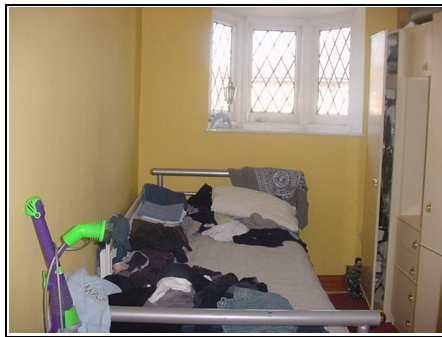
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First Floor



Front left hand bedroom



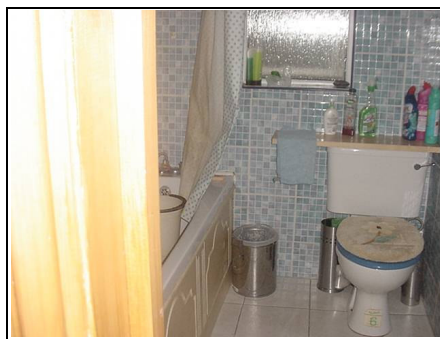
Front right hand bedroom



Rear left hand bedroom



Rear right hand bedroom



Bathroom

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Two brick chimneys to the right hand side
Main Roof:	Pitched nibbed clay tile roof
Flat Roof to rear:	Single storey felt roof
Gutters and Downpipes:	Plastic maybe some original cast iron remaining
Soil and Vent Pipe:	Plastic
Walls:	Predominately painted render with some feature brickwork. Stretcher Bond brickwork to the rear extension with a mixed style of brickwork (assumed)
Fascias and Soffits:	Painted timber
Windows and Doors:	Timber and plastic single and double glazed

Internal

Ceilings:	Mixture of lath and plaster and plasterboard (assumed)
Walls:	Hollow and studwork and perimeter walls mixture of lath and plaster and gypsum plaster (assumed)
Floors: Ground Floor:	Suspended timber to front of the property and unknown floor to the rear (assumed)
First Floor:	Joist and floorboards embedded (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (assumed). The electricians were not found and the boiler is a Vokera.

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

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

EXECUTIVE SUMMARY



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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 190 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.

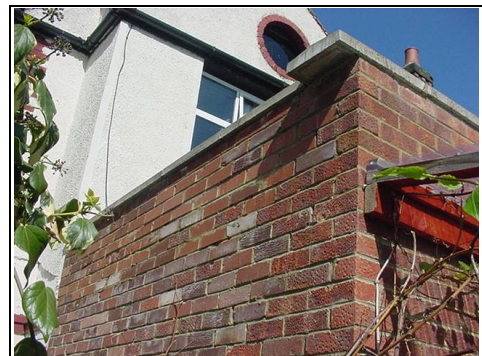
This property is a high risk property to purchase even when considering the property's age, type and style. You need to consider very carefully this potential purchase and we have divided the Executive Summary into 'The Ugly', 'The Bad' and 'The Good', to help distinguish what in our mind are the main issues.

The Ugly

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

1.0) Movement to the rear of the property (all directions given as you face the property).

- 1.1 There has been movement to the rear of the property and to the right hand side. We believe that the movement has been caused by a combination of issues these are:-
- 1.2. DIY quality construction of the rear single storey extension not being tied into the main structure correctly.





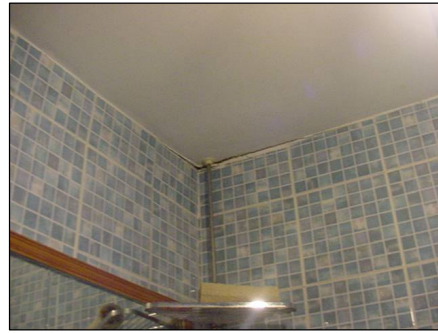
Close up of the cracking to the wall between extension and original building



Cracking to the rear render really concerns us.



Movement between wall and ceiling in the first floor bathroom



Close up of movement

1.3 Leaking of the drains which may have been caused by the movement in the rear of the structure or alternatively have caused it.

ACTION REQUIRED: The present owners to make an insurance claim and to have this agreed by the insurance company this needs to be confirmed by your legal advisor prior to the purchase taking place as we would not proceed with the purchase without the insurance claim in place. We would advise that you would then continue with the same insurance company but you do need to check that your liability would be limited to the excess on the insurance policy.

1.4 Given the quality of the extension there may also be problems with the foundations beneath the property and their basic construction. Without opening up we have no way of knowing.

2.0) Movement to the right hand side of the property (all directions given as you face the property).

2.1 There is also movement to the right hand side of the property which we feel is a combination of issues including the movement mentioned above to the rear extension and also and mainly we feel it is due to removal of the original structural studwork partitions and replacement with a modern structural partition. This combined with the removal of the wall on the ground floor which has then had a lintel put on it, as you are aware and as we showed you, we could see the deflection present in the floor. Another possible issue could be leaking drains as they run along the right hand side of the property.



Cracking to the right hand side walls and ceiling



ACTION REQUIRED: An insurance claim needs to be made by the existing owners particularly concerning the rear extension identifying this movement. We also recommend that you have a closed-circuit TV camera report carried out in the drains as soon as possible, this is in your best interest to identify if there are any leaks to them. This is likely something that the insurance company will do as well as monitoring the property but we feel it would be prudent to have it carried out as quickly as possible.

ANTICIPATED COST: A few hundred pounds for the drainage investigation and report; quotations required.

There are more than the average number of 'Bad' things that would put many people off purchasing the property.

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) Problems to chimneys

You can see that some of the chimneys are weathered and in need of re-pointing and in the rear right hand room dampness is coming through.

ACTION REQUIRED: The chimneys need re-pointing and the flashings checking. This is high level work and we recommend that professionals carry this out.

ANTICIPATED COST: In the region of £5000 to £10,000 as it will require scaffolding which you will have to get permission from your neighbours to erect as it is likely to be positioned on their land.



Dampness coming into the rear right hand chimney

2.0) Garage-like structure to the left hand side of the property (all directions given as you face the property)

The garage-like structure to the left hand side of the property has been built to DIY quality at best and currently discharges water onto the neighbours' property.

ACTION REQUIRED: You need to speak to your left hand neighbour and check to see if there is any dampness coming through and we would suggest that the structure is completely separated from your neighbours' property.



Amazing construction of left hand garage

A second action point is for your legal advisor to check and confirm the garage has Planning Permission and Building Regulations Approval.

Please see the Outside Areas Section of this Report.

3.0) Rear Extension

It is essential that your legal advisor checks and confirms that Local Authority Planning Permission and Building Regulations Approval have been obtained with all documentation signed off for the rear extension.

4.0) Rising Damp

The property to the rear extension has rising damp, which again calls into question the quality of the build or it could relate to a combination of factors such as:-

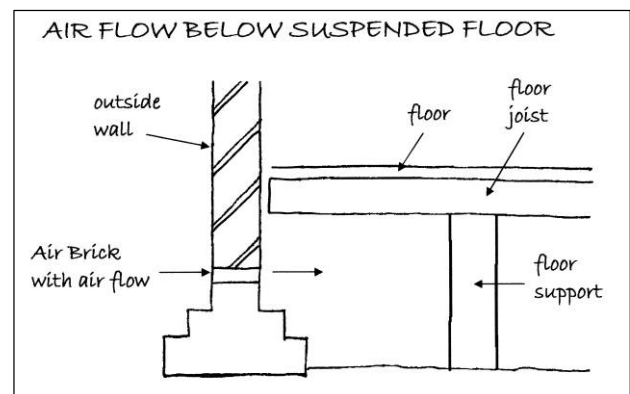


Rising damp



Rising damp

The suspended timber floor, you are meant to have a through flow of air which is being blocked although we did note airbricks to the front and the right hand side of the property but the airbricks to the rear looked to be blocked.





Rear airbrick partially covered



Airbrick to the side

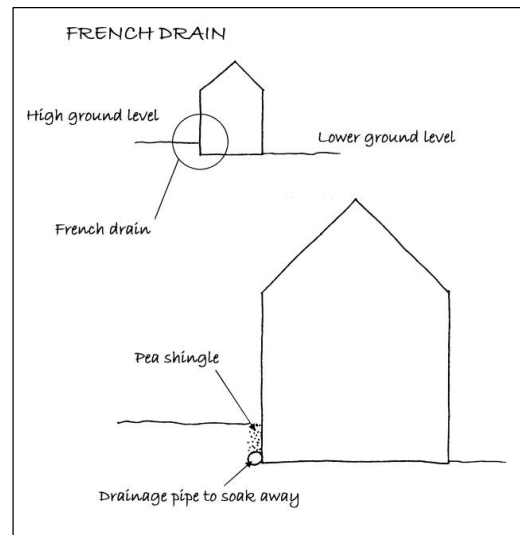


Front airbrick

ACTION REQUIRED:

- i) Clear the debris to the side of the building to ensure that nothing is transferring the dampness into the property.
- ii) Check the ground levels, if they are too high then you need to add a French drain.
- iii) Open up the floor structure and check that there is an airflow underneath it and add vents as appropriate to ensure that there is a continuous airflow.

ANTICIPATED COST: You will need to open up the floor which will be a few hundred pounds and it will then depend upon your findings. This could literally run from a few hundred pounds to a few thousand pounds dependent upon what you find. Once you have eradicated the problem you need to re-plaster and redecorate, the problem could be as simple as a build up of high ground level around the outside of the property. You may wish to consider putting a French drain along the side if it is appropriate, we are more than happy to advise further once you have carried out this investigation work; quotations required.



Please see the Airbricks and Dampness Sections of this Report.

5.0) Deflection to first floor

The first floor right hand side (all directions given as you face the property) bedrooms floor deflects more than we would expect. There are stress marks in the walls, this we think is in relation to the floor not having appropriate support and the central wall having been replaced and where it takes the strain from the supporting struts from the roof above.



Wall removed

ACTION REQUIRED: You need to revisit and be happy with the deflection in the floor, this is a characteristic of the property.

Please see the Floors Section of this Report.

6.0) Flat roof in below average condition

There is a felt flat roof and our main concern is that the roof is flat and does not fall towards the outlet. In addition to this the felt covering is also blistering and needs repairs to these areas. We would also add that the lead flashings have been incorrectly embedded into the wall using cement mortar and this should have the appropriate mastic.



Blistering to roof

ACTION REQUIRED: The cement mortar to be removed from site and re-pointed in appropriate mastic.



Poor quality lead flashings

Please see the Roof Section of this Report.

7.0) Front flat roof

The front flat roof seemed to be lying in place rather than being fixed in place.

ACTION REQUIRED: We would recommend replacement at the same time repair work is carried out to the main rear flat roof.



Please see the Roof Section of this Report.

Poor quality front flat roof

8.0) Re-pointing to the property as a whole

There are areas of brickwork which we would generally recommend are re-pointed in appropriate lime mortar

ACTION REQUIRED: Re-point in appropriate lime mortar.



Brickwork needing re-pointing in appropriate mortar

Please see the Brickwork Section of this Report.

9.0) Polystyrene ceiling tiles

There are polystyrene ceiling tiles in the rear right hand room which are no longer recommended due to problems if there is a fire as they drip molten plastic down.

ACTION REQUIRED: Replace polystyrene ceiling tiles



Polystyrene ceiling tiles

Please see the Ceilings Section of this Report.

10.0) Electrics

No electric meter found, as you are aware the lady did not speak enough English when asked about this for us to check further. It commonly is located under the stairs and may well have been relocated when the alterations and amendments were carried out, as you know the main focus of this report is on the movement. It is highly unlikely that there is no meter however we thought we would bring this to your attention. You need to check and confirm this matter when speaking to the estate agent/owner.



Earth Test

Earth Test was satisfactory.

Please see the Services Section of this Report.



DIY extensions to the electrics? – electric cabling travelling across the flat roof, we would expect an electrician to run this more professionally.

11.0) Wet Rot

Wet rot was found to some of the wooden windows to the front of the property.



Please see the Windows Section of this Report.

Testing for wet rot at front window

The Good

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

1.0) The property has potential.

2.0) Originally it was a well built structure it is the alterations that have happened after that are causing the problems.

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

Other Items

Moving on to more general information.

Electrics

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

ACTION REQUIRED: As the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC registered and approved electrical contractor carry out an inspection, test and report. We would refer you specifically to our comments on the Electrics in the Executive Summary.

Maintenance

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

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

DIY/Handyman Type Work

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

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Costs

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

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

SUMMARY UPON REFLECTION



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

You need to carry out further investigations with regard to Local Authority searches on Approvals and also you need to obtain estimates prior to legally completing on this property and be happy that the insurance claims are transferable to yourself once the present owner has advised the insurance company of the claim and the company has confirmed this. As you work in the insurance sector you will appreciate you will then have a limit to the excess on future claims.

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.

If you so wish we can prepare specifications and obtain quotations for the work, whatever you do don't allow the estate agent to organise the quotes as he will utilise people he regularly uses who know they have to keep in with him/her to get further work and therefore are very keen to please the estate agent, as opposed to you the real client and at the end of the day it doesn't take long to organise.

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

MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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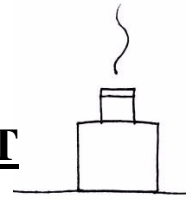
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EXTERNAL

CHIMNEY STACKS, FLUES AND PARAPET WALLS



Chimney Stacks

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

We could see two chimneys to this property they are both located to the rear left and right hand side, there may be an additional chimney to the front right hand side. Considering each in turn:

Chimney One – to the right hand side

This chimney is brick built with a render finish with two chimney pots with cement flashings. From what we could see the chimney looks in below average condition and needs re-pointing in an appropriate mortar. The top of the chimney known as the flaunchings we could not see but we could see internally that there is dampness.

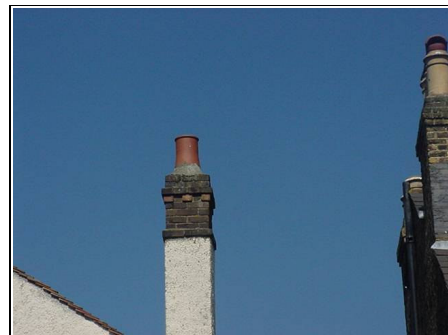


ACTION REQUIRED: Re-pointed needed.

Rear right hand side chimney

Chimney Two – to the left hand side

This chimney is brick built finished predominately in render and needs a close inspection, as our view is limited, but we suspect it is also allowing dampness into the property as with chimney one.



ACTION REQUIRED: Carry out minor repairs, ideally when the chimney work and flat roof work is being carried out.

Close up of left hand side chimney

Chimney Three?

We believe there may also be a third chimney to the front right hand side of the property (or has been a third chimney in this position) due to the way the chimneys are and the fireplaces together with our typical knowledge of this type of construction. There may be a chimney in the area of the cracking to the right hand side and which may in taking down or partially taking down is also affecting the cracking. Unfortunately our view is very limited on this side; we would need a tower scaffold to access this area properly.

Flaunchings Defined

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

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.

Parapet Walls

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

In this case there are parapet walls to flat roof to the rear, which are brick built with a coping stone. They are of the same DIY quality of the whole construction and may well be letting in dampness to the property based upon the mix of bricks and stone.

ACTION REQUIRED: Parapet walls all need checking to see if they are watertight.



Parapet wall to flat roof

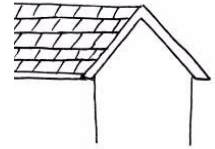
Where the flat roof meets the parapet wall there is a felt flashing and we much prefer a lead flashing.

ACTION REQUIRED: Replace the felt flashing with a lead flashing and check the parapet wall coping stones and the brickwork.

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

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

ROOF COVERINGS AND UNDERLAYERS



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

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

We will consider the roofs in two areas, the High Level Roofs and the Low Level Roofs.

High Level Roofs

Main Roof

The main roof is pitched and clad with a clay tile, believed to be a nibbed clay tile overall the areas we could see which account for approximately 10% of the main roof (we had a very limited view) were in average condition. However, we would add that these tiles are old and we generally find that some repairs are required as they are starting to spall and will need repair/ replacement periodically.



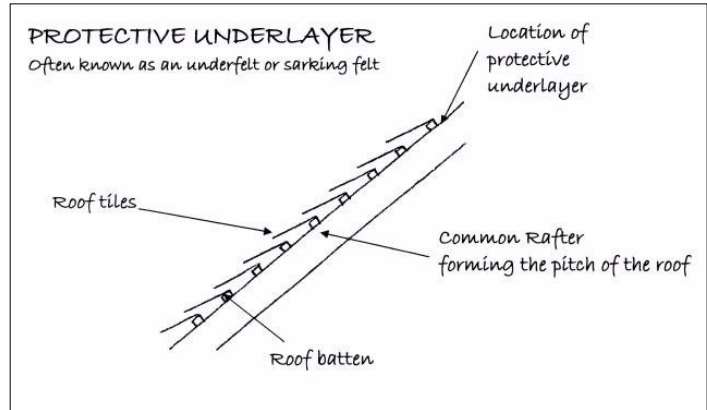
General view of main roof

Spalling Defined

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

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

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



The inside of the roof is close boarded, which is one of the strongest constructions we have come across in this type of house construction. This is in average condition and we could see minimal staining indicating that there are minimal leaks. Remember we have not been able to view this roof properly.



Roof general view looking towards the rear. This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the close boarding.

Close Boarding Defined

These are timbers positioned on the common rafters which are butt jointed together. They add to the wind resistance and water-tightness of the roof together with the overall structural integrity of the roof. Usually this type of roof does not have an underfelt, this can lead to problems if the roof is not cross-battened as wet rot will occur to the underside of the timbers. This is very difficult to identify.

Flat Roofs

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

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

There are three flat roofs to the property; one to the front at low level, the garage plastic roof and the rear felt roof.

Front low level flat roof

There is an usual felt roof with a glazed section, please see our comments in the Executive Summary.



Front flat roof

Rear Flat Roof

The flat roof is located at the front of the property and is covered with felt. We found blistering on the roof and poor quality repairs.

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



Rear flat roof

FLAT ROOFS GENERAL INFORMATION

Flat roofs typically have a life between 20 and 30 years, depending upon the quality of workmanship, materials and decking, although some roof manufacturers do claim longer.

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

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

Plastic sheet side Roof

This garage type construction to the left hand side of the property (all directions as you face the property) which is of DIY construction has a basic plastic roof present. The roof is poorly bedded against your building and also looks to discharge water onto next doors property.



ACTION REQUIRED: You need to speak to the next door neighbours to find out if dampness is coming through and we would suggest that the structure is completely removed from being attached to next doors property. If you do take support from next door then you will need a Party Wall notice.

Plastic sheet roof



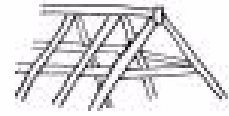
Two sides of roof discharge onto neighbour's property

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

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

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

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

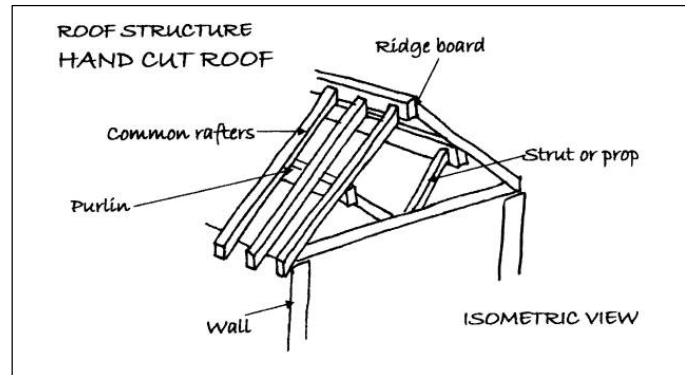
Main Roof

Roof Access

The main roof is accessed via the loft hatch located on the landing. There is a no loft ladder or electric light, but it does have some unsecured floorboards. We would recommend that a ladder, electric light and secure floorboards are added to make the roof safer and easier to use. The loft has been viewed by torch light.

Roof Structure

This type of roof structure has, what is known as, a cut timber roof, which is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see although it does have close boarding which we feel makes a stronger structure.



Cut timber roof with close boarding

Roof Timbers

We have inspected the roof structure for:

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



Roof timbers

Our examination was limited by the general configuration of the roof, the insulation and stored items. What we could see was generally found to be in average condition considering its age with some minor condensation and damp. 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.

Water Tanks

The water tanks have not been found, it is possible but unlikely the first floor bathroom is feed direct.

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are cleaning your teeth with this water it is best that it is as clean as possible!

Ventilation

We did not see any vents to the roof to help prevent condensation. We find condensation is more likely in highly insulated roofs such as this all things being equal.

ACTION REQUIRED: Add vents.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

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

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

The plastic used is the older style with is effected by sun light and looses its colour slight and does become brittle over the years.



Downpipes

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

Soil and Vent Pipe

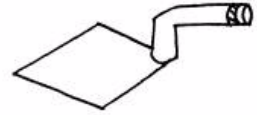
There is a plastic soil and vent pipe on the left hand side of the property (all directions as you face the property) which should discharge and metre above the verge of the property as you can see it does not. This would normally be taken through the roof rather than being swan necked around it, again this looks like DIY work.



Soil and vent pipe should be pointing upwards

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

WALLS



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

Render

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



Cracking to the render

Render Defined

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

Cracks

We did note that there are hair line cracks to the property, some of which have been filled/repaired. All cracks need sealing as soon as possible to stop dampness getting in the property.



Render at the rear

We find that generally people, are becoming more and more concerned about any cracks in buildings

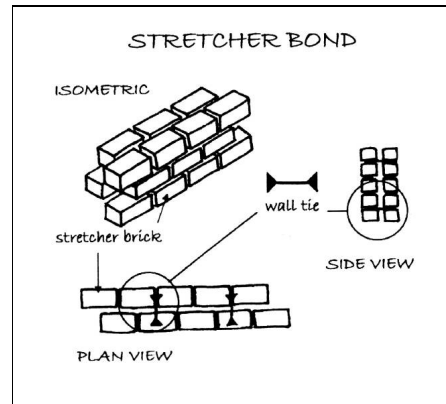
ACTION REQUIRED: Please see our comments in the Executive Summary. We would recommend redecoration of the render within the next two years by the summer of 2012.

Brickwork

The walls are built in brick and bedded in cement mortar in what is known as stretcher bond brickwork.

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".

We generally found the new brickwork was not particularly good where it could not be seen for example the sides of the property which does make us wonder what else is happening where the brickwork cannot be seen. Our concern is that the rear extension is DIY standard and there is some re-pointing of brickwork required.



Stretcher bond brickwork to rear extension



Mixture of bricks

Vertical Tiles

The property has vertical tiles to the front bay and the gable end, these are in average condition and were a feature of this age of property.

General Information

Tiles may be fixed directly to a wall or battens or, indeed, counter battens. It is necessary to nail all tiles and it is also good practice to use an underfelt and lap the tiles to approximately two inches (30 mm).



Vertical tiles

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

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

FOUNDATIONS



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

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

London Clay

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

Building Insurance Policy

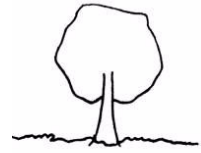
Please see our comments in the Executive Summary with regard to continuing with the same insurance policy once the existing owners have made an insurance claim.

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

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

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

TREE

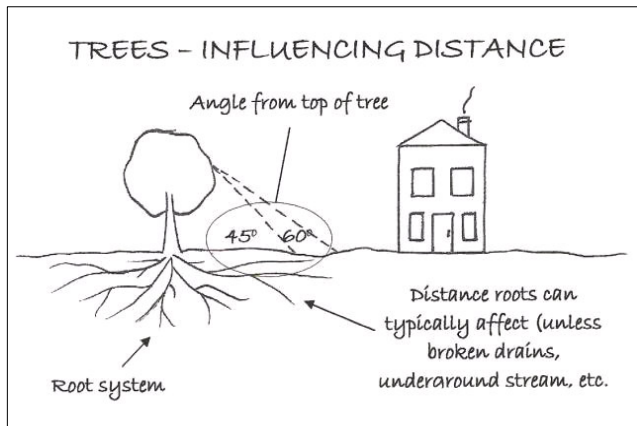
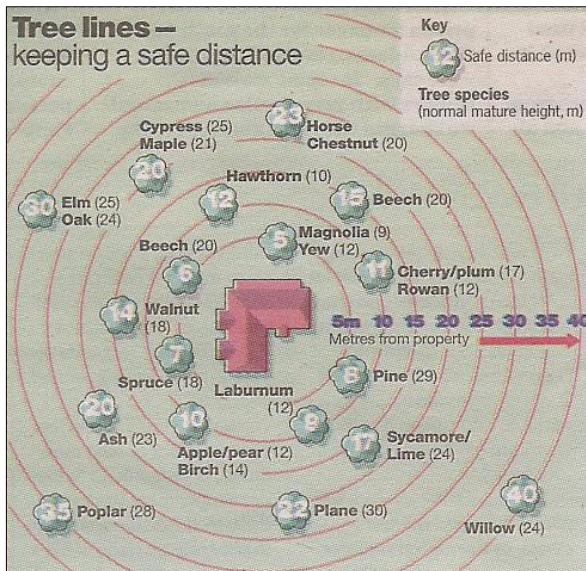


Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are no trees within your garden that are within influencing distance of the main house.



Rear garden



Influencing Distance Defined

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

Please also refer to the External Areas Section.

DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, unfortunately we can't see a DPC to the property because of the render. We did find dampness it is likely to have had a damp proof course originally.

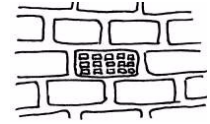


Render obscuring view of damp proof course

The rising damp we found was to the newer section. Please see our comments in the Executive Summary.

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

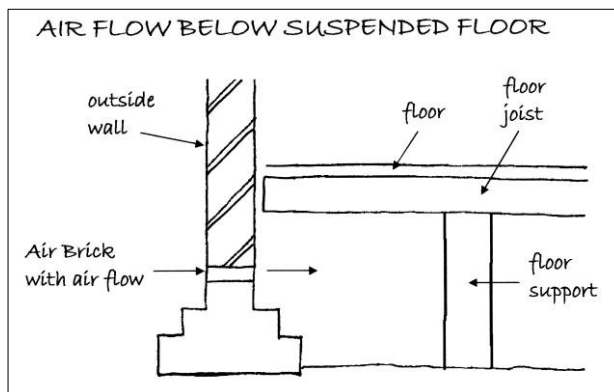
AIRBRICKS



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

We noted air bricks at the front of the property, and rear and side which indicates a suspended floor.

ACTION REQUIRED: You need to ensure the air vents are kept clear to vent the floor. Please see our comments in the Executive Summary.



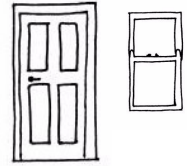
Airbrick right hand side

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.



Airbrick at rear partially covered

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 majority of the fascias and soffits are hidden behind the guttering however where it is exposed it can be seen to be in poor condition.

ACTION REQUIRED: We recommend redecoration by the summer of 2012.



Fascia boards in need of redecoration although most hidden behind guttering

Windows and Doors

The property timber double glazed windows without draft seals and trickle vents. Some of these are in a poor condition please see the example in the Executive Summary where we could literally push our pen into the window. With the quality of the construction of the property as a whole we would give the following warning with regard to double glazing.



Timber degrading

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long term solution. Enquiries should be made as to the existence of any transferable guarantees.

Generally it is considered that double glazed units have a life of about ten years.

ACTION REQUIRED: Please see Executive Summary

Trickle Vents Defined

Small vents to the windows to allow air movement inside the property to stop a build up of fumes or humidity.

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.

EXTERNAL DECORATIONS



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

Generally overall the external decorations are in below average condition and we believe will require redecoration ideally immediately to minimise the future repairs prior to the summer 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.

INTERNAL

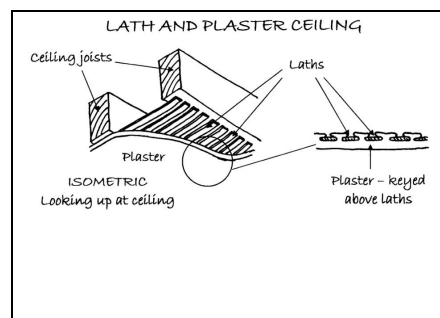
CEILING, WALLS, PARTITIONS AND FINISHES



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

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to have been finished in a variety of ways, from the original lath and plaster to more modern plasterboard particularly for example in the extension.



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.



Lath and plaster ceiling

Internal Walls and Partitions

Removal of central wall to the ground floor

This wall has been removed and has resulted



Removal of wall

in deflection above and is possibly a contribution to the cracking that is in the property.

Supporting wall first floor

We believe the original supporting central wall on the first floor has been removed and replaced with a modern studwork wall which is not structural. The only way to be certain of this would be to open up studwork partitioning however the cracking within the bedroom does tend to indicate that this is the case.

Cracking to the rear of the property

There is cracking in internal walls to the rear of the property which we believe relates to the quality of the rear extension. Please see our comments in the Executive Summary.

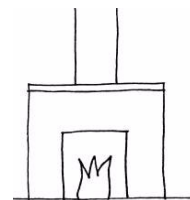
Perimeter Walls

Generally originally finished with a lime plaster and to the modern areas with a plasterboard, we would comment that there is cracking to some of the external walls typically the first floor right hand side and generally the rear ground floor of the property. Please see the Executive Summary with regard to these areas.

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 of the property and to the rear of the property which we assume is the old boiler room (all directions given as you face the front of the property).

ACTION REQUIRED: Please see our comments in the Executive Summary with regard to repair work to these areas and the dampness getting into the rear right hand side chimney and the possibility of the front right hand chimney being a contributory factor towards the cracking on the right hand side of the property.

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

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

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

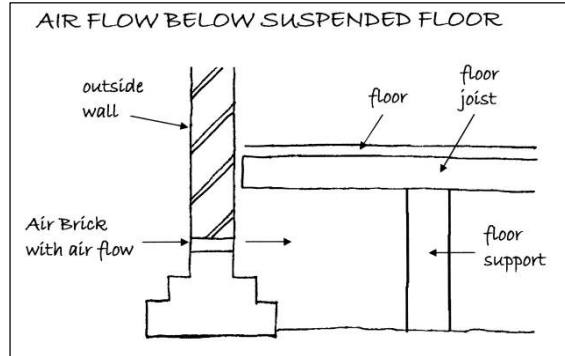
FLOORS



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

Ground Floor

We assume that the ground floor construction is a suspended timber floor with the exception of the rear extension which we are not certain as to its construction as we have mentioned elsewhere in this report generally we would term it is DIY construction and without opening up the floors we cannot be certain what is there.



Suspended Timber Floor Construction Defined

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

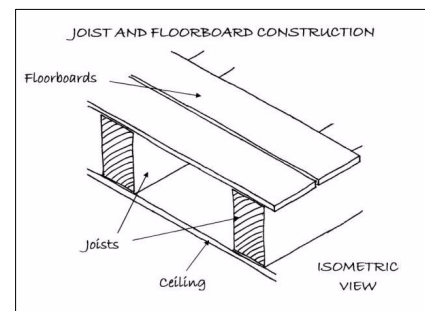
First Floor

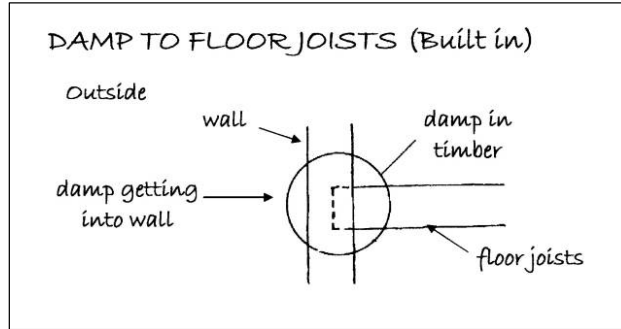
We have assumed that the first floor construction is joist and floorboards, as this is typical in this age of property.

The floor has joists and floorboard construction with embedded timbers and it deflects which we believe is predominately due to the removal of the wall on the ground floor but also may be due in part to rotting embedded timbers.

Joist and Floorboard Construction Defined

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





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

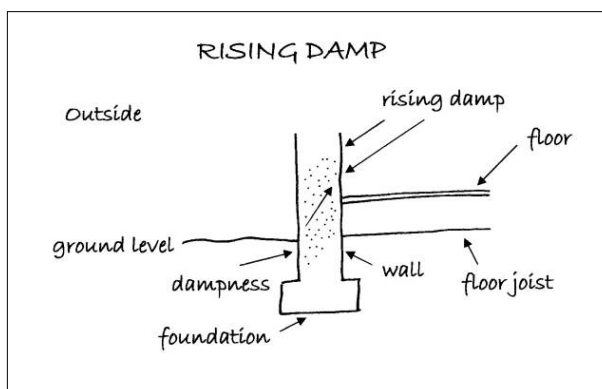
DAMPNESS



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

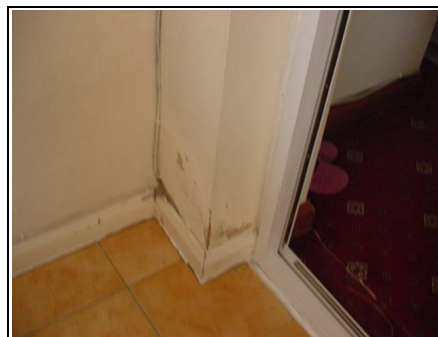
Rising Damp

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



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

ACTION REQUIRED: Please see our comments in the Executive Summary



Rising damp

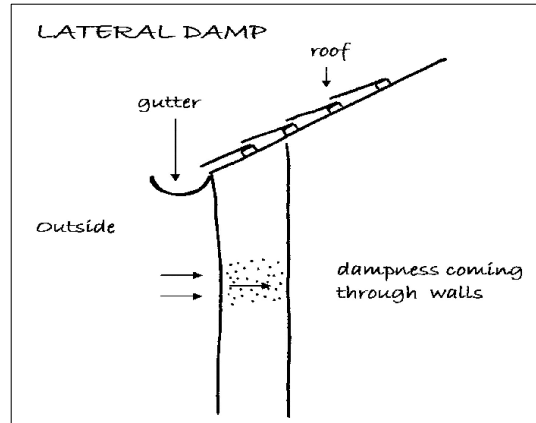


Rising damp

Lateral or Penetrating Dampness

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

A visual inspection was carried. No significant penetrating/lateral dampness was seen. We found lateral dampness to the rear right hand side chimney and it is likely that it is coming into the other chimneys unless repair work is carried out.



Condensation

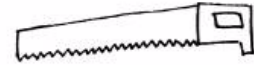
This is where the humidity held within the air meets a cold surface causing condensation.

We could see no obvious signs of condensation, however, the property has an internal ground floor cloakroom with shower, which do tend to promote condensation and it depends upon how you utilise the building.

If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

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

INTERNAL JOINERY



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

Doors

There is a mixture of doors in the property from reasonably good timber doors to the door out to the utility room which is very much a DIY installation which does not fit properly. There is also damage to the front door.



Panelled door

Staircase

We noted that the underside of the staircase was lined where we could see it, however, part of the stairs is hidden from view. All stairs need lining for fire regulations.



Damaged front door

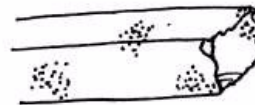
Kitchen

From our cursory visual inspection the kitchen looked in average condition, although it has suffered from some general day-to-day marks. We have not tested any of the kitchen appliances.

We have not tested any of the kitchen appliances.

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

TIMBER DEFECTS



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

Dry Rot

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

In the areas visually inspected no evidence was found of any significant dry rot. Please remember we have not opened up the floors which is an area where dry rot could be present. We had a limited view within the roof.

Wet Rot

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

Generally there was some wet rot to the windows all the windows we would term as saveable although this may not be the most economic way to deal with them.

Please remember we have not opened up the floors which is an area where wet rot could be present.



Wet rot in timber

Woodworm



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

The roof is the main area that we look for woodworm. Within the roof we found no obvious visual signs of woodworm activity or indeed signs of past woodworm activity that has caused what we would term ‘structurally significant’ damage.

In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

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

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

INTERNAL DECORATIONS



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

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

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

THERMAL EFFICIENCY



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

The basics of any comments of energy efficiency have to be we are running out of fossil fuels which will increase supply and demand pressures

Reduce your energy so insulate and use things that use less i.e. LED lighting

Re-Use Generate from renewable Source - use

Recycle

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 we found you have approximately 150mm.

Walls

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

Windows

The windows are mainly single glazed with some double glazed. The thermal properties will not be that good.

Services

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

Summary

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

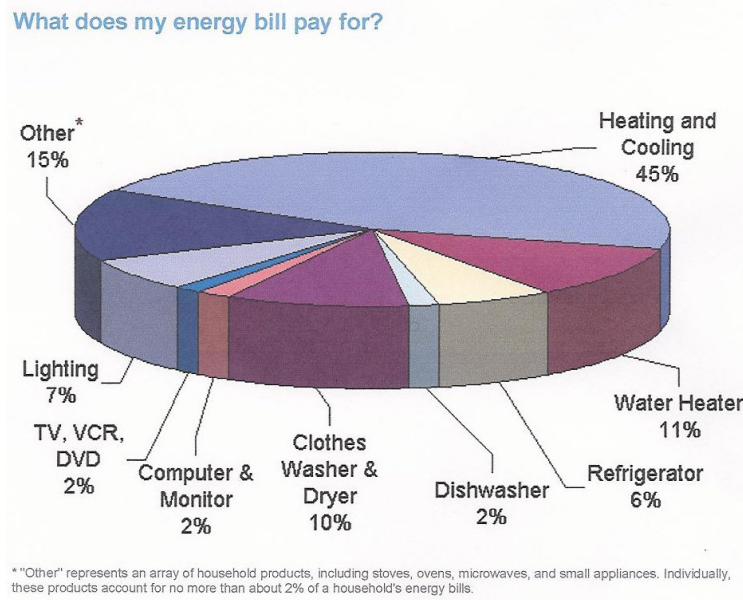
Further information can be obtained with regard to energy saving via the Internet on the following pages:

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

or alternatively www.cat.org.uk

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

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



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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 other than the electric sliding gate to the front of the property which did not look to be in working order. 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

No smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age that is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

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

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

Insurance

Please see our comments earlier in the report with regard to insurance. Nevertheless we would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

Asbestos

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

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

SERVICES

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

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

ELECTRICITY



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

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

Fuse Board

Please see our comments in the Executive Summary.

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.



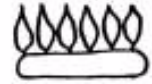
Earth Test

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

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

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

GAS



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

We are advised that the property has mains gas. The consumer unit is located 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.

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

PLUMBING AND HEATING



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

Water Supply

Assumed there is a mains water supply.

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

ACTION REQUIRED: Ask the owners.

Water Pressure

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

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

Cold Water Cistern

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

Plumbing

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

Heating

The boiler was located in the kitchen it is manufactured by Vokera.

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.

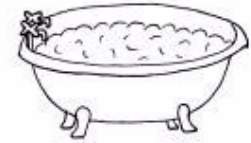
Ten Minute Heating Test

We would normally carry out a ten minute heating test, in this instance we have been advised the heating works verbally

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

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

BATHROOM



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

Bathroom

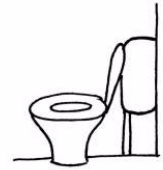
The property has a bathroom suite, which looks in average condition, subject to some day-to-day wear and tear, as one would expect and is slightly small given the size of the rest of the property.

Cloakroom with shower

The cloakroom was in heavy use during the course of the survey we did not get much time to view this area we would comment that it is a relatively small area to have a shower in and condensation is likely.

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

MAIN DRAINS



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

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

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

Inspection Chambers / Manholes

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

We have identified two inspection chambers / manholes. From our limited view the drains are not shared which is slightly unusual in this age type and style of property

Inspection Chamber / Manhole One rear right hand side (all directions given as you face the property)

We believe that this inspection chamber/manhole is your neighbours. We duly lift the man hole/ inspection chamber cover and found the drain to be clear, we noted it was finished in brick.



Rear right hand drain

Inspection Chamber / Manhole Two rear left hand side (all directions given as you face the property)

We believe this inspection chamber/manhole is yours. We duly lift the man hole/ inspection chamber cover and found there was some overflow visible when we lifted the manhole indicating that it may block from time to time.



Rear left hand side drain with signs that it has been overflowing



Drain at rear right hand side on next door neighbour's land

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

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. Both the foul and rainwater drainage may travel down the same drain system, this can be a problem during heavy rainfall and peak periods, such as the 9 o'clock rush to work.

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

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

OUTSIDE AREAS

GARAGES/ PARKING

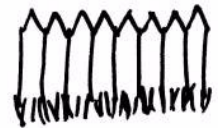


Parking at the front of the property on a hard standing area or in a garage type construction that you need your legal advisor to check and confirm if Local Authority and Building Regulation Approval has been granted.



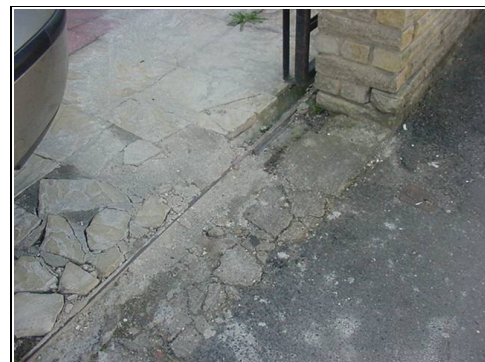
Lean to style garage, not certain it has full Planning permission

EXTERNAL AREAS

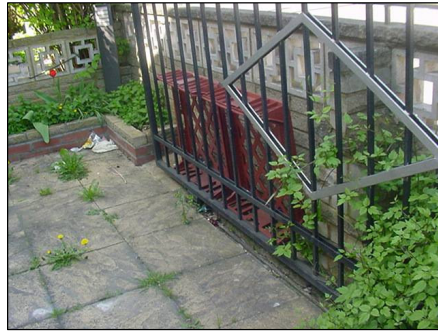


Front Garden

The front garden is given up to a hard standing area for parking for two vehicles. The surface is breaking up and possibly stopping the gates from working. There was a car parked on the front area which limited our view.



Hard standing to front used for parking



Electric gates showing general lack of maintenance to garden

Rear Garden

Good size rear garden laid mostly to lawn and the left hand side fence requires repair work.



Rear garden fence to left hand side in need of securing



Fence needing to be secured/repared

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

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

Neighbours

Left Hand Neighbours

At the time of our inspection we knocked due to our concern with the garage roof discharging against their wall unfortunately no one was present.

Right Hand Neighbours

We spoke to them briefly and was allowed access into their property to look at the drains, as you are aware they have recently moved in to this property as you made an offer on this property previously when it was up for sale.

POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Double glazing or replacement windows.
 - v) Roof and similar renewals.
 - vi) Central heating installation.
 - vii) Planning and Building Regulation Approvals.
 - viii) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

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

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

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

It was dry and sunny at the time of the inspection. The weather did not hamper the survey.

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

2000	Wettest year on record at the time
2003	Driest year on record at the time
2004	Wettest August on record at the time
2004	Boscastle was the worst flash flood on record at the time
2005	Third driest year on record at the time
2006	Warmest year recorded on record at the time
July 2006	Hottest July on record at the time
2006	Hottest autumn on record at the time
2007	Warmest spring on record at the time
2007	Wettest June on record at the time
April '06-April '07	Hottest 12 months on record at the time
2008	
2009	Third wettest August since 1956
2010	Heaviest snowfall in march since 1991
	Britain faces one of the coldest winters for 100 years

References BBC News www.bbc.co.uk

NOT LOCAL

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

OCCUPIED PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to not opening up the floors, limited view of the roof and also not being able to speak to the owner which you are aware the English of the person in the property was poor. We would normally carry out a question and answer session with the owner which we have not had the benefit of doing this in this case. We were pleased that you were able to spare time to meet us at the property to discuss the issues that you were concerned with.

TERMS AND CONDITIONS

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

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - British Gas or NICEIC Electrical Contractor.
2. A certificate from the local authority saying that the installation has approval under the building regulations.

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

Work You Cannot do Yourself

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

INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

From what we can see this is an internet based company who say they offer independent property research (in fact they say they are the only independent company), although they also advise that they are part of a property related group that has bought and sold over 60 million pounds worth of residential property, which indicates that they may have a vested interest. They do also comment that they have carried out their own independent surveys and they have at least two Hometrack recommended estate agents in each postcode area. We would refer you to the 'About us' section within their website to understand better where their information is coming from. We would comment that we have been pleasantly surprised with the quality of information provided by the company.

Motleyfool.co.uk

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

<http://www.nethouseprices.com/>

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

www.globrix.com

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