

RESIDENTIAL BUILDING SURVEY

**Pinner,
HA5**



FOR

XXXXX

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

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INTRODUCTION

Firstly, may we thank you for using our services once again and your kind instruction xxxxxxxxxxxx; we have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on xxxxxxxxxxxx.

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

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

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

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

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

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

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey detached property situated in a residential cul-de-sac. The property has been extended and amended over the years and has an integral garage to the left hand side.

There is a drive way to the left hand side of the property and a front garden. To the rear there is also a good size garden which is secluded by conifers.

We believe that the property was likely to have been built in the 1980s/1990s although this type of construction has been used from the 1970's to present day and has been built in a mock Tudor style. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1978	First test tube baby born
1981	The Queen's second grandchild, Zara, is born to Princess Anne and Mark Phillips
1985	Wreck of the Titanic found
1987	The Channel Tunnel is started
1990	Nelson Mandela freed
1994	The Channel Tunnel is opened
1997	Death of Diana, Princess of Wales
2000	Broadband

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EXTERNAL PHOTOGRAPHS



Front Elevation



Rear View



Street View



Front garden



Rear garden

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ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance hallway
- 2) Reception room - rear left
- 3) Reception room - front right
- 4) Kitchen
- 5) Utility Room
- 6) Cloakroom
- 7) Conservatory/Breakfast room/dining area - rear

First Floor

The first floor accommodation consists of:

- 1) Master bedroom
- 2) En-suite to master bedroom
- 3) Three bedrooms
- 4) Main bathroom

Outside Areas

There is a front garden with a driveway to the left hand side of the property and an average sized garden to the rear.

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

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INTERNAL PHOTOGRAPHS

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

Ground Floor



Hallway



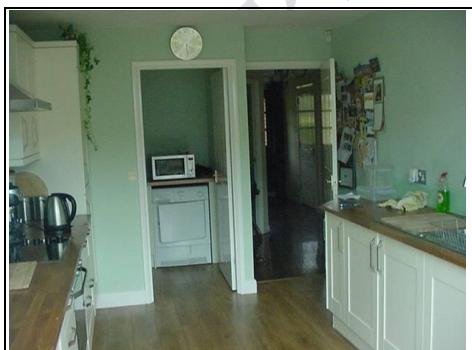
Cloakroom



Reception room one - rear



Reception room two- front



Kitchen



Utility Room



Conservatory/breakfast room/dining area

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First Floor



Master Bedroom



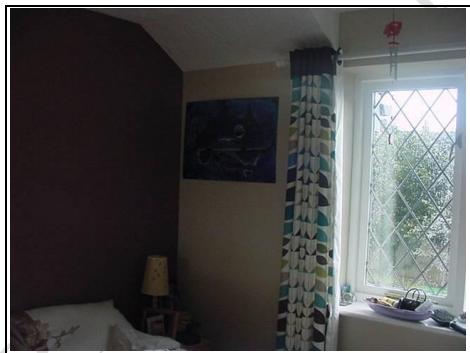
En suite



Bedroom - rear left



Bedroom - front left



Bedroom - front right



Main Bathroom

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SUMMARY OF CONSTRUCTION

External

Chimneys:	One brick chimney
Main Roof:	Pitched, hipped roof clad with a concrete pantile style roof tile
Main Roof Structure:	Pre-fabricated roof truss
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic(it has been cut short)
Walls:	Stretcher Bond Brickwork / Render with Feature Timbers (assumed)
Fascias and Soffits:	Stained timber
Windows and Doors:	Timber double glazed windows some with leaded lights

Internal

Ceilings:	Plasterboard (assumed)
Walls:	Studwork with dry lining to the perimeter wall (assumed)
Floors: Ground Floor:	Suspended floor - timber or concrete (assumed)
First Floor:	Joist and floorboards, likely to be on joist hangers (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed).

There is a wall mounted boiler manufactured by Vaillant, model Ecotec, in the utility room. The 1980s/1990s electrics are located in the garage.

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

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

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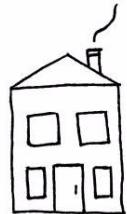
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EXECUTIVE SUMMARY



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

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

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

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 is spacious and we feel it has a good layout.
- 2.0) We like the natural light to the conservatory at the rear, although please see our comments about heat gain and heat loss, particularly heat loss during the colder months.

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

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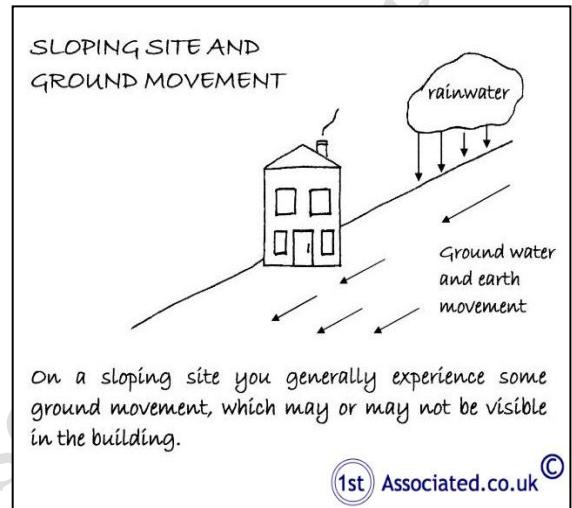
The Bad

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

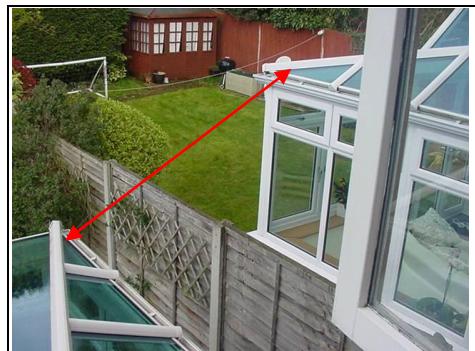
1.0) Sloping site

The property is on a sloping site (and whilst perhaps not as much as the adjoining sketch, this does illustrate it).

What this means is that any rainwater and surface water will transfer from the right hand side property to the left hand side with your property in the middle. This means you may get dampness and mould on the right hand side of your property.



This photo shows the difference in roof levels as viewed from the front of the property



This photo taken from the rear bedroom window shows how much higher next doors conservatory

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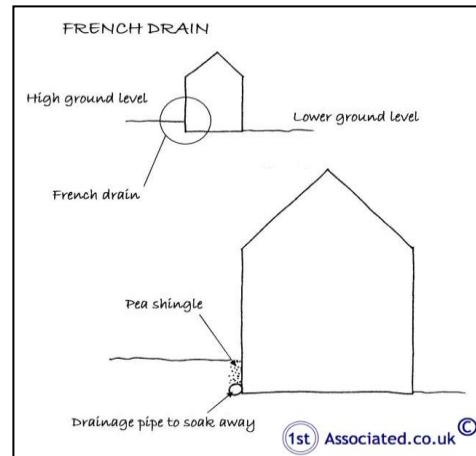
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French Drain

There looks to be a French drain but this doesn't seem to be working from the mould we can see to the right hand side.

ACTION REQUIRED: Dig out the French drain and check if it's a real French drain as there could be problems in this area. We would recommend you live in this property before commencing this work and keep an eye on this area. It is well worth going outside next time it rains heavily to check it.

ANTICIPATED COST: To re-dig the French drain will cost in the region of £500 – £1,500 (five hundred pounds to one thousand, five hundred pounds); please obtain quotations. It may simply be that mud and earth over the years has settled in the French drain and is no longer filtering effectively.



Dampness and mould to the right side of the wall

2.0) Conservatory

There is a risk with a conservatory of this size that it will leak. You need to ensure there is some form of guarantee that is transferred to you. We are well aware and have been involved in cases where the guarantee hasn't been transferred and there have been leaks with the conservatory. This has then caused major problems when trying to resolve the issues.



Large conservatory

This is such a large conservatory that it could be prone to failure of the joints (causing water leaks) as well as a whole raft of other things so a guarantee is the best way forward.

ACTION REQUIRED: Obtain a guarantee in writing for the conservatory for as long a period as possible.

Large openings for the conservatory

There are some large openings to the rear of the property from the conservatory. Whilst we couldn't see any openings, from where we accessed the conservatory from the rear right hand side and the rear (all directions given as you face the property), we are aware that such large openings to the rear of the property can be susceptible to movement.



Original patio doors

ACTION REQUIRED: Your legal advisor to check and confirm that local authority Building Regulations approval was obtained for the conservatory extension(which may be exempt)but in particular for the large openings in the rear wall.

Repointing over the conservatory

There has been some repointing carried out to the wall above where the conservatory is. Bearing in mind the possibility of movement in this area your legal advisor needs to check and confirm in writing if there has been any movement to the rear of the property.



If you look closely to the right hand side you can see a slightly different colour mortar

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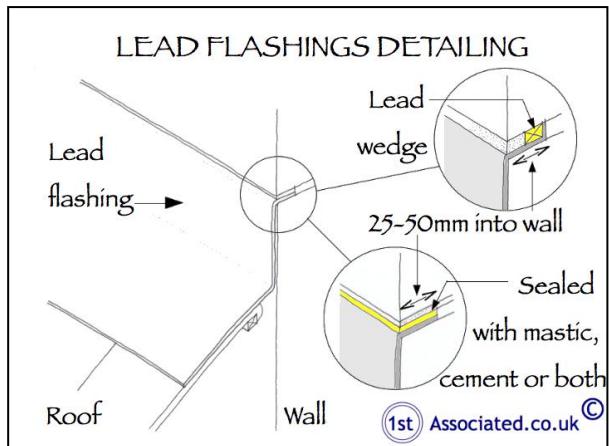
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3.0) Flashings

To the low level front of the property around the garage and entrance area there is lead flashing. This we assume has come away at some point and has been screwed and washer fixed back in place. This is rather unusual and in fact we have not come across it before. As far as we can see this is because the lead has not been bedded into the joints sufficiently and it has come away. This is a fairly common thing on this more modern type of property and where, we generally believe, the builders simply do not have the skills needed for older materials.



Flashing screwed in place



Close up of screw and washer fixing.

To the left hand side there is a combination of a defective lead flashing and defective timber work. This is allowing water into the left hand side of the property. This is an old leak, as we can see from the electrics in the garage that have been covered over with plastic rather than repairing the leak.



Rain getting into garage because of defective flashing

ACTION REQUIRED: We feel that you will have to remove all the lead and re-bed into the brickwork. This is an awkward job (which is why we assume the present owners have not had it carried out).

ANTICIPATED COST: We would set aside the sum of £1,000 - £2,000 (one thousand pounds to two thousand pounds) to complete this work; please obtain quotations.



Electric box covered in plastic to protect it from water.

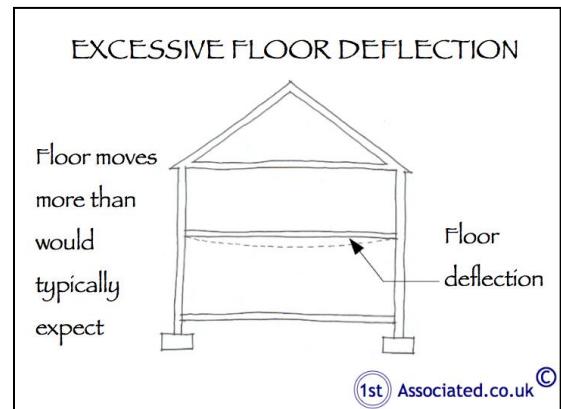
Other areas where the flashing is screwed together.

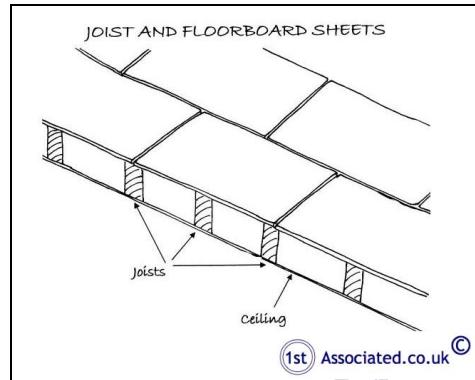
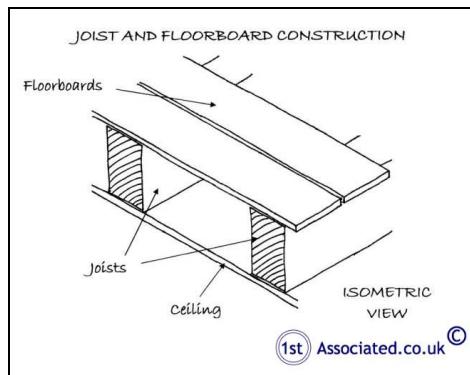
We did note that the flashing to the front porch area of the property is also screw and washer fixed.

Please see the Roof Section of this Report.

4.0) First floor deflection

As is often the case in this age of property the first floor board sheets (assumed) creak due to it not being secured properly and also minor movement in the floor joists. The floorboard sheets work loose over the years. We believe that floorboard sheets have been used rather than the traditional floorboard strips.





Tiles on a wood floor

We can also see areas such as the main bathroom and the en-suite which have been tiled; these tiles can become loose due to this deflection.

We are particularly mentioning the creaking of the floorboard sheets as we recently went back to a client's property that we surveyed approximately six years ago. His main comment was that we didn't mention the creaky floorboards!

ACTION REQUIRED: We recommend you have another walk around the property and be aware of how much the first floor creaks. To resolve this will need to secure all the boards and put hardboard over some of them. This of course will mean lifting the carpet and is an awkward job.

ANTICIPATED COST: £500 - £1,000 (five hundred to one thousand pounds); please obtain quotations.

Please see the Floor Section of this Report.

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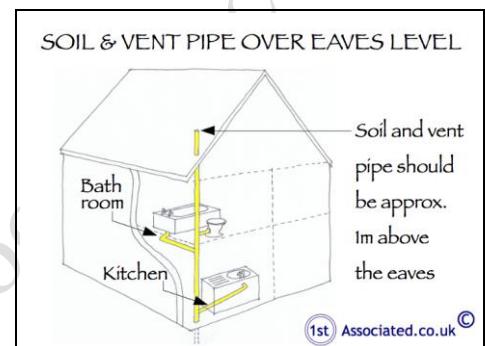
5.0) Soil and Vent pipe-right hand side is not to Building Regulations.

This soil and vent pipe is lower than it should be, it should be above the roof ridge level to discharge vapour.

ACTION REQUIRED: Increasing the height of the soil and vent pipe is a difficult amendment to make. We suggest you live in the house before you look at moving it and then consider if it is necessary to move it.



Soil and vent pipe below roof level



Please see the Gutters and Downpipes Section of this Report.

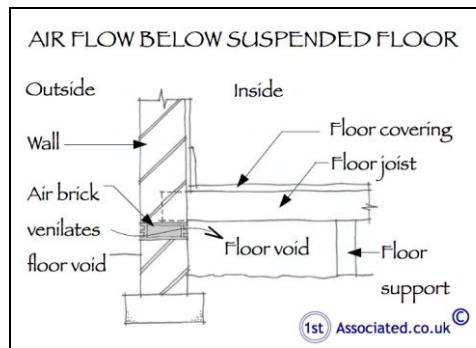
6.0) Air bricks –what type of suspended floor is it?

The property has a mixture of different floor types. Traditionally we would have expected a concrete floor. In this case we noted air bricks which we normally associate with an older style property with a timber floor. However they are added into modern properties where there is a sloping site/clay soil/chemicals or gases present in the earth below.



Airbrick

ACTION REQUIRED: Your legal advisor to specifically ask if they are aware why the airbricks have been added to the property.



Please see the Floors Section of this Report.

7.0) Leylandii /large rear hedge

The property has Leylandii to the rear which gives you privacy. However, it does need to be kept under control as it can grow quickly. Having said that, there is a section that looks to have died that may need replacing.



Leylandii to the rear of the garden



Dead section of Leylandii.

ACTION REQUIRED: We suggest that you meet your rear neighbours as it does look like you may have a gap about to appear in the hedge where the dead section of trees are.

Please see the Outside Areas Section of this Report.

8.0) Artex Ceiling

In the course of our discussions we discussed the Artex plaster. There are various products available that skim coat over the top of the existing plaster. We have in the past tried to take the plaster board down, this can be a very messy and dusty process. For us it does seem pointless taking

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out a material that is good apart from its actual finish especially when you can simply apply a new finish over the top of it to smooth it out.

9.0) **Parking to the front of the property**

This is more of a query then a problem. The parking to the front of the property is, as we discussed, unusual. We have attached a survey plan of the property. This shows the layout but ultimately you will have to check the parking on your deeds.



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10.0) Services

Single panel radiators

A modern property would have double panel convection radiators. This property has single panel radiators and they may not warm the property as most people would wish.



Single panel radiator

ANTICIPATED COST: To replace the single panel radiators with a modern radiator you would be looking at £125- £200 (one hundred and twenty five pounds to two hundred pounds) per radiator dependent on the size. You would also need to drain down the whole system.

Electrics

There are a lot of single power points which is usually insufficient for modern day usage of electricity.



Single power point.



Problems associated with having single socket points.

ANTICIPATED COST: This will depend upon the number of sockets that need replacing but typically you will be looking at costs of anything from £50 - £100(fifty pounds to one hundred pounds) per socket point.

Conservatory - heat gain/heat loss

In our experience large conservatories such as the one at the rear of the property need to have the heat gain/heat loss regulated. We would normally see blinds in conservatories of this size and also cooling and heating systems. However we would however comment that we were pleased to see that there was a venting window at roof level to allow the heat out.



Venting window

ACTION REQUIRED: You may wish to add double panelled radiators. You should also budget for a good quality heating/cooling system in the conservatory as well as blinds.



Single panel electric radiator.
You may need a better form of
heating/cooling system

ANTICIPATED COST: Air cooling and warming systems can be quite expensive particularly for a large area. We feel it is best to live with the conservatory to experience how warm and cold it gets. However we feel you will be very likely to add blinds(we are surprised they are not already there), these in themselves can be several thousand pounds. The heating/cooling system can be a similar cost.

Mastic seal in Bathroom

We would not usually mention within the Executive Summary, however, it is important that the work is carried out. The mastic seal in the bathroom has perished and needs replacing particularly around the

shower area as there may be a leak around the mastic in the bathroom if it is not replaced promptly .

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ACTION REQUIRED: We would check and reseal all the bathroom/en-suite mastic seals.

Please see the Services Section of this Report

11.0) **Estate Agents selling their own properties**

We are uncomfortable about Estate Agents selling their own properties when this wasn't disclosed to us. After discussions with you it wasn't disclosed to you straight away either. Whilst this may not mean anything we feel that the Estate Agent may be too close to the transaction (although we do appreciate in theory it is her mother who is selling the house). We may, dependent upon the negotiations, ask to speak to the manager of the Estate Agency. Of course this in itself could prejudice the purchase of the property (we assume they will not be subjected to the usual transaction costs as they are in the Estate Agency profession and in theory this means they can pass this on).

The Ugly

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

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

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Other Items

Moving on to more general information.

Maintenance

This type of property is relatively modern (i.e., less than thirty years old) but nevertheless still requires on-going maintenance and repair. We mean things such as the blocking of gutters and downpipes with leaves etc. and repairs to the valley gutters at the front of the property. A budget for such work must be allowed to ensure it is maintained in a good condition. This will prevent undue and unnecessary deterioration.

Services

Whilst we have carried out a visual inspection only of the services within the property and we would always recommend you have your own specific testing for each of the services. We also need to advise you of the following:

Electrics

For the electrics we would recommend an Institute of Electrical Engineers standards (IEE) test and report be carried out by an NICEIC registered and approved electrical contractor or equivalent, which is recommended whenever a property changes occupancy.

Heating

We have our concerns that there will be quite a lot of heat loss from the conservatory during the colder months (which there can be many of). Whilst it looks great during the summer months this heat loss can lead to a cold house.

We generally find that the wall mounted Vaillant boiler in the utility room is of good quality. However there will always be rogue systems and therefore we would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

ACTION REQUIRED: Please see our earlier comments in the Services section regarding heat loss and heat gain.

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Drainage

Whilst we ran the tap for 15 minutes and lifted the two man holes at the front of the property without any build up or blockages the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report.

ACTION REQUIRED - SERVICES:

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

DIY/Handyman Type Work

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

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Costs

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

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

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SUMMARY UPON REFLECTION



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

We feel that the things found generally are characteristics of this age, type and style of property.

The things that come to mind the most are;

1. The sloping site
2. The conservatory and the guarantee

We would also draw your attention to our comments on the heating/cooling of the property particularly regarding the conservatory, where we feel blinds will be necessary and a good heating/cooling system (which will be expensive).

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

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion. We know from talking to you that you have a regular builder but nevertheless it is worth obtaining additional quotes (now and again).

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

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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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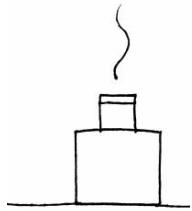
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EXTERNAL

CHIMNEY STACKS



Chimney Stacks

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

There is one chimney to this property they are located. (all directions given as you face the property)

Chimney One - left hand side

This chimney is brick /finished with a lead flashing and one chimney pot.

Although we cannot see the lead flashing properly our concern is none of the lead flashing on this property has been carried out correctly and there may be problems in this area later.



Chimney one

Unfortunately we were unable to see the flaunching, we therefore cannot comment upon them.



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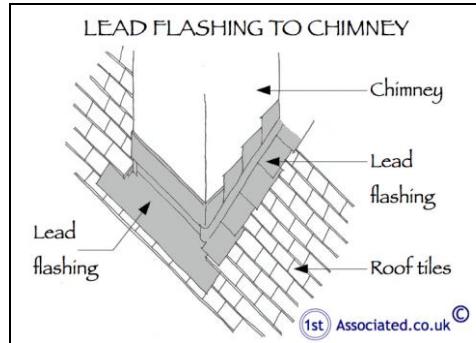
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ACTION REQUIRED: We suggest that when the lead flashings to the front of the property are being repaired and fitted correctly that the one on the chimney also has a close up inspection by someone with a long ladder that can really view the chimney properly.

Our adjacent sketch shows how to correctly fit lead flashing on a chimney.



ANTICIPATED COST: A few hundred pounds unless there are problems with the chimney (we saw no indication of this within the roof which will require scaffolding to fix).

Flashings Defined

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

Flaunchings Defined

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

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

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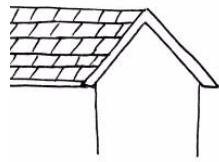
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ROOF COVERINGS AND UNDERLAYERS



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

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

We will consider the roofs in three areas, the main roof, front roof and the rear conservatory roof.

Main Roof

The main roof is pitched and clad with a concrete pantile style tile and, from ground level, this looks in average condition considering the roofs age type and style.



Main roof

Valley Gutter

The property does have a valley gutter which is where two roofs join at the gable at the front of the property. Bearing in mind the flashing detail problems there may also be problems with other details such as the valley gutters so it is worth keeping an eye on them.



Valley Gutter

ACTION REQUIRED: Carry out periodic inspections of the roofs.

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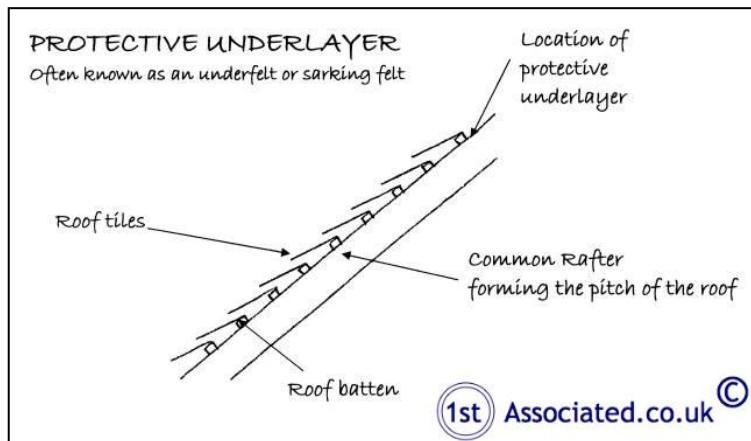
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ACTION REQUIRED: Carry out periodic inspections and maintenance of the roof, as required.

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

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



When we inspected the loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, with damage in some areas which is what we typically find.



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

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Front Roof

The front roofs go over the garage and the porch entrance. In both cases they have been screwed and washer fixed, they should have been embedded.



Front roof

ACTION REQUIRED: Please see our comments within the Executive Summary

Conservatory Roof

We were pleased to see that no awkward details have been created by the adding of the conservatory roof. Where the conservatory meets the main property the lead flashing looks to have been bedded in with a mastic (although we can't see how deep this has been bedded in).



Glazed Conservatory roof

We would add that we seem to find with all large conservatories that they all leak sooner or later. Unfortunately without being in the property when it rains for a prolonged period of time we cannot confirm one hundred percent that this conservatory is watertight.



Lead flashing looks to have been bedded using mastic.

Has the conservatory got a guarantee?

ACTION REQUIRED: Our best advice is to ensure that there is a guarantee with the conservatory and that it is transferred to you in whatever manner the conservatory company require and that all this paper work is in place before you legally commit to purchasing the property. Please see our comments within the Executive Summary.

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. In addition the conservatory roof was inspected from a ladder and from the first floor bedroom windows to the rear of the property.

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

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

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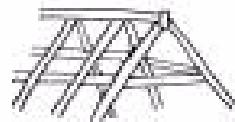
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ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

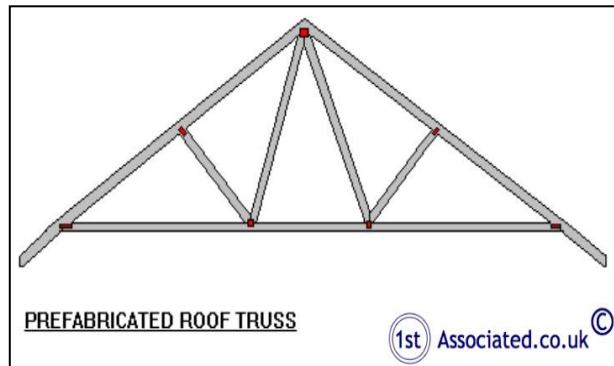
Roof Access

The main roof is accessed via the loft hatch located on the landing. There is a loft ladder, electric light and some secured floorboards (although we would double check these are secured properly as they did seem to give slightly). We would recommend that as much of the roof space as possible is boarded out.

The loft (perimeter) has been viewed by torch light, which has limited our viewing slightly.

Roof Structure

The property has a hipped and pitched pre-fabricated trussed roof rafter. These are made in a factory and transported to site and then lifted into place. Without the manufacturers' calculations and installation details we cannot comment categorically on the roof.



PREFABRICATED ROOF TRUSS

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Engineered roof

This type of pre-fabricated roof is often known as an engineered roof as it uses the absolute minimum timber to give the maximum strength.

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Roof Timbers

We have inspected the roof structure for:

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



General view of inside of roof

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

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

Water Tanks

There is a plastic water tank which is insulated within the roof space.

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



Water tank

Ventilation

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We could not establish whether the roof was vented properly or not. You need to go into the roof on a warm and windy day to check if there is air movement in there.

ACTION REQUIRED: If there isn't air movement then you need to make sure vents are added to minimise the chance of condensation.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

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

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

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

GUTTERS AND DOWNPipes



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

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

Gutters and Downpipes

Plastic

The gutters and downpipes are plastic. There are some slightly awkward guttering details that are part of the original design.

There may be some minor leaks but most people would be happy to live with these providing repairs are carried out within the next six to twelve months. In this case we believe that the clearing of moss and leaves will be beneficial.



Gutters and downpipes



Conservatory plastic gutter

ACTION REQUIRED: You need to clear the leaves from the gutters. We would always recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints.

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

Soil and Vent Pipe

The property has a plastic soil and vent pipe that doesn't terminate at approximately one metre above roof level.

ACTION REQUIRED: Please see our comments within the Executive Summary



Soil and vent pipe

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. Whilst it did rain while we were at the property it was not for such a period that we could confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

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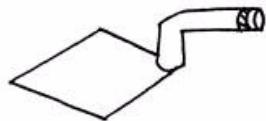
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WALLS



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

The walls are constructed of brickwork / render with feature timbers.

Brickwork

The front lower floor of the property and the rear and sides is built in brick in stretcher bond brickwork.

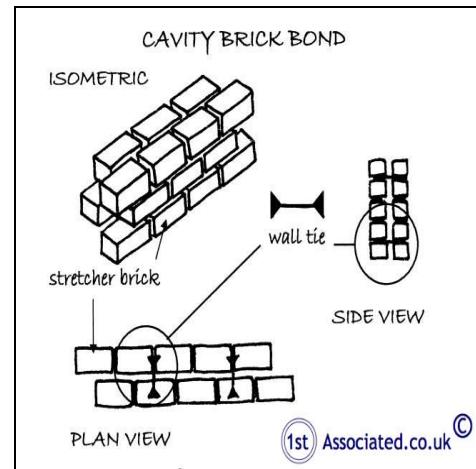
The term "Stretcher Bond" means that from the outside of the property, you can see a row of the sides of the bricks (known as "stretchers") followed by a course above of the same stretch of bricks set off so the joint is centrally above the "stretcher". This pattern would repeat throughout.



Brick work right hand side of property

Cavity Walls

Cavity walls were first used in Victorian times. It originates from solid walls not always being waterproof against driving rain and not providing a good degree of heat insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties.



Wall Ties

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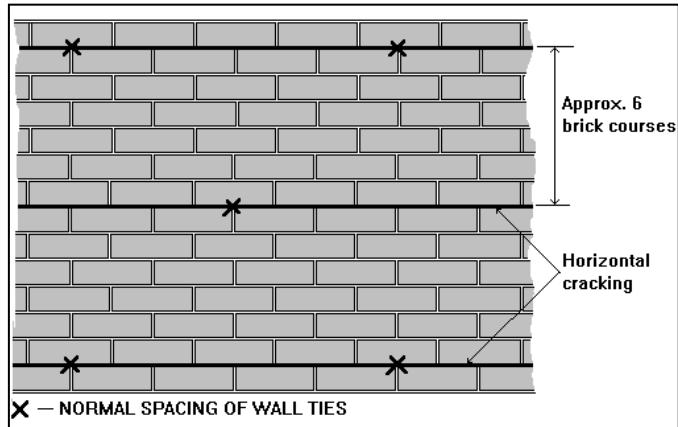
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Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. We would typically see horizontal cracking where there are problems. In this case we have not noted any cracking however wall tie failure is a progressive problem. We would add as there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. As such we cannot be hundred per cent certain with regard to this problem unless we open up the structure. From what we can see externally it appears not to have any problems.



Openings to the rear for the conservatory

There are large openings to the rear of the conservatory.

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

Conservatory and misted glazing.

As it had rained during the survey it was difficult to see if all the glazing panels were clear. Misted glazing panels are a sign that there are problems with them. This does need to be double checked (or you can come to an agreement with the owner that they replace any misted panels).



You can see in the adjacent photo that the glazing had been covered in rain and as such we could not see if they had misted over.

Rain on glazing

Roof window for releasing heat in the conservatory.

The previous photo that shows the rain on the glass also shows the roof windows that can be opened to allow heat to leave the conservatory.

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Render

There is render to the front of the property as well as feature timber details. These are to give the impression of a Tudor style property.

We are always wary when we see rendered properties as it usually means they have been rendered for a particular reason.

In this particular case we believe from looking at the surrounding buildings it is part of the original aesthetics.



Render

Cracking

We noted some cracking in the render and we would remind you that any hairline cracks that appear need to be sealed as soon as possible to stop dampness and water getting in and causing blisters and hollow areas.



Hairline crack in render

ACTION REQUIRED: Seal with a sealant

What's underneath the rendered walls?

From what we can see there appears to be block work underneath the rendered walls so it is doubly important that any hairline cracks are sealed as soon as possible as block work walls do tend to act like a sponge.

Feature Timber

The feature timber will also need work carried out to it. It is partly this timber that is causing the defect and allowing the water into the front left hand side of the property.



Feature timbers

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

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

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FOUNDATIONS

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

Original property

We would expect to find a concrete foundation typically known as a 'strip concrete' foundation going down to a meter or slightly deeper dependent upon the age of the property.

Conservatory extension

This is likely to be a Pad foundation.

Clay

This property as with much of the 'London' area may stand on clay. It may therefore be more susceptible than most should drains leak or trees be allowed to overgrow etc. It is not unusual to have some settlement in properties in the London area. However, from our inspection of the walls we have found nothing unusual.

Building Insurance Policy

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

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this. Please remember to talk about any cracks identified within the property. Often

insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection -

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the Building Research Establishment recommend a year of monitoring of any cracking.

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

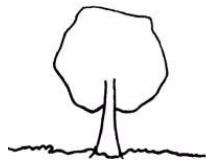
We would refer you to our comments with regard to building insurance throughout this report.

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

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

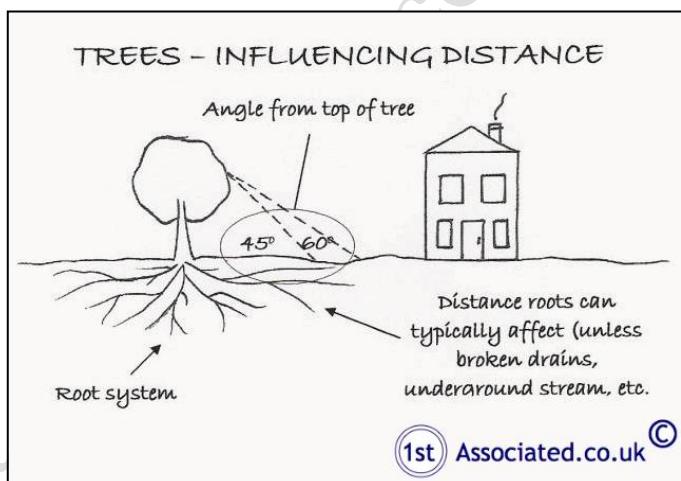
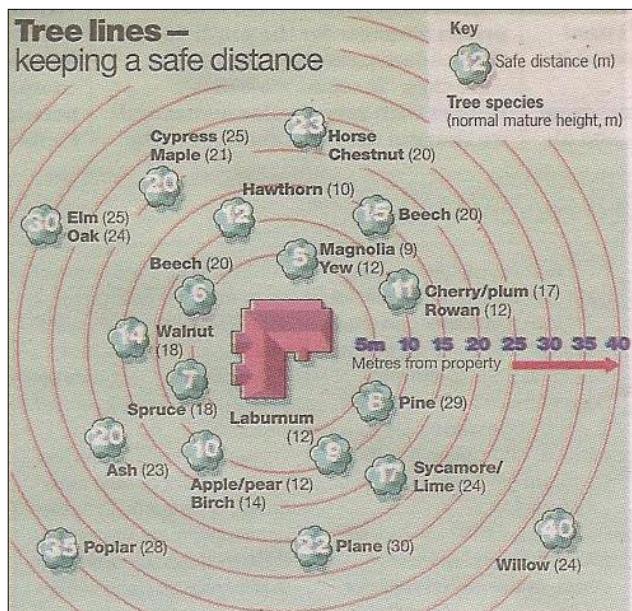
TREES

FOUNDATIONS



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

There are no trees within what insurance companies would term as influencing distance of the property. However please see our comments within the Executive Summary regarding the Leylandii.



Influencing Distance Defined

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

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

Please also refer to the External Areas Section.

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DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, we could see the one to the conservatory however the one to the main property wasn't clearly visible but given its age it is likely to have had one built in as brickwork proceeded and has been hidden.



Damp proof course - conservatory extension

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

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

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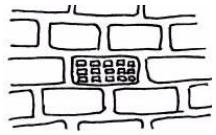
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AIRBRICKS

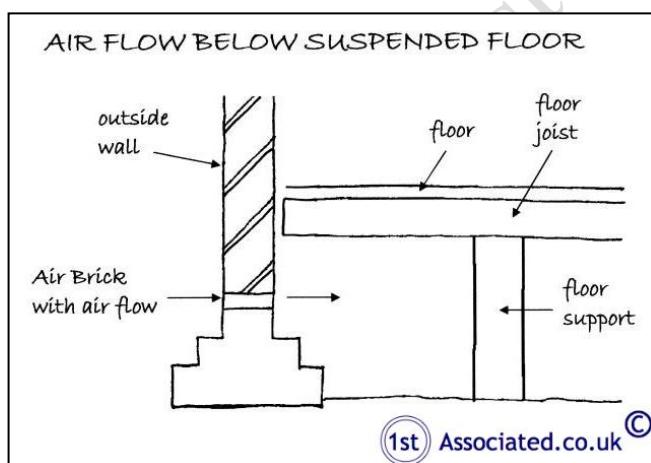


In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances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

Low Level Air Bricks

Further investigations need to be carried out as to why airbricks have been used in this property. The property has airbricks and this means it has a suspended floor. We are not certain why the suspended floor has been used in this particular age of property.

Nevertheless the air bricks that we can see externally are essential as they allow a through flow of air and this helps to reduce the chances of deterioration. Please see our comments in the Executive Summary as the reason for the air bricks is important to understand.



Air brick

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 walls/floor, unless we have specifically stated so in this section.

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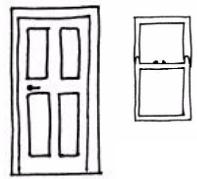
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

The fascias and soffits are timber. They are stained and we did not notice any obvious problems. However we are aware that this property is occupied by an estate agent and that they will be presenting the property in the best possible manner.

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



Fascias and soffits

Windows and Doors

The property has a mixture of different types of windows from the original timber windows to the main property which generally we find that unless these are kept in very good order the timber will be of such poor quality that it rots fairly quickly. In this case after carrying out our knife test at ground level we didn't find any problems. We were pleased to see what appear to be trickle vents on some of the windows.



Timber test carried out

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Trickle Vents Defined

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

Conservatory Extension

Please see our recommendations for a guarantee within the Executive Summary.

We could not see any trickle vents within the conservatory which are a modern requirement (but not required on a refurbishment or extension but which we consider to be good practice).



Old style trickle vent in window

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.

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

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EXTERNAL DECORATIONS

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

These look to be in average condition and we would plan to redecorate in 2014 and seal any cracks in the render etc. prior to this.

Painted render/painted walls

Do not underestimate the amount of time/cost it will take to repaint the property particularly as there is high level work which is likely to need scaffolding which can be expensive.

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

Please see our comments in the External Joinery section.

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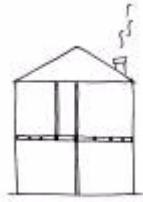
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INTERNAL



CEILINGS, WALLS, PARTITIONS AND FINISHES

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

Ceilings

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

Plasterboard Defined

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

Textured paint/Artex finish

The ceilings have a relatively modern Artex finish that was common and popular in the 1970's /1980's. There are various proprietary skim coats that can be put over the top of this to smooth it over.

ACTION REQUIRED: Please see our comments in the Executive Summary

Internal Walls and Partitions

These are, we believe, predominantly studwork construction which is fairly normal in a modern construction. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

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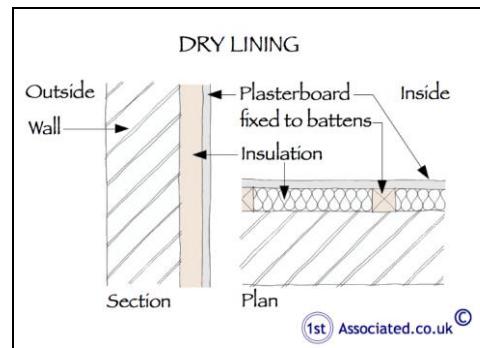
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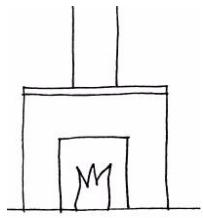
Perimeter Walls

This property is dry lined. This is a common form of construction that has been used since the 1970's. The idea behind dry lining is to add an extra layer to the property which in turn should keep it warmer. The problem that most people have with dry lining is that it is not possible to secure shelves etc. to the walls without special fixings.



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 fire/fireplace is on the left hand side of the property. At the time of the survey it was not in use.

ACTION REQUIRED: You need to check with the owners that it works.



Fireplace

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

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

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

Please also see the Chimney Stacks, Flues

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FLOORS



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

Ground Floor

Suspended Floor

The ground floor of the property is a partly suspended floor which requires air movement to minimise deterioration. It is also partly concrete where the conservatory extension is. The levels are not exactly right and we can see a slight lift in the floor as shown in the photo by the location of the damp meter.



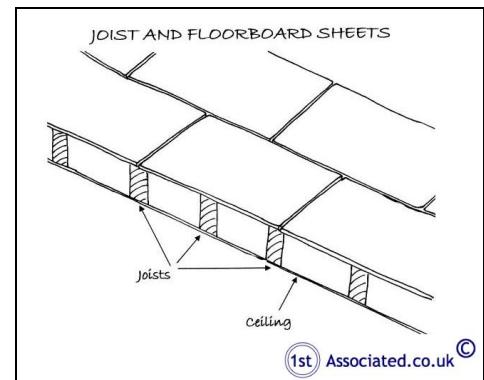
Slight lift in floor where extension was built

However, we have not opened up the floors or lifted the carpets / floor coverings/laminated flooring etc.

First Floor

We have assumed that the construction is floorboard sheets. Please see our comments about squeaky floors in the Executive Summary.

Joist and Floorboard Sheets 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 sheets fixed down upon it.

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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.

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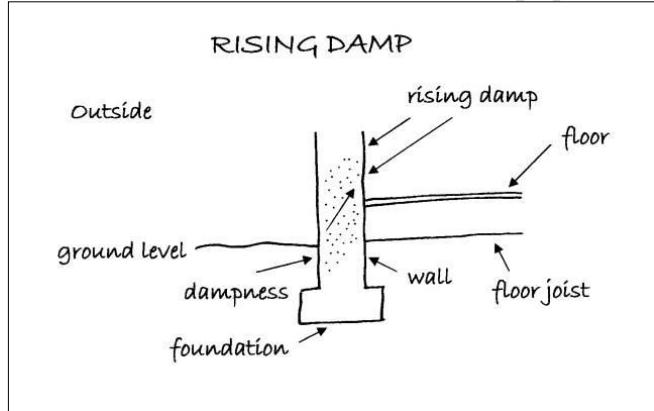


DAMPNESS

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

Rising Damp

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

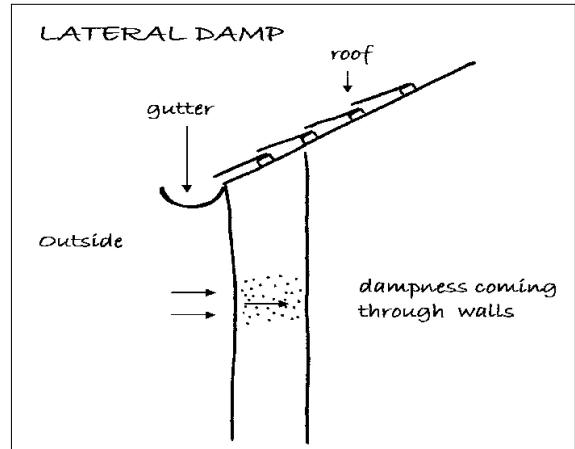


We cannot test for rising damp in this property as it is dry lined

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.

Again we cannot test for lateral dampness because the property is dry lined.



Condensation

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

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

We did note pull cord extract fans in the bathrooms. We would recommend these are changed to humidity controlled extract fans. We have used these and they work very well. They switch themselves on when the condensation gets to a high level and then they switch off again when it reaches the correct level (with no effort involved whatsoever).



Extract fan in bathroom

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

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

INTERNAL JOINERY



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

Doors

The property has hollow core panel doors as do many modern properties.



Hollow panel doors

Kitchen

We found the kitchen in average condition.

We have not tested any of the kitchen appliances.

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

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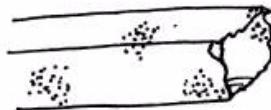
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TIMBER DEFECTS



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

Dry Rot

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

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

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.

Again, we have not visually seen any wet rot during the course of our inspection. However we would add in this age of construction the timbers tend to be poor quality and do need to be decorated regularly.

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



Testing for wet rot



Woodworm

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

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

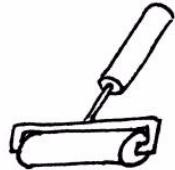
Within the roof we found no obvious visual signs of woodworm activity or indeed signs of past woodworm activity that has caused what we would term ‘structurally significant’ damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation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

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

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

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

INTERNAL DECORATIONS



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

Internal decorations are in average condition

You may wish to redecorate to your own personal taste.

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

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THERMAL EFFICIENCY



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

HIPs

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

Roofs

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

Walls

The property has a stretcher bond construction. We expect there to be insulation in this age of property however without opening up the structure we cannot confirm this.

ACTION REQUIRED: Your Legal Adviser to check and confirm if there is insulation within the walls and advise us by return before the legal completion of the purchase to comment further, as often where insulation has been added at a later date it can cause damage to the wall ties.

Windows

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

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Services

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

Summary

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

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

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

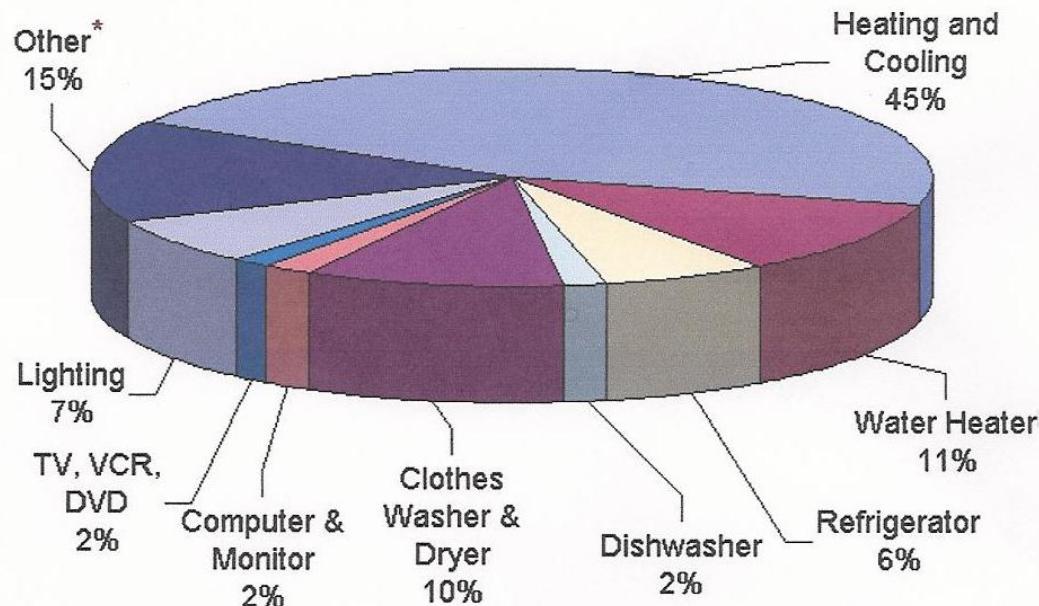
or alternatively www.cat.org.uk

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

It is worth watching the video How Many Light Bulbs? by David J C MacKay HTTP://www.youtube.com/watch?v=UR8wRSp2IXs

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

What does my energy bill pay for?



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

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OTHER MATTERS



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

Security

We noticed a security alarm on the front of the property. In our experience most security alarms are not working.



Security alarm

ACTION REQUIRED: Further information should be obtained from the vendor (the estate agent) and the installer at a later date.



Exterior Conservatory hinges in our experience our a security hazard

We would comment on the exterior hinges on the doors to the rear of the conservatory. These can be a security problem as they can be broken open. We would recommend an intruder alarm to the rear of the property with warning signs on the door.

Fire / Smoke Alarms

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

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

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Insurance

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

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

SERVICES

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

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

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ELECTRICITY



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

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

Fuse Board

The electric fuses and consumer units were located in the garage. The 1980s/1990s fuse board looked original and better systems are now available.

Our main concern is the damp coming into the garage so close to the fuse electric fuse board.

ACTION REQUIRED: Please see our comments in the Executive Summary with regard to solving the leak.



Damp coming into garage near electrics



Fuse Board

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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.



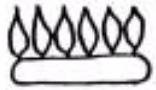
Earth Test

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

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 believe that the property has mains gas

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.

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PLUMBING AND HEATING



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

Water Supply

The controlling stopcock was not located.

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: You should check and confirm where this is with the existing 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 pressurised water (they would blow up if they didn't!).

Cold Water Cistern

Please see our comments within the roof section.

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Hot Water Cylinder

There is a factory insulated hot water cylinder located within the airing cupboard. This cylinder will therefore have a good thermal efficiency, although not as good as the more modern hot water cylinders.



Hot water cylinder

Plumbing

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

Heating

The boiler was located in the utility room, it is manufactured by Vaillant and the model type is Ecotec.

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

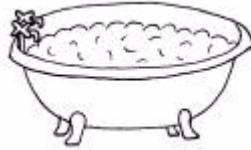
Ten Minute Heating Test

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

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

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

BATHROOM



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

Bathroom

The property has a three piece bathroom suite, consisting of a bath, wash hand basin and WC. We noted some of the mastic seals look to have deteriorated and we would also recommend the extract fan is changed for a humidity controlled one.

En-Suite Bathroom

This has a bath and a shower.

Cloakroom

This is an under the stairs cloak room It is fairly small but we feel any cloak room is better than no cloak room.

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 to the front of the property.

Manholes Defined

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

Inspection Chamber / Manhole One - Front right hand side

We duly lifted the cover and found it to be free flowing at the time of our inspection.

From what we could see it is plastic.



Manhole one

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Inspection Chamber / Manhole Two – Front left hand side

We duly lifted the cover and found it to be free flowing at the time of our inspection.

From what we could see it is plastic.



Manhole two

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.

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Normally in a property of this age the rainwater drains discharge into a soak away however we have no way of establishing this.

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

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

GARAGES/OUTBUILDINGS/ PARKING



Garage

The property has an integral garage to the front left hand side. This has a lot of items stored in it.



Garage



Garage has a lot of stored items

Parking

There is a driveway to the front left hand side of the property.

ACTION REQUIRED: Please see our comments within the Executive Summary



Driveway

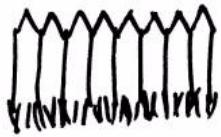
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EXTERNAL AREAS



Front Garden

The property has a small front garden and is enclosed by hedges and fencing.



Front Garden

Rear Garden

There is an averaged size garden with patio/seating area which is secluded by the conifers to the rear.



Rear Garden



Patio/seating area



Fence needs repairs

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.

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Neighbours

Left Hand Neighbours

No one answered the door.

Right Hand Neighbours

We briefly spoke to these neighbours (the one up the hill) and they advised that have had no problems.

POINTS FOR YOUR LEGAL ADVISOR

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

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

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Designated Planning Area.

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

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

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

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REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
By Mark Brinkley, Published by Burlington Press

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APPENDICES

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

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

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French Drain

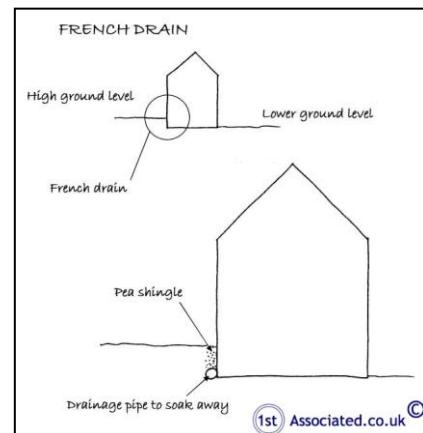
Using a French drain to resolve a dampness problem

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

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

What use is a French drain?

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



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

French drains must be on a slope

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

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

The French drain system that we would recommend

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

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

The French pond!

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

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

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WEATHER

It was general a sunny with the odd spell of rain at the time of the inspection. The weather did not hamper the survey.

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

NOT LOCAL

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

OCCUPIED PROPERTY

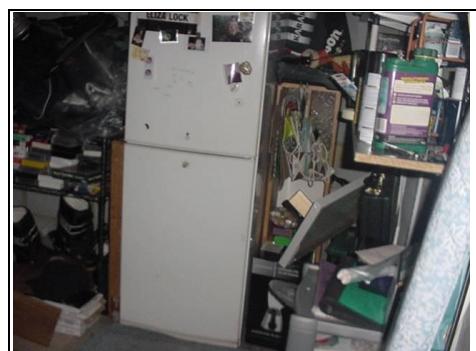
The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to the stored items in the garage and also the roof space.

We were not able to open up the ground floor or the first floor.

We would recommend that you send the question and answer sheet to the actual owners. As you are aware we did not have the benefit of speaking to the owner, who is connected to the estate agent.



Stored items in garage

BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

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