

JOB REFERENCE: xxxxxxxxxxxxxxxx

RESIDENTIAL BUILDING SURVEY

xxxxxxx,
xxxxxxxxxxx,
xxxxxx, Rickmansworth
Hertfordshire
WD3 xxx



FOR

xxxxxxxxxx

Prepared by:

xxxxxxxxxxxxxxxxxxxxxxxxxx

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION

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

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

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

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

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

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

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

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REPORT FORMAT

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

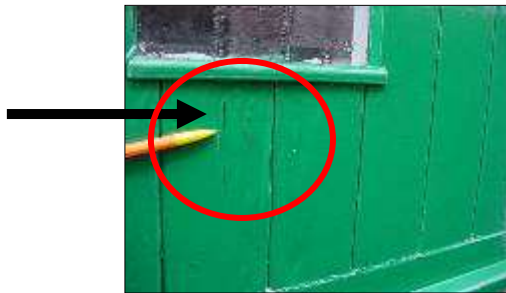
GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a detached two storey bungalow with a large parking area and part garden at the front and a large garden to the rear which includes a detached garage. The property has been considerably extended, amended and altered over the years. The present occupiers have resided in the property for approximately one year and have advised that they upgraded the property which was previously dated and “moved a few walls”.

We believe that the property was built during the War Year or Post War Years. During this time there was a rationing of materials and limited skilled labour available which can mean that sometimes there are unusual constructions hidden beneath what appears to be a typical construction.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1939-1945	World War II (6 June 1944 D-Day)
1943	William Morris established the Nuffield Foundation
1947	Polaroid Cameras invented
1952	Princess Elizabeth became Queen at age 25
1955	The Queen opened a new terminal at London Airport
1959	UK postcodes introduced

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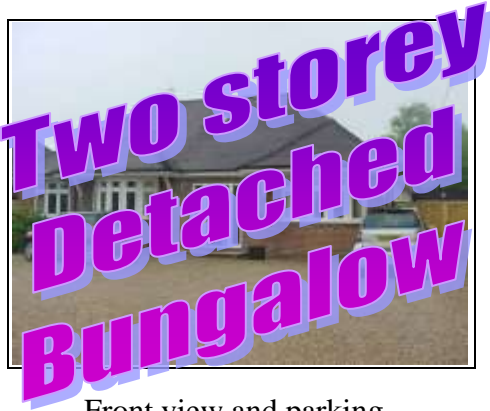
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EXTERNAL PHOTOGRAPHS



Front view and parking



Rear elevation and rear view



Left view



Right view
(taken from the garage roof)



Grassed area, driveway and parking



Rear garden



Garage

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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:

- 1.0) Entrance hallway
- 2.0) Master bedroom (front left)
- 3.0) Dressing area (front left)
- 4.0) Study (left middle)
- 5.0) Lounge and dining area (rear left)
- 6.0) Shower room (rear middle)
- 7.0) Bedroom Two (front right)
- 8.0) Kitchen breakfast room (rear right)



First Floor

The first floor accommodation consists of:

- 9.0) Bedroom Three (left)
- 10.0) Bedroom Four (right)
- 11.0) Bathroom (central rear)



Outside Areas

There is off road parking at the front of the property and roadside parking is on a first come first served basis. The property has a detached garage located to the right side.

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

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INTERNAL PHOTOGRAPHS

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

Ground Floor



Entrance Hallway and stairs



Shower room (rear middle)



Master bedroom (front left)



Dressing area (front left)



Study (left middle)



Lounge (rear left)



Dining area (rear left)

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Kitchen/breakfast room
(rear right)



Bedroom Two (front right)



Kitchen/breakfast room
(rear right)

First Floor



Bedroom Three (front left)



Bedroom three (front left)



Bathroom (central rear)



Bedroom Four (front right)

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SUMMARY OF CONSTRUCTION

External

Chimneys:	One brick chimney One chimney removed
Main Roof:	Hipped, pitched, clad with concrete tiles Older part of roof onto a feather-edge board Newer part onto a protective underlayer
Main Roof Structure:	Cut timber roof with many amendments/alterations
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Flemish bond brickwork (assumed) Painted pebbledash render Stretcher bond brickwork (assumed)
Fascias and Soffits:	Plastic overlaid
Windows and Doors:	Plastic double glazed windows to the majority of the property without trickle vents

Internal

Ceilings:	Plasterboard (assumed)
Walls:	Mixture of solid and studwork – more studwork than we would expect in this era, type and style of property (assumed)
Floors: Ground Floor:	Part suspended floor and part solid (assumed)
First Floor:	Joist and floorboards with embedded timbers and joist hangers (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed). The property has a wall mounted Worcester boiler located in the kitchen/breakfast room and the 1960s electric fuse board located in the cupboard in the kitchen adjacent to the boiler.

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

Finally, your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

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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 500 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

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

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

The Good

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

- 1.0) The property is very well presented albeit this is superficial.
- 2.0) The rooms are larger than we typically find in a modern property.
- 3.0) The property has plenty of parking.
- 4.0) The property has large gardens providing you enjoy gardening.

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) Movement in the roof

(all directions given as you face the property from the front)

1.1) Roof tiles

We believe that there has been some movement in this roof and it is suffering from age. We could see that the roof tiles have opened up slightly and also that there are some tiles that are displaced (we appreciate this open joint style is liked by many). In this case, we believe, that there is a problem with the roof as we can see movement in other elements within the structure.



Some roof tiles have opened up and are displaced

For example: the ridge to the rear right side over the kitchen area has been re-bedded.

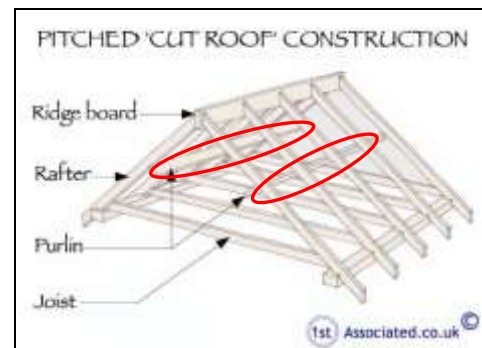


Ridge tiles re-bedded

1.2) Roof Structure

When we investigated within the roof space we could see that some of the purlins had been cut.

For example: to the rear right hand side a purlin had been cut. We could also see to the front of the property that a purlin had been cut.



Purlins in cut timber roof

Purlins are an essential part of supporting

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the roof structure. Whilst we could see some props had been added to the rear roof it is very unusual to cut purlins.

Purlins Defined

The purlin is the horizontal timber member usually running from gable end to gable end and parallel with the walls which supports the jack or common rafters (the angled rafters forming the slope to the roof).

Please note that the purlins are identified in the photos by the red circles/ovals.

Other props

We could also see various other props that had been added to the rear of the roof.

This may have been part of the design and alterations to the roof but it is unusual to cut a purlin without offering a replacement purlin that is higher or lower than the cut purlin.

ACTION REQUIRED: We would be very wary of buying this property based upon this problem. Your Legal Advisor must check and confirm if Building Regulations Approval has been obtained for the amendments to the roof structure and structural calculations carried out.

More generally we would ask - does the loft conversion/extension have Building Regulations approval?

If you do wish to proceed with the purchase we believe that you should make an allowance for adding purlins into the roof to bring back the roof integrity.



Cut purlin rear right side corner



Cut purlin rear with prop identified by the pen



Cut purlin front left side

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Roof Spread

We would add that in a worst case scenario of roof slippage it can push out to the walls. We could not see any cracks in this instance but please remember that the painted render is relatively new (painted to sell?) and we did not have access to the right hand side.

ANTICIPATED COST: To amend a roof, such as this, could run into many thousands and require the part removal of the roof itself and also approval by Building Control. It is very difficult to obtain quotes with regards to this and you would have to look at the worst case scenario and set aside the sum of £5,000 to £10,000.

Please see the Roof Section of this Report.

2.0) Leaks coming into the main roof

There are parts of the original roof still in place, which consist of featheredge boarding.

From what we could see some dampness is coming through in these areas. We have found that this is often the case and that wind driven rain can come through this type of older style roof construction.

ACTION REQUIRED: This is very difficult to resolve without re-roofing and adding a protective underlayer.

As a stitch in time measure we would recommend that you employ a roofing contractor to spend half a day/ a day checking and overhauling the roof and re –positioning any displaced tiles. It is a shame that the roofing work was not carried out when the other work was carried out; please obtain quotations.



Featheredge boarding



Wind driven rain. This shows a batten construction rather than feather edge

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3.0) Plastic over clad fascias and soffits

We noted the plastic fascias and soffits. We believe these to be a plastic overcladding to the original timber fascias and soffits. This is often carried out as a quick fix and whilst looks clean, neat and tidy it can cause the covered timber to sweat and cause further deterioration.



Overcladding



Plastic overclad fascias and soffits are stuck on rather than pinned

ACTION REQUIRED: We would recommend that sections are exposed to see the condition of the timber and replaced as necessary. We would also recommend adding a vented soffit.

ANTICIPATED COST: If the timber is in good condition then £100 or so for the inspection. If not and replacement is required then this will be several thousands of pounds. We would add that this overcladding is from the cheaper end of the market as there is not a vented soffit which is common practice today and is used to add ventilation to a roof to reduce condensation occurring; please obtain quotations.



Vent in the soffit ventilates the roof space

Please see the Fascias and soffits Section of this Report.

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4.0) Numerous walls removed

We believe from our survey that various walls have been removed in the property. We would like to see the building drawings of the property before and after the alterations to see what walls have been removed and changed.

We can see from the Estate Agents floor plans that the property has been altered fairly recently in the kitchen area. An example of one of the alterations is the part removal of the wall within the kitchen to allow the breakfast room section.

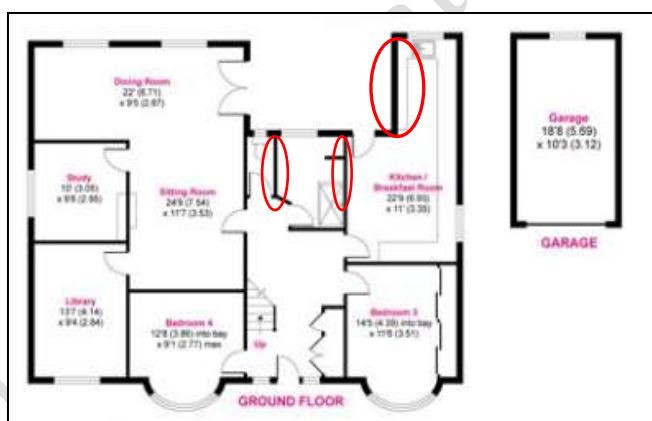
This in turn has put additional stress and strain on the pier between the alterations and the kitchen door where we can see stress cracking. We would add that this is in a relatively newly painted building.



Wall removed in kitchen
Green oval – small pier
Red oval - lintel



Crack next to door in Kitchen



Estate agent floor plan (1) ground floor
Red oval – wall removed



Estate Agent floor plan (2) ground floor
Green oval - Windows added in kitchen and
door opening in bedroom and dressing room

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ACTION REQUIRED: Your Legal Advisor to check and confirm that all the alterations that have been carried out do have Building Regulation permission and approval and with appropriate calculations and supervision. Our concern is that this type of work has been carried out to benefit the layout of the property without considering how it structurally affects the property as a whole.

We would be very wary of these alterations and would add that further alterations may have taken place before plans were made. We would also draw your attention to the roof near to the kitchen alterations that has had to have new ridge tiles and that we mentioned earlier.

ANTICIPATED COST: To obtain retrospective Building Regulations and to add foundations etc. can be an expensive procedure (as the Local Authorities do not want to be involved with retrospective permission). This can range from;

1. A consultation without costs where the council is satisfied that the work has been carried out.
2. A thousand pounds plus to open up the structure to show foundations have been added in.
3. Much higher costs if the work has to be replaced.

Just as importantly this shows a lack of understanding of how buildings work and what can and cannot be altered. We are aware that both externally and internally the property has been painted throughout which could hide all kinds of issues.

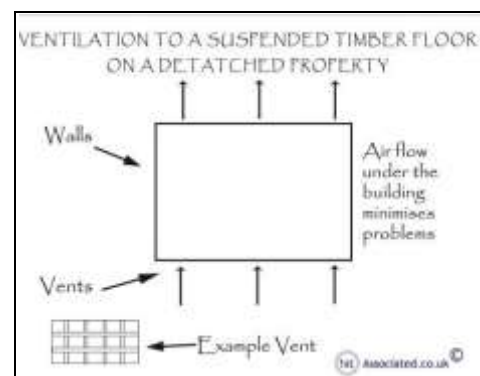
Please see the Walls Section of this Report.

5.0) Is the ground floor adequately vented?

We could see air vents to the front of the property but not to the rear. Importantly the floor requires a through flow of air underneath the property.

Suspended Timber Floor construction Defined

A suspended timber floor usually consists of timbers spanning the



Airbrick to front

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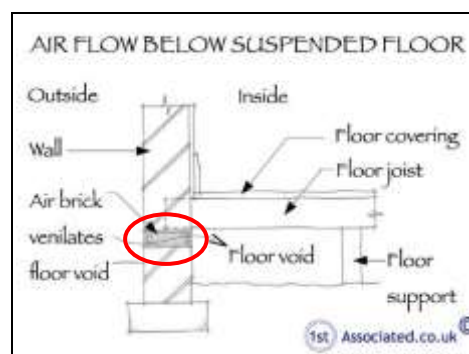
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ground floor, supported on piers (usually brickwork), vented via air bricks within the walls.



Airbrick to front



Suspended timber floor

We noted that some areas of floor felt solid underfoot where we assume that the original timber floor has been replaced with concrete.

ACTION REQUIRED: If there are not voids all the way under the floor then you need to create them. This can be done by adding vents internally or by digging up sections of the floor and adding vents externally to the rear of the property.



Damp meter readings indicate dampness which may relate to the floor

ANTICIPATED COST: We would allow a few hundred pounds for opening up the floors. Dependent upon what is found costs may be zero if there are no problems or a few thousand pounds if problems are found.

Please see the Airbricks Section of this Report.

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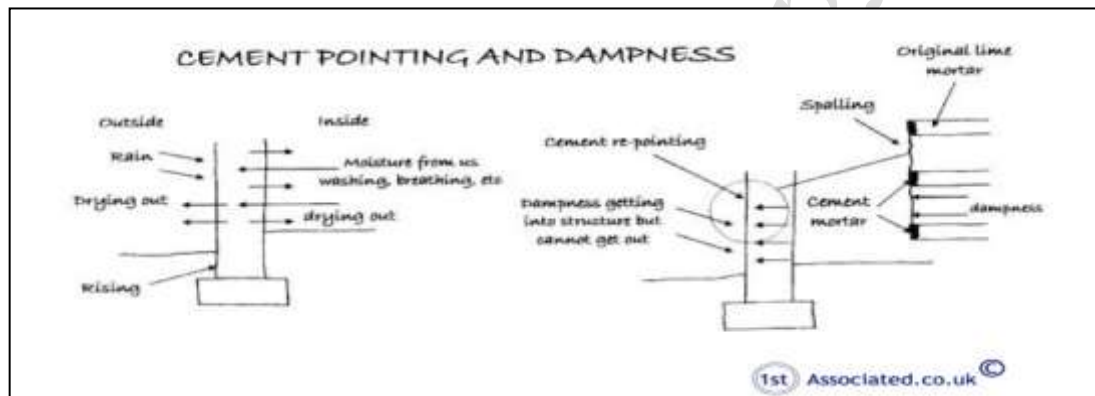
6.0) Are the walls allowing in dampness?

Both to the front and the rear of the property we can see signs that the walls are allowing dampness in.

To the front of the property we can see deteriorating brickwork at ground level. Arguably the property has also been incorrectly re-pointed in a cement mortar. This effectively is smothering the building instead of allowing it to breathe.

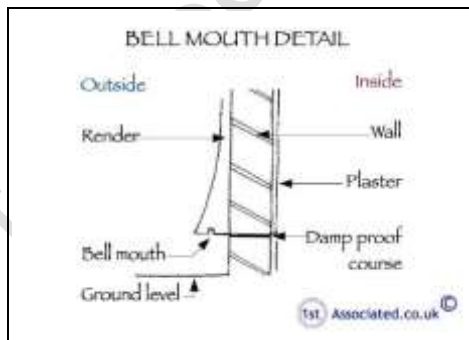


Deteriorating brick work at ground level



Cement pointing

To the rear of the property the bell mouth at the base of the painted render ends very close to the ground level and may be allowing water in via capillary action. Typically a bell mouth should be 150 mm above ground level.



Bell mouth detail left



The bell mouth to the render is very close to ground level

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Bell-Mouths Defined

A bell-mouth is a curve at the base of a wall, which throws the water away from the structure therefore preventing dampness.

ACTION REQUIRED: We believe that the best way forward is to live in the property to ascertain if the dampness is coming through the walls within habitable areas that will affect you. We do feel that the ground level is high around the property and should be lowered.



High ground level

Allow a sum in your budget and expect a discount on the asking price to resolve dampness problems and redecoration that will follow.

ANTICIPATED COST: In the region of £3,000 to £5,000. In theory this should discharge into the existing drainage system; please obtain quotations.

Please see the Airbricks Section of this Report.

7.0) Dampness in the kitchen

We found dampness within the kitchen area to the rear where we believe the render to be too low. Please also bear in mind that much of the kitchen was hidden from our view by the kitchen units.

ACTION REQUIRED: You may need to remove the existing bell mouth and raise it so that there is 150mm between the ground level and the bell mouth. Alternatively you can lower the ground level.

8.0) Newly painted (last year/this year)

As the property is newly painted we cannot be one hundred per cent certain from a one off inspection that the paint work is not hiding defects. We have made this comment because as you are aware from reading this report there are problems we feel with the roof, with the walls that have been removed,

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and the lack of air flow under the property and dampness which we feel could lead to deterioration of the decoration which at present is immaculate.

9.0) Many trees removed

The owners advised that they had removed approximately sixty conifer trees.

Whilst conifers do not have as large a root ball as many trees do it can often be the way they take water away via their roots that is of help to the lands irrigation system and when removed can cause problems. Other trees, we believe, also appear to have been removed from the images we have from Google Earth.



Rear garden has had numerous trees removed



Front left as it was before trees removed



Front right as it was before trees were removed

ACTION REQUIRED: Obtain further information with regard to what trees were removed. The owner advised us that advice was sought from the local council, even though they did not have to, and that they had used a proper tree surgeon to carry out the work (we much prefer an Arboriculturalist).



The present front of the property

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10.0) Services

10.1) Heating

There is variety of radiators in this property ranging from single panelled radiators to older style double panelled radiators to convection radiators. The single panelled radiators may not warm the property as quickly as you would wish. We also advise that we would recommend that you set aside a budget to replace the radiators.



Old style radiator

10.2) Internal radiators

We note that the property has a number of internal radiators, which do not allow the flow of air around the property. We recommend relocation of the internal radiators to a position underneath windows.

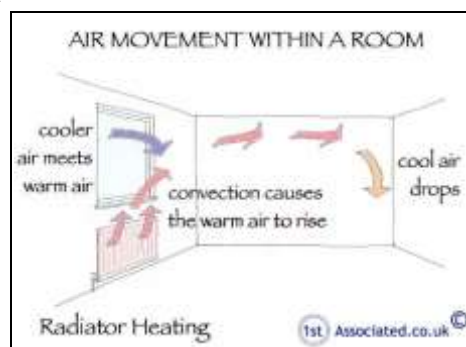


Internal radiator

Internal Radiators defined

Radiators located underneath windows help air flow in a property as warm air rises and hits the cooler air above the windows it then circulates around the room and helps the air circulation in the property as a whole.

ACTION REQUIRED: We would recommend the replacement of radiators and movement of internal radiators to position underneath window.



Air movement within a room

ANTICIPATED COST: A few hundred pounds per radiator; please obtain quotations.

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10.3) Electrics

The electrics are dated, circa 1960s, and better are now available.

ACTION REQUIRED: We would recommend that you replace the electrics. An Institute of Electrical Engineers (IEE) test and report to be carried out by an NICEIC Registered and Approved engineer or equivalent.

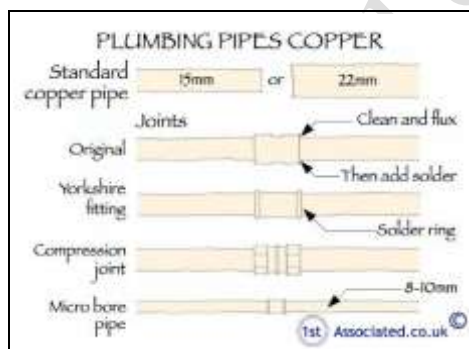


Electric fuse board

ANTICIPATED COST: £300 to £600; please obtain quotations.

10.4) Plastic piping used

We are not great fans of plastic piping; it takes little skill to install and can literally be thrown in. In this case, for example, in the roof we could see the plastic piping is insulated where it could be seen but if you crawl into the roof, as we did, you can see some piping that is not insulated.



Pipework



Plastic pipe joined to copper pipe

We also note that one of the plastic joints on the left side was leaking, albeit minor, and also that plastic to copper has been used which we generally find does not work particularly well on warm water pipes.



Plastic pipe leaking

ACTION REQUIRED: Carry out repairs to existing plastic pipes and

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we would recommend a full assessment of the plastic piping that has been used in the roof to see if any of it needs to be replaced with copper.

ANTICIPATED COST: This is really difficult to estimate as you will probably be able to carry out repairs and fully insulate the pipes. There is a risk in our experience of mixing the plastic and copper pipes; please obtain quotations.

Please see the Services Section of this Report.

11.0) Shallow Drains

We lifted the two manhole covers to the rear of the property and found there to be very shallow drains with next to no fall.

In manhole two we found shingle within it which does lead us to believe that the manhole cover has been lifted and rodded.



Shallow drain

ACTION REQUIRED: The only way to establish the condition of the drains is to have a closed circuit TV camera report carried out.

ANTICIPATED COST: A few hundred pounds: please obtain quotations.

Please see the Main Drains Section of this Report.

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The Ugly

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

We have found more than the average number of things that we would classify as bad. We would consider the roof alterations, the wall alterations, the electrics and the drainage as being the main issues. Equally dampness in a property can cause problems as well as not being able to heat the property adequately. When putting all the items in the Bad Section together we do feel this makes this a high risk purchase.

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Other Items

Moving on to more general information.

Maintenance

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

Services

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

Electrics

As advised the electric fuse board is dated and will need replacing. The Institute of Electrical Engineers standards (IEE) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

As advised the radiators are a combination of different styles and we do not believe they will heat the property sufficiently. We noted additional heat via electric oil filled radiators in the bedrooms and they may be used in other areas but we did not see them at the time of the survey. We feel it is likely that you will need to upgrade the radiators. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract is placed with an approved heating engineer.

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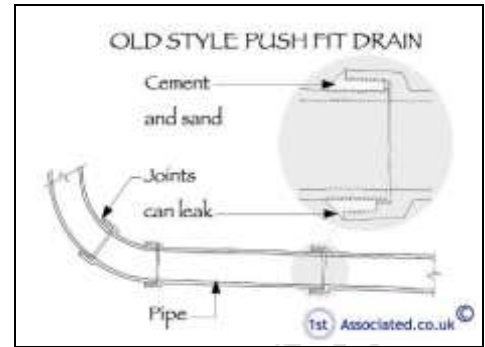
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Drainage

Whilst we have lifted the manholes covers to the rear right side of the property the only true way to find out the condition of the drains is to have a closed circuit TV camera report to establish the condition of the drains. We did note that the manholes are shallow and that the drains may be the older style push fit drains. In this age of property there will often have been leaks over the years.



Push fit drainage

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 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.

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Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

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

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SUMMARY UPON REFLECTION



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

The more we look at this property the more concerned we are that the alterations have been carried out without a full understanding of how properties work. Whilst we are concerned about the roof alterations and the wall alterations we are also concerned about the number of trees that have been removed particularly if professional advice has not been obtained. We have often experienced problems, even in areas with good drainage, where trees have been removed. A lot of further investigation on this matter is needed and we would expect a very large discount on the price to take on the risk or walk away from the property.

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

Again we would recommend that you do not purchase this property until further investigation has been carried out.

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

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

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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We are employed as Independent Chartered Surveyors and offer an independent point of view.

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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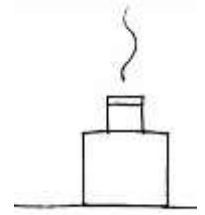
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EXTERNAL

CHIMNEY STACKS, FLUES, PARAPET WALLS, DORMER WINDOWS AND ROOF WINDOWS



Chimney Stacks

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

There is one chimney to this property that is located to the rear left (all directions given as you face the property). We believe a second chimney has been removed.

Chimney One – rear left

This chimney is brick finished with a lead flashing and one chimney pot. From what we could see from ground level it looked in slightly below average condition considering its age, type and style.



Chimney One
Moss on edge of
flaunching visible



Flaunchings

Unfortunately whilst we cannot see the flaunchings properly there looks to be some moss sitting on the edge of it which does tend to mean that dampness can get in.

The chimney breast of this chimney goes into the left hand bedroom. Any dampness coming



Chimney breast in bedroom

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through will show.

ACTION REQUIRED: Periodically inspect the chimney.

Chimney two – rear right- removed

The chimney on the right hand side, we believe, has been removed. If you look to the adjacent bungalow you can see it has two chimneys.

Please see the chimney breast section with regard to the fireplace in the main lounge.



Adjacent bungalow

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.

Flues

Flues offer ventilation to things like boilers and soil and vent pipes and usually come through the roof covering, which can often also be a weak area.

The property has a metal flue which is vented to air to the right hand side wall.



Flue vented to outside air

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Roof Windows

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

The property has two purpose made roof lights, which looked in average condition. The first is located over the staircase so we could not view it closely but it gave excellent light to the stairway. The second is in the left hand bedroom giving light to the room.



Roof window



Roof window in
left hand bedroom

We would add that sooner or later they will leak. If this doesn't occur then they seem prone to condensation.

Dormer Windows

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

The property has two rear dormer windows, one large and the other relatively small. Generally we would comment for their age, type and style that they are in average condition.

Large dormer

This has a flat roof that we could not see properly and which concerns us as they



Dormer windows (rear)

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usually tend to get forgotten. However there is no sign of water staining internally within the bathroom and the right hand bedroom. The windows are plastic.



Large rear dormer window



Flat roof

Small Dormer

The small dormer has a hipped pitched roof with vertical tiling and plastic windows. We can see some dampness being drawn up underneath the tiles. As the inside of the property is dry-lined we could not identify if dampness is getting in.



Rear small dormer window

ACTION REQUIRED: Set aside a sum of about £1,000 to £2,000 to renew the flat roof in due course unless the existing owners can confirm and show receipts that this has been carried out whilst they have been living at the property.

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

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

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

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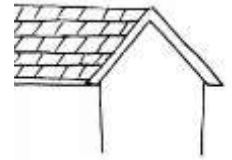
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ROOF COVERINGS AND UNDERLAYERS



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:-

- 1) Main roof
- 2) Rear Kitchen extension roof
- 3) Dormer roofs (see earlier section)

Main Roof

The main roof is hipped, pitched and clad with a concrete tile and has been considerably extended over the years. To the front of the roof are two hips and to the rear are the two dormers. The left hand side has one large hip whilst there is a smaller hip to the right hand side.



Main roof
Vents visible to the roof circled

We noted some tiles were lifting slightly around the roof window and we also noted two roof vents to the roof.

Also to the rear of the roof are two lead covered, what we believe to possibly be, lintels that are adding support to allow the open plan area of the lounge and dining area. We cannot be one hundred per cent sure of this.



Possibly lintels protruding
thorough the roof

Roof tiles open

The tile on the roof has an open grid pattern which means there is a gap between the tiles.

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Please be aware that moss can gather on this type of roof and it could look like your neighbours roof.



Open grid tiles



Nearby roof covered in moss.
We would rather see tiles
laid closer together

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

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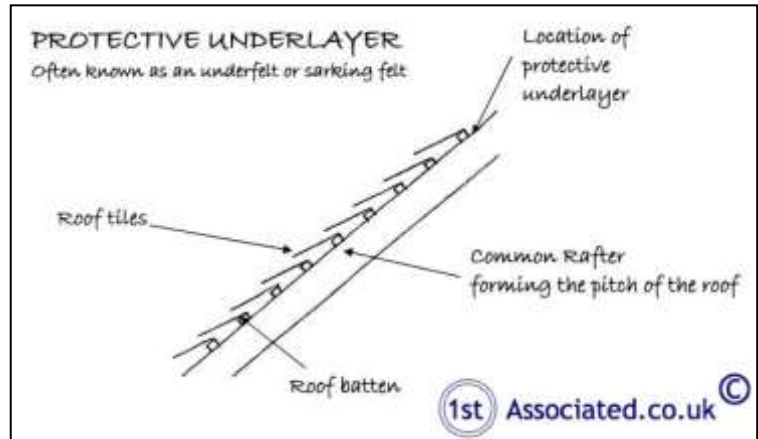
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Protective Underlayer (Often known as the sarking felt or underfelt)

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.



Protective Underlayer

The roof consists of the old and new roof structure. We can see close boarding to the older part and a protective underlayer to the newer part.

Close boarding

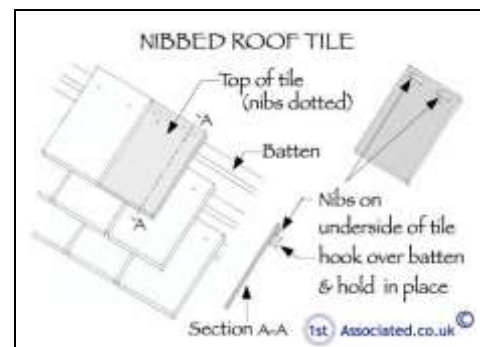
Close boarding is literally timbers next to each other, these are feather edged. This is a thick board that narrows down. The thicker edge is where the nibs of the tiles hook over.



Close boarding with damp coming through



Close boarding narrows at the end



Nibbed tile

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Sarking felt/protective underlayer

When we inspected the loft space we found that part of it had a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. However in this case we believe it to be much newer. We generally found it to be in average condition, with damage in some areas, although we did have limited visibility.



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

ACTION REQUIRED: Please see our comments within the roof.

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Rear Kitchen extension roof

The rear kitchen extension has a hipped roof clad in a concrete tile.



Rear kitchen extension
hipped roof



Roof ridge tiles have been re-
mortared



Roof ridge tiles have been re-
mortared

Shallow pitch

We would comment that the kitchen roof has a very shallow pitch to the base of it and could suffer from wind driven rain problems. Unfortunately we have only had a limited view as we have not been able to gain access into this roof to confirm this

ACTION REQUIRED: Add a loft hatch and we would be more than happy to return to inspect it.



Roof ridge tiles have been
re-mortared

Extension roof structure

This is what is known as an uncoupled roof and we would suggest that couples are added. If you imagine a capital letter 'A' it is the horizontal part of the 'A' that helps stabilize the roof, however, the whole roof needs to be looked at. Please see our comments within the Executive Summary.



Uncoupled roof over kitchen

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

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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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 numerous loft doors located in the left and right hand bedroom. These are relatively small spaces and have been used for storage which has limited our view. However as you will have read in the Executive Summary we do feel there is a problem with purlins having been cut without any additional reinforcements.

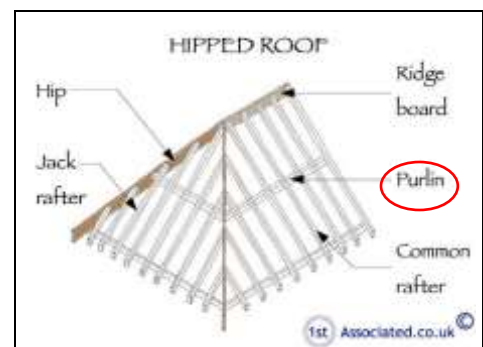


Access to roof space

The loft has been viewed by torch light, which has limited our viewing slightly and we have not been able to access the rear roof properly.

Roof Structure

This type of roof structure has what is known as a hipped cut timber roof. This is a roof that is purpose made and hand built on site. This looks to have been altered many times over the years as the house has been extended and altered. Without the original design details we cannot categorically confirm that there are no other defects; from what we can there appear to be problems with the roof unless drawings and structural calculations can be shown to prove otherwise.



Hipped cut timber roof

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Roof Timbers

We have inspected the roof structure for:

1. Serious active woodworm
2. Structurally significant defects to the timbers
3. Structurally significant dry rot
4. Structurally significant wet rot

Our examination was limited by the general configuration of the roof, the mass of insulation and stored items. However from what we could see there was what we would term as structurally significant defects to the timber structure in the form of the cut timber purlins.

To the base of the roof, roof joists/ceiling joists, when we lifted the insulation back we could see a network of timbers so it may be possible that additional support has been added in these areas but it is very unusual to cut purlins and not add in further support.

We would add that it is also feasible that there are other 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.



Cut purlin front left side



Cut purlin rear right corner



General view showing the common rafters given support by purlins



First floor created by adding extra timbers rather than removing and starting again

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Ventilation

We could see high level ventilation which indicates to us that Building Regulations may have been applied for and approved; we would nevertheless like to see the Building Regulations approval and comments on the alterations that have taken place.



Vent

Insulation

There is a mass of insulation that we are slightly concerned about where there is a close boarded roof as it can cause condensation in the roofs. Please see the Thermal Efficiency Section of this Report.



Mass of insulation

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case we could not see it due to the mass of insulation.

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.

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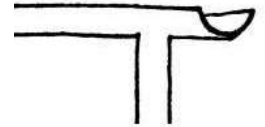
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GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

The gutters and downpipes have been replaced with plastic; usually they were originally cast iron.

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.

ACTION REQUIRED: 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 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.



Downpipe discharges straight into drain as opposed to having a gulley



Gutter

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Soil and Vent Pipe

The property has plastic soil and vent pipes. This is likely to originally have been cast iron, as would the gutters and downpipes, in this age of property.



Soil and vent pipe

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

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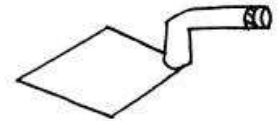
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WALLS



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 to the front with a painted pebbledash render to the remainder of the property. The brickwork and the render are in a variety of patterns after being added over the years.

Looking at each of these in turn.

Brickwork

Flemish Bond brickwork

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

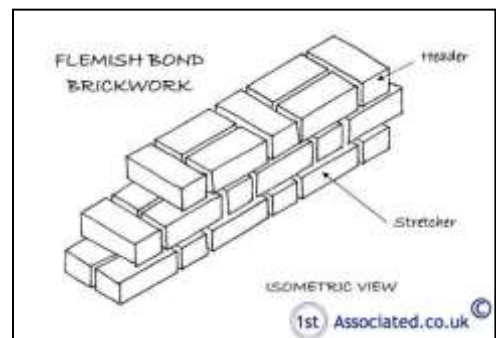
The term Flemish Bond relates to the way the bricks are bonded together and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher), then the end of the brick, then the side of the brick, and this pattern repeats course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

Solid walls and dampness

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



Brickwork



Flemish Bond brickwork



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Brickwork has signs of old ivy a sign of when there were many trees around this property

Bonding Timbers

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

Re-pointed in cement mortar

The property has been re-pointed in cement mortar. A solid wall really should have a lime based mortar which allows it to breathe.

The photo below (right) shows the harder based modern cement mortar to the left hand side and the softer older style cement mortar on the right hand side.



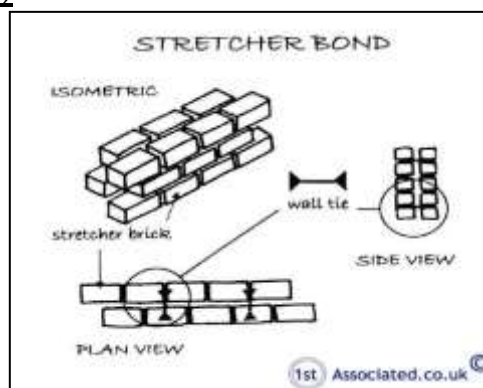
Cement mortar is coming away



Cement mortar

Stretcher bond brickwork (left hand corner)

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



Stretcher Bond brickwork

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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 thermal insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties.



Stretcher bond brickwork

Wall Ties

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.

Render

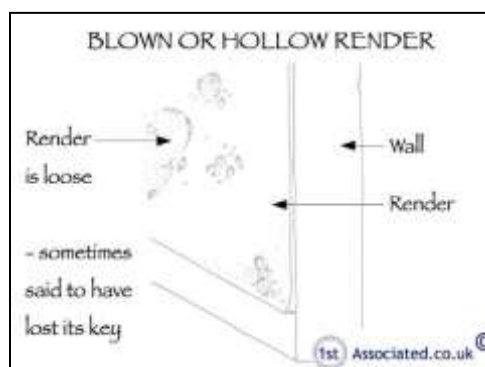
The majority of the rear, right hand side and left hand side have a painted render finish. We are always wary when we see rendered properties as it usually means they have been rendered for a particular reason.



Render to the rear

In this particular case we believe the pebble dash was an original feature of this property although it does look to have been relatively newly redecorated which could be hiding latent defects.

We have carried out a tap test (literally hitting the render with the back of a hammer) testing for blown or hollow render areas. We found it to be in average condition for its age, type and style.



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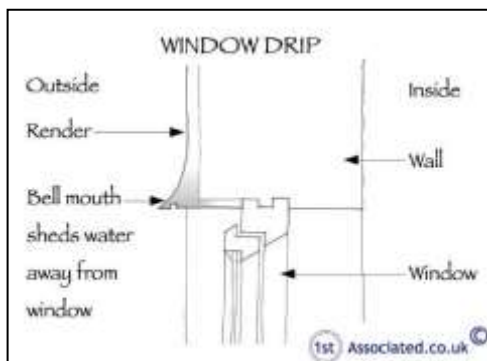
Blown or hollow render

Render Detailing

You can normally tell whether the render is good or not by the drip detail over the window and the bell mouth to the base of the property.

Window drip detail

With a pebble dash style render there tends not to be a window drip. The original purpose was to throw the water away from the timber windows. In this case the windows have been replaced with plastic.



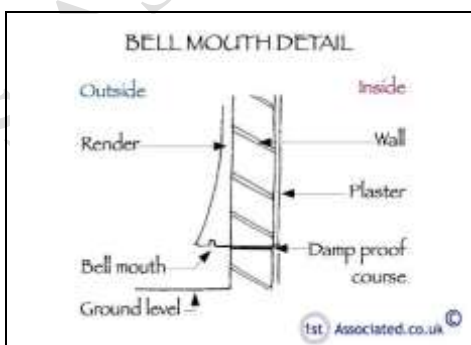
Window drip



Window drip detail

Bell mouth to base of property

To the base of the render there is a bell mouth detail very close to the ground. We would normally expect to see this 150mm above the ground. We feel it may be bridging the damp proof course and allowing dampness to be drawn up above it as we found dampness within the kitchen area.



Bell mouth detail



Bell mouth very close to the ground

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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.



Variety of painted render finishes

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 / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, concrete lintels, rubbed brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

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

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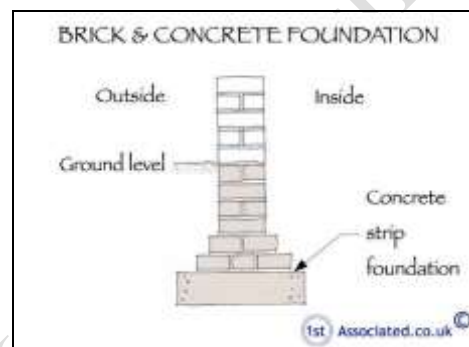
FOUNDATIONS



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

Foundations

Originally the property is likely to have had a brick foundation but where extensions and alterations have been added they are likely to have a concrete foundation that will be deeper than the original foundation; this has generally become a requirement over the years. There can be differential movement between the two types of foundations.



Strip concrete foundation

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.

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.

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

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

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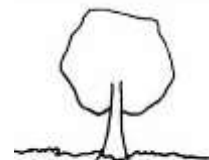
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TREES

FOUNDATIONS



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

Sixty trees removed?

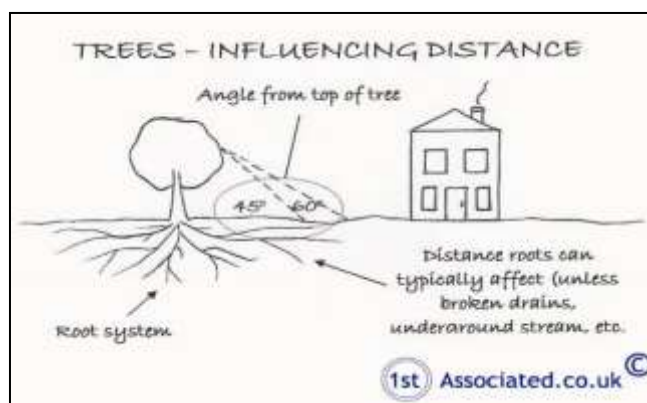
The owner advised that approximately sixty conifer trees have been removed to the rear. We thought this was a lot at the time and that we had misheard. However we now think this may have been possible. We looked at old images on Google Earth and there were also once a lot of trees to the front of the property.



Where a lot of trees have been removed professional advice needed to have been sought (an Arboriculturalist not a tree surgeon). Now the trees have been removed the ground has to cope with a considerable amount of moisture. Also rotting roots in years to come can affect the stability of the ground dependent upon the trees that were there. From looking at the images the trees to the front were of a considerable size.

Numerous trees have been removed from the rear garden

ACTION REQUIRED: We would recommend you obtain more information regarding removal of the trees before you commit to purchasing this property. We spoke briefly to the owner about this but we would comment this was limited advice (he said he was pushed for time) and only related to us that there were trees removed to the rear of the property. The effects of removing trees should not be underestimated.



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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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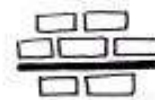
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DAMP PROOF COURSE

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, in some areas we can see it and in some areas we can't. There is a line in the brick mortar that probably relates to the damp proof course and we believe that the render is covering up the damp proof course.



Damp proof course

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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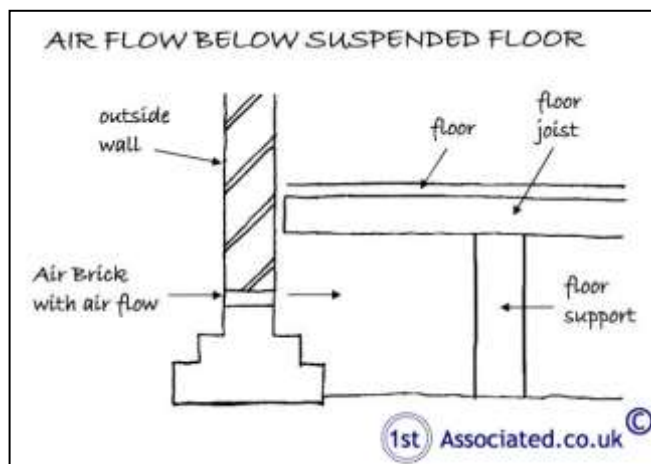
AIRBRICKS



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

Low Level Air Bricks

There have been various floors added over the years and we feel this may be blocking the air flow underneath the property. It is very important to consider this air flow as it does help reduce the chances of wet rot, dry rot and woodworm.



Air brick to front

Suspended timber floor

ACTION REQUIRED: Ensure the air bricks are clear. Please see our comments within the Executive Summary.

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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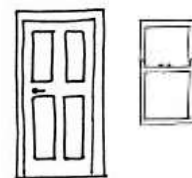
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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

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

Fascias and Soffits

The fascias and soffits are plastic. We believe these are overcladding. Overcladding is generally not considered good practice as the timber fascia and soffit behind is left rotting and the plastic overcladding can accelerate deterioration. Also it is now considered good practice to add vents into the soffits to vent the roof.



Overclad Fascias and soffits



Overcladding stick on style rather than pinned on

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

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Windows and Doors

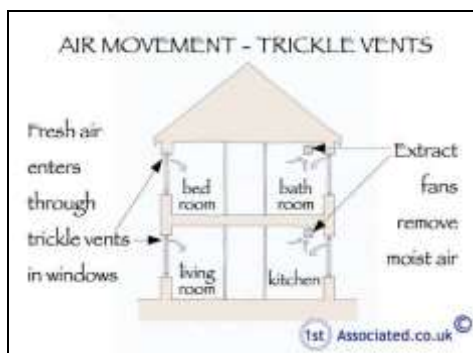
The property has plastic double glazed windows without trickle vents, which tends to mean they are from the cheaper to average end of the market. Lack of trickle vents means there will be poor air circulation within the property.

Trickle Vents Defined

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



Bay window no trickle vents



Air movement with trickle vents



Trickle vents

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.



Gap under edge is a drain for rainwater

Limited life of double glazing and transferable Guarantees

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.

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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.

The painted render looks relatively new and our concern is that it is hiding latent defects. Any other areas that usually require redecoration, such as windows and fascias and soffits, have been replaced with plastic.

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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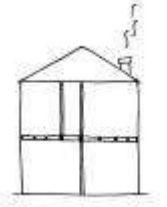
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INTERNAL



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 from within the roof space and our general knowledge of this age and type of construction we believe that the ceilings are likely to be plasterboard. However there may be some original proprietary boarding that has either been clad over or painted over. The ceilings did look fairly smooth which does indicate plasterboard.



Vaulted ceilings first floor rooms

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.

Plasterboard Cracks

This is quite a common occurrence in older properties, brought about by differential movement in the structure to what the plasterboard can cope with. They tend to be very straight cracks.

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Internal Walls and Partitions

One of our main concerns with regards to this property is that internal walls and partitions have been removed without proper thought and structural support and Building Regulation approval. We cannot be certain of the wall construction without opening them up but we would expect this age, type and style of property to have brickwork internal walls and blockwork. As further alterations and extension have been carried out we would expect the blockwork to be changed to a modern insulation block. As stated it is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

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

Perimeter Walls

The perimeter walls are plasterboard finished with a general skim coat of Gypsum plaster. Originally in this age of property they would have been a lime plaster.

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

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

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

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

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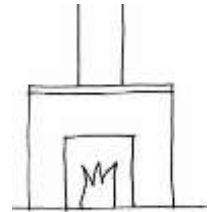
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CHIMNEY BREASTS, FLUES AND FIREPLACES



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

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

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

The chimney breast on the right hand side appears to have been removed and we believe the chimney breast in the lounge may be false.

ACTION REQUIRED: Check with the owners and your Legal Advisor to check if Building Regulations have been obtained for the removal of the right hand chimney. Often we find that it hasn't been.

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

As mentioned 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



Chimney breast left side
bedroom first floor



Right chimney removed
letting in rainwater



Lounge fireplace may be false

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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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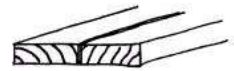
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FLOORS



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

We believe the ground floor has a combination of a suspended timber floor which will be original and a solid floor which is likely to be concrete.

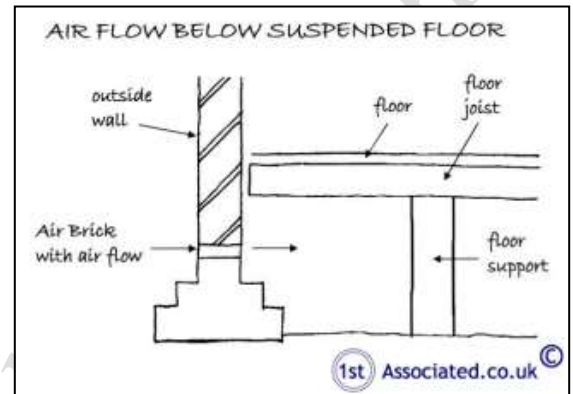
From the feel of the floors we believe that there are suspended timber floors predominantly to the front of the property which require air movement underneath them to minimise wet rot, dry rot and woodworm and is why air bricks are present.

The floors to the rear of the property felt solid under foot in some areas and so we have assumed this construction is concrete.

The problem with suspended timber floors and solid floors

The problem with having both types of floor is that there needs to be an air flow underneath them which we do not believe is happening in this instance.

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



Suspended timber floor



Carpet and laminate flooring

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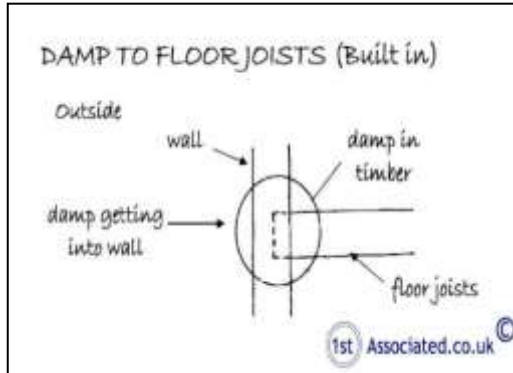
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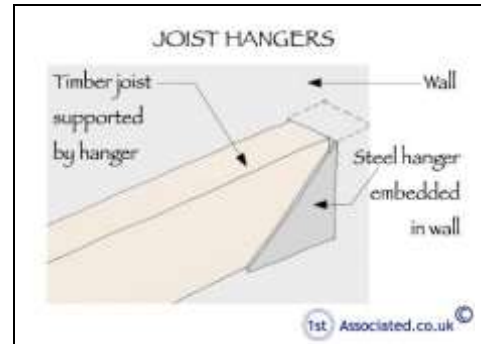
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First Floor

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



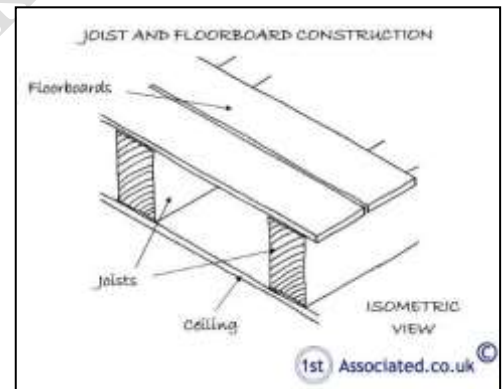
Embedded timbers



Joist hangers

Joist and Floorboard Construction Defined

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



Joist and floorboards

Vaulted ceilings

The property has vaulted ceilings to the bedrooms on the first floor and can be susceptible to heat loss as there is literally only the thickness of the ceiling board and tiles unless they have been insulated. Without opening up the structure we have no way of knowing.



Heat loss



Vaulted ceilings to first floor rooms

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

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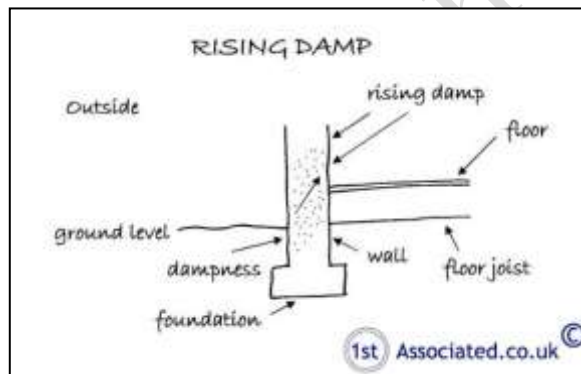


DAMPNESS

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. Much evidence points towards there being true rising damp in only very rare cases.



Rising damp

A random visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found rising damp in the kitchen area and were expecting to find more particularly to the front of the property given the way the bricks are spalling.



Testing for rising damp

ACTION REQUIRED: Please see the Executive Summary.

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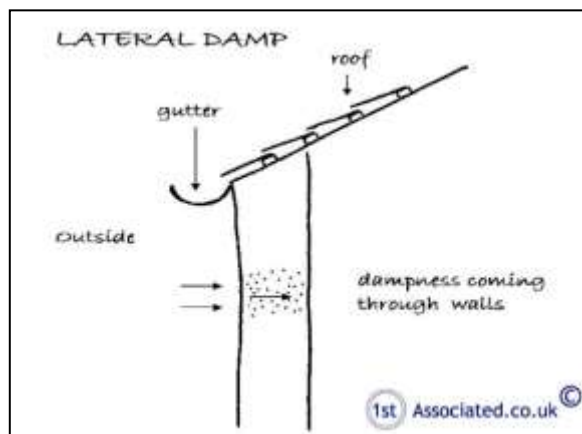
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Lateral or Penetrating Dampness

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

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



Lateral dampness

Condensation

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

At the time of the inspection there were no obvious signs of condensation. However, condensation depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.

Extract fans in kitchens, bathrooms and drying areas

A way of helping to reduce condensation is to have good large extract fans with humidity controlled thermostats within the kitchens and bathrooms and also in any areas where you intend to dry clothes which are moisture generating areas.

ACTION REQUIRED: Whilst we noted some extract fans we would always recommend adding large humidity controlled extract fans to kitchens, shower rooms, bathrooms and drying areas to reduce condensation.

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

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INTERNAL JOINERY



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

Doors

The property has hollow core doors which are a relatively modern door and are likely to have been added by the present owners. We also checked some of the frames for squareness and these were generally ok with a few out of square. The reason why we check for this is to check for structural defects as door frames tend to be weak areas within the structure.



Hollow core door



Checking if door is level

Staircase

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



View down the stairs

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Kitchen

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

We have not tested any of the kitchen appliances.

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

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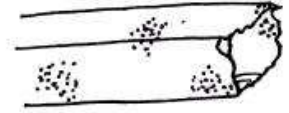
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TIMBER DEFECTS



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 signs of significant wet rot during the course of our inspection.

There is a possibility of wet rot underneath the suspended timber floor to the ground floor. The plastic overcladding usually hides deterioration to fascias and soffits. Please see our comments within the Executive Summary.

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

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Woodworm



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

The roof is the main area that we look for woodworm. Within the roof 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. We would comment in this instance that the conditions are ideal under the floor for woodworm.

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

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

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

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INTERNAL DECORATIONS



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

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

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

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THERMAL EFFICIENCY



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

HIPs

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

Roofs

Some roof insulation was present although not too current Building Regulations requirements of 300mm. In this instance there is about 200mm in the areas that we could see. Our concern is that there is no insulation where rooms are formed in the roof and the only way to check would be to open the structure. We did notice vents in the roof that may indicate there is insulation in there.



There may be cold bridging where the vaulted roofs are

ACTION REQUIRED: Your Legal Advisor to check if there are any Building Regulations/Planning drawings with regard to the roof structure.

Walls

The walls to this property are solid, we believe in the majority of cases, in the sense that they do not have a cavity as a modern property would have. Also

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they are unlikely to have any substantial insulation. However, unfortunately it is generally very difficult to improve the insulation without affecting the external or the internal appearance of the property.

Windows

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

Services

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

Summary

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

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

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

or alternatively www.cat.org.uk

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

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

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

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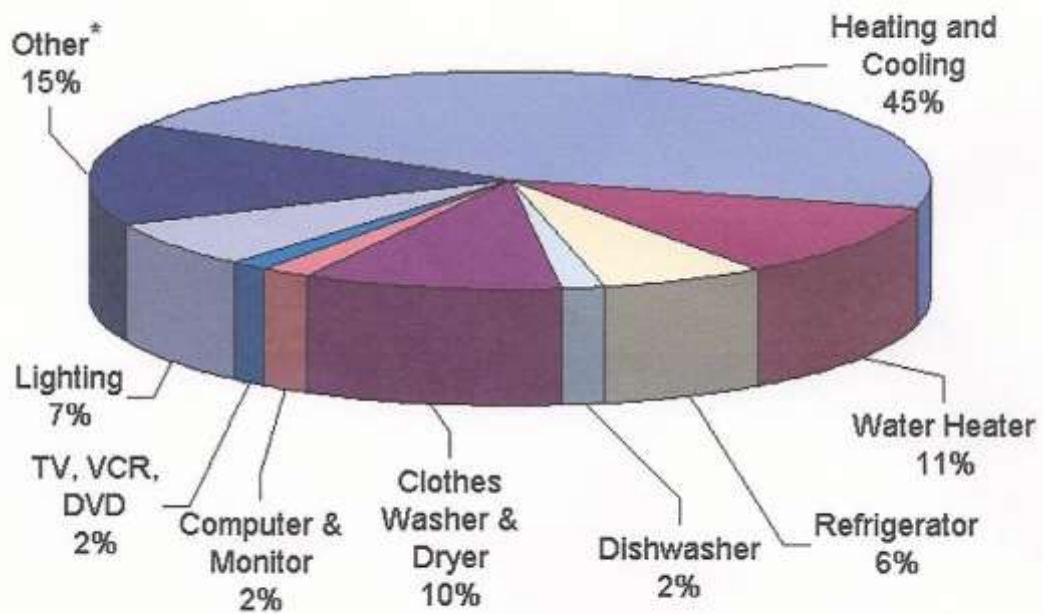
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What does my energy bill pay for?



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

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OTHER MATTERS



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

Security

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

Fire / Smoke Alarms

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

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

Insurance

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

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

Asbestos

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

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not noted asbestos.

Asbestos was commonly used post war until it was banned only in the UK in the last ten years or so. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned.

Our insurance company requires us to advise that we are not asbestos surveyors.

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

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SERVICES

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

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

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ELECTRICITY



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

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

Fuse Board

The electric fuses and consumer units were located in the kitchen cupboard. The fuse board looked old circa 1960s and better are now available.

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



Dated fuse Board

Earth Test

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

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.



Earth Test

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

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

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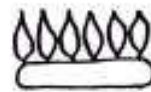
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There is very little we can check for in a gas installation, we do inspect to make sure there is one and that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent Gas Safe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

We are advised that the property has mains gas. The consumer unit is located to the right hand side of the property.

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



Gas

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

We were advised that the controlling stopcock is located under the kitchen sink.

Water Pressure

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

Hot Water Cylinder

There is a factory insulated hot water cylinder located within the kitchen. 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 plastic to copper piping. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts. Please see our comments in the Executive Summary regarding plastic to copper pipework.

We did note that one of the plastic joints in the roof was leaking, albeit minor. Please see our comments in the Executive Summary.

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Plastic joined to copper pipe



Plastic pipe leaking

Heating

The wall mounted boiler was located in the cupboard in the kitchen, it is manufactured by Worcester.

The heating was on during the course of the survey and it was pleasantly warm.

Electric oil heaters

We did note electric oil heaters within the bedrooms which may indicate there isn't any insulation in the roof if these additional heaters are needed.

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.



Boiler vented to outside air



Electric oil heaters – property may not be as warm as you wish

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Ten Minute Heating Test

The owner has left the property before we could carry out our ten minute heating test therefore we do not turn the heating on in case there is a problem with it.

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

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

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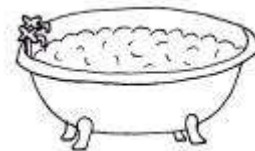
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BATHROOM



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

Bathroom

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



Bathroom

Cloakroom with shower

We would comment that this is as new and we were pleased to see that there was a mastic seal around the skirting.



Mastic in cloakroom

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

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MAIN DRAINS

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

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

The cold taps have been run for approximately quarter of an hour in the 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.

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 (rear right side near garage)

We duly lifted the cover and found there to be some pebbles within it which does indicate to us that there is a very shallow pitch and it is not taking away waste that easily. It also indicates the drainage cover may have been taken off before for rodding etc. which is how some of the pebbles have got in there.

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Close up of pebbles in Manhole
One



Manhole one

Inspection Chamber / Manhole Two (rear right)

We duly lifted the cover. We have not taken a photo of the second manhole. Our general concern is the shallowness of these drains and that they may not be taking the waste away.

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.

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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.

Normally in a property of this age the rainwater drains discharge into a soak away.

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

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

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OUTSIDE AREAS

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

GARAGES/OUTBUILDINGS/ PARKING



Garage

The property has a detached garage to the left side of the building. We could see dampness getting in via the flat roof which has a Flashband repair which we consider a temporary material.



Garage



Cracks in garage



Dampness coming through roof



Flashband repair to flat roof

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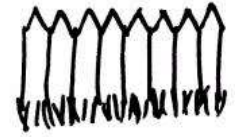
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EXTERNAL AREAS



Front Garden

The property has a large front garden which is shingle covered for off road parking.

From what we can see from the Google images a lot of trees have been removed from the front garden. Please see our comments within the tree section of this report.



Front Garden

Rear Garden

The property has a large rear garden laid predominately to lawn with mature shrubs and a patio area. We have been advised by the current owners that numerous conifer trees have been removed to the property. Please see our comments in the Executive Summary.



Rear Garden



Rear Garden patio

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

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

Neighbours

Left Hand Neighbours

At the time of our survey when we knocked at the left hand neighbours there was no reply.

Right Hand Neighbours

At the time of our survey when we knocked at the right hand neighbours there was no reply.

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POINTS FOR YOUR LEGAL ADVISOR

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

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

For and on Behalf of
Independent Chartered Surveyors

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REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
By Mark Brinkley, Published by Burlington Press

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated xxxxxxxxv 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 wet and windy 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 the surveyors may not be local 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 limited:

- 1) We did not have full access to the roof.
- 2) We were not able to open up the ground floor or the first floor.
- 3) We did not have access to view the right side of the exterior of the property.
- 4) We didn't have the benefit of meeting you at the property to talk about your specific requirements.

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BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

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APPENDICES

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

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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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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