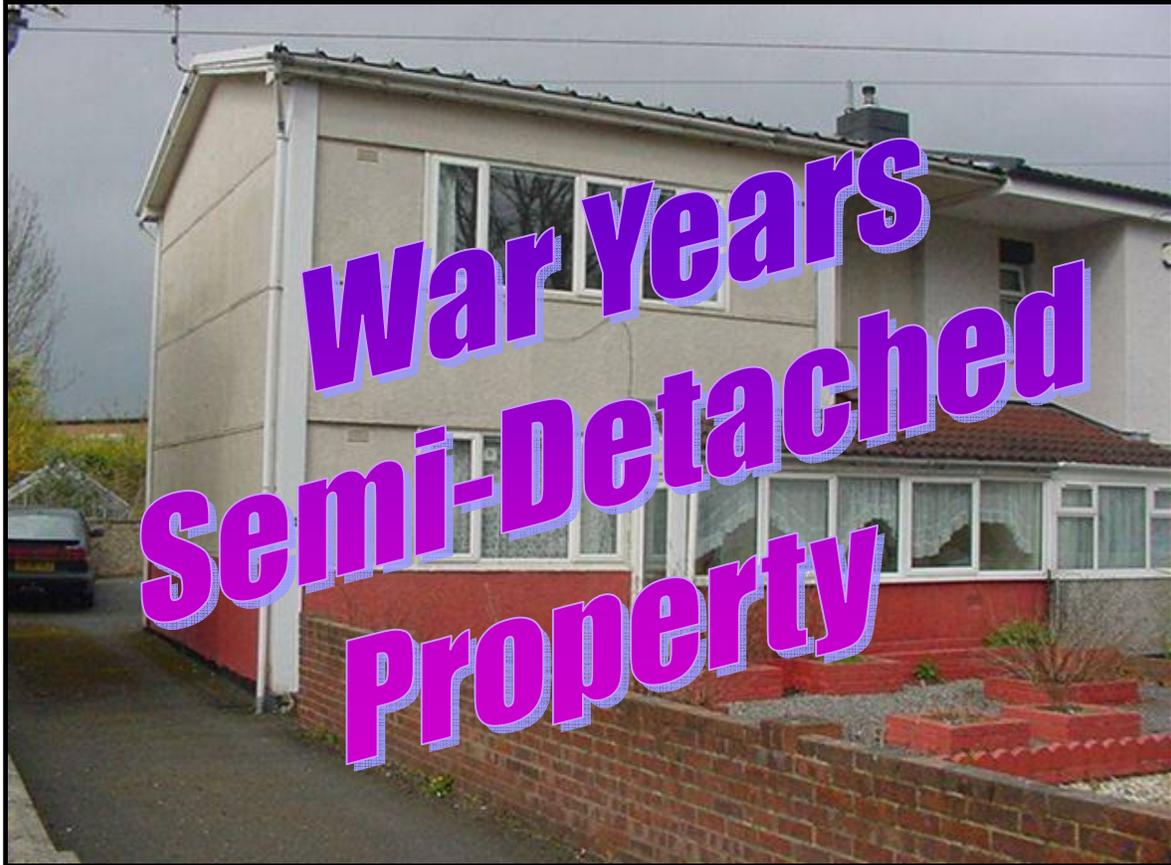


RESIDENTIAL BUILDING SURVEY
OF
Swindon, SN2



FOR
Ms R

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION

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

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

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market. We have carried this work out but not forwarded it to you. If you do decide to purchase (which we do not recommend), we would recommend that you see this before you purchase.

From our discussions, we are aware that this is an investment property for you and therefore to some extent you are looking at the numbers to ensure that it is viable. We would however urge you to read our comments within this report.

We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey residential property, situated in a similar area of local authority built properties.

There is a garden to the front and rear and also a driveway to the left hand side together with off road parking.

We believe that these properties were built around 1944. 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:

1928	Vote for Women aged over 21
1928	Alexander Fleming develops penicillin
1939-1945	World War II (6 June 1944 D-Day)
1948	The Manchester Mark 1 developed (arguably the first computer)
1948	Olympic Games held in London
1950	The concept of artificial intelligence for computers was developed by Alan Turing (MOD)
1960	The Internet was developed as a communications system for the defence industry
1963	President Kennedy assassinated in Dallas

EXTERNAL PHOTOGRAPHS



Front Elevation



Rear Elevation



Garden



Garage

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ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Entrance Hall
- Through Lounge
- Kitchen
- Bathroom

First Floor

The first floor accommodation consists of:

- Three Bedrooms
- Bathroom
- Toilet

Outside Areas

We would refer you to our earlier comments and we would add that there is off road parking and outbuildings to the property.

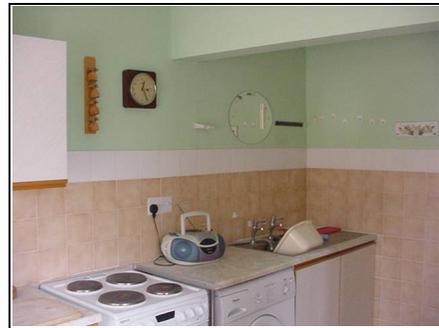
INTERNAL PHOTOGRAPHS

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

Ground Floor



Lounge



Kitchen



Toilet



Bathroom which has been adapted
for the less able

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First Floor



Bedroom to front of Property



Bedroom to Rear of Property



Bedroom



Bathroom

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SUMMARY OF CONSTRUCTION

EXTERNAL

Chimneys:	Felt clad (assumed)
Main Roof:	A Pitched roof, clad with Asbestos
Rear Roof:	Felt covered
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Internal
Walls:	Steel Framed with infill panels.
External Joinery:	Plastic Double Glazed Windows and Painted Timber (possibly asbestos – as it was commonly used in properties of this age) fascias and soffits

INTERNAL

Ceilings:	Plasterboard - Possibly Asbestos (assumed)
Walls:	Studwork – Possibly Asbestos (assumed)
Floors:	Ground Floor: A suspended floor. First Floor:

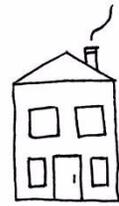
SERVICES

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

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

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

EXECUTIVE SUMMARY



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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of fifty plus photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in/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 would however recommend that do not purchase this property.

Generally we found the property to be in average condition but this type of construction does have some fundamental problems, which mean that we would not recommend purchasing it. We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

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

- A good sized accommodation with good sized gardens, particularly when compared to a modern property.

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

The Bad

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

1) **Asbestos Roof**

The roof is clad with asbestos sheets. Asbestos comes with various health warnings. In our experience it also puts people off purchasing properties. There are several ways to deal with the asbestos. One is to remove it, another is to seal it or further to encapsulate it (cover). All have various levels of expense. It also means that you would not be able to have tenants in the property whilst this work is being carried out.



Asbestos Roof

ACTION REQUIRED: We have had general discussions with the Local Authority and they advised that they over clad the roof, rather than remove the asbestos. They also advise that they believe that there is asbestos elsewhere in the property. We left a message for the Project Manager of the Local Authority, John Black whom we are advised carried out similar work in the past, but as of yet have not received a reply to our call.

ANTICIPATED COST: This is specialist work but we would expect costs to be in the five to ten thousand pound region.

Please see the Roofs Section of this Report.

2) Non Traditional Construction

The construction is either a “Howard” Steel Framed Construction or “BISF” construction. It was not possible to identify from a visual inspection. We believe that it is more likely to be a Howard Construction from our discussions with John Woodbridge from the Local Authority. This in a nutshell means that many mortgage companies would not lend on this type of property.



Here you can see the adjoining property which has been over clad by the Local Authority

The adjoining property has been over clad by the Local Authority and finished in a pea shingle render. This is usually carried out when checks are made on the structural steel frame and the over cladding is added also to increase the thermal efficiency of the property.

ACTION REQUIRED: We believe ultimately that the prices in this street will divide between the properties which have been over clad and those which haven't.

ANTICIPATED COST: Over cladding would be in the region of ten to twenty thousand pounds, but this is specialist work and you would require quotations to be obtained.

Please see the External Joinery Section of this Report.

3) Structural Frame

From our visual inspection we believe that there is a structural steel frame within this property. We have not opened up the structure (as we haven't had the owners permission) therefore we cannot confirm the condition. We have made enquiries with the Local Authority who advise that they have had a programme of repair and maintenance to the Howard construction steel structural framed properties they own, which this property is likely to be and is one of their original properties which was then sold on (probably in a “Right to Buy Scheme”)

ACTION REQUIRED: You will need to have the structure opened up to have this area checked.

ANTICIPATED COST: You would need the present owner's approval in writing. You should expect costs to be in the region of five hundred to one thousand pounds, depending upon the amount of opening up required and the repair work required.

4) Services

Heating - Radiators

We noted that the property has single panelled radiators throughout. This may mean that it doesn't heat to a sufficient and suitable level. We spoke to adjoining properties who advised that they had double panelled radiations.



Microbore Pipes to Radiators

Heating - Dated Boiler

The property has a dated boiler. Again during our discussions with the neighbours, one of them advised us that they had recently replaced their boiler.

Heating – Microbore Pipes

We also noted that the radiators have microbore pipes. During our experience these tend to not function as well as the traditional wider diameter pipes.

ACTION REQUIRED: An overhaul of the entire central heating system would be recommended although it possibly has a life of five years. You may wish to wait until it literally breaks down.

ANTICIPATED COST: A new heating system in a property such as this would cost in the region of five to seven thousand pounds.

Please see the Plumbing and Heating Section of this Report.

5) Electrics

There is a 1960's if not earlier fuseboard.

ACTION REQUIRED: Replace the fuseboard. You should also take the opportunity to have an Institute of Electrical Engineers Test and Report carried out by and NICEIC approved contractor.



Fuseboard

ANTICIPATED COST: We estimate costs to be in the region of two hundred and fifty to five hundred pounds for the new fuseboard, plus any work which is identified in the test.

Please see the Services Section of this Report.

The Ugly

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

We would advise that the above work combined, makes this in our eyes a property which we would not recommend for you to buy, particularly as an investment property. Please see our additional comments within the valuation section of this report.

Other Items

Moving on to more general information.

Maintenance

This type of property is relatively modern (i.e., less than one hundred years old) and will due to its type of construction which is non traditional (i.e. traditional construction is bricks / stone and slate or tile) need ongoing repair and maintenance. This is a steel frame, therefore particularly given the painted nature of the exterior, it will need regular redecoration for example. A budget for such work must be allowed to ensure it is maintained in a good condition. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as external redecoration. 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. We would comment that during our discussions we were advised by the neighbour that the property has been on the market for seven months, albeit at a higher price which they believe was £139,000.00 (you need to carry out your own diligent checks on this). You also need to be aware that there may be a two tier pricing structure in this road, with properties which have had the over cladding and removal of the asbestos work carried out.

Every Business Transaction has a Risk

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

Estimates of Costs

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

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

SUMMARY UPON REFLECTION



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

We would reiterate our comments that we do not feel that this is a good purchase and we would not recommend a purchase of this property.

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

MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

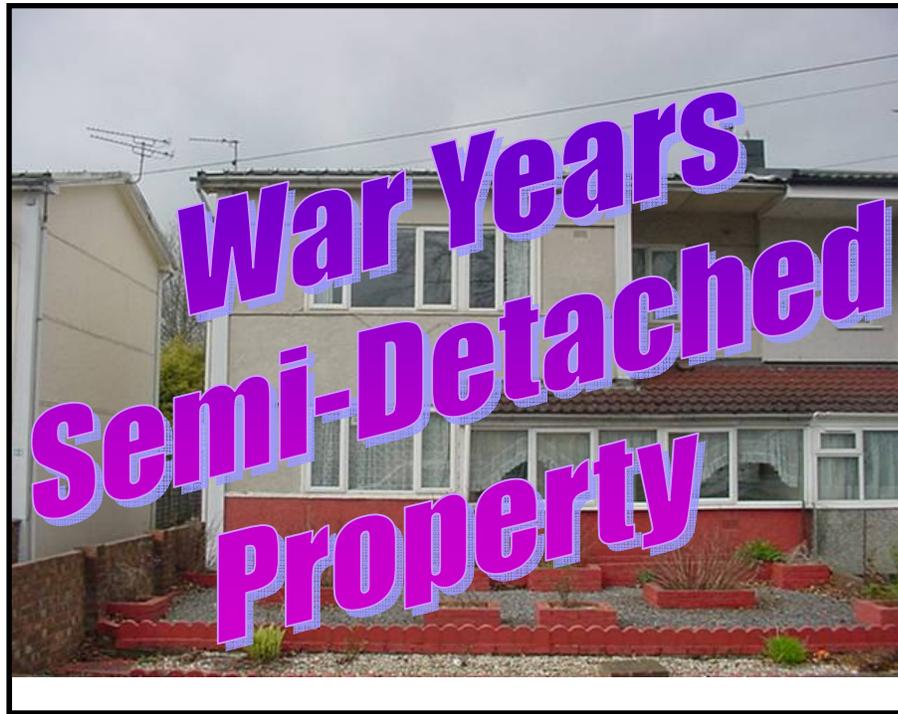
TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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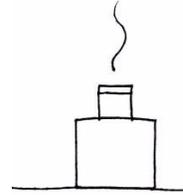
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EXTERNAL

CHIMNEY STACKS



Chimney stacks

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

This property has one chimney, which is located on the party wall. This is felt covered and obviously we cannot see what is beneath it. We also noted a metal flashing which we believe to be lead.

The original chimney is likely to be covered in felt, as there are defects to it possibly allowing water into the structure.



Chimney

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.

Party Wall

Earlier we have used the term Party Wall in relation to the chimney and here is some further information regarding them.

Party Structures Defined - Party Wall Act Etc. 1996

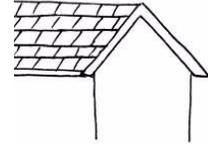
A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys.

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

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

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

ROOF COVERINGS AND UNDERLAYERS



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

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

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

Main Roof

This roof is what we believe an asbestos sheet clad roof and, as the name suggests, it consists of asbestos fibres. The dangers of asbestos have been well documented (you should research the internet to find further information). The amount of asbestos content varies dependent upon sheet type



Asbestos Roof

ACTION REQUIRED: Please see our comments in the Executive Summary. The asbestos should be removed.

At the time of our inspection it was not raining, but we could not see any obvious visual signs of dampness

Front Roof

This roof is a pitched and clad in a similar material to the main roof. Where it meets the main building it has a lead flashing although in some areas we did notice a product called flash band which does tend to be used as a temporary repair method.



Poor Flash band Repair to Front Roof

ACTION REQUIRED: Replace flash band.

Flashband Defined

Flashband is a sticky backed felt which is best used for temporary repairs only.

Rear Roof

This looks to be a fairly modern (last 30 years) felt roof with a lead flashing. We did note that the flat roof is flat and therefore water may sit on it which will reduce its life.

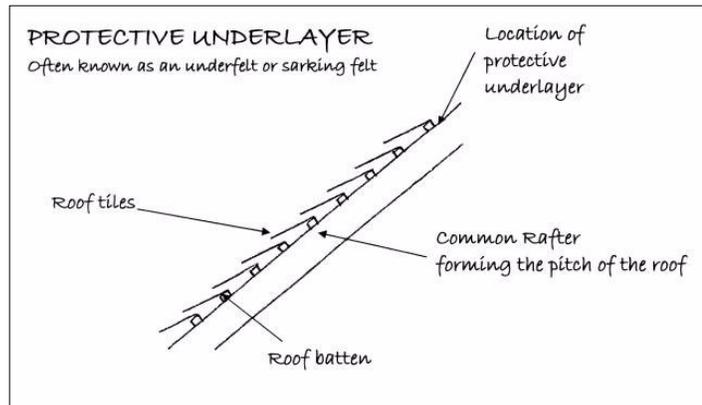


FLAT ROOFS GENERAL INFORMATION: Flat roofs typically have a life between 20 and 30 years, depending upon the quality of workmanship, materials and decking, although some roof manufacturers do claim longer.

Please see the comments in the Executive Summary.

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

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



When we inspected the loft space we found what we believed to be asbestos sheet (although it's difficult to confirm by eye). It is also possible that during periods of heavy and prolonged driving rain some water penetration could take place through the roof coverings. This does sometimes occur with sheet roofing.



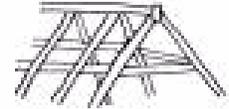
This photo shows the underside of the roof. The red sections are the metal framed roof.

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

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

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

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

Roof Access

The main roof is accessed via the loft hatch located on the landing. There is no loft ladder, electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use. The loft has been viewed by torch light, which has limited our viewing slightly.

Roof Structure

The property has a quite unusual metal prefabricated roof more commonly seen in commercial properties. We have had a limited inspection of the roof, but noted that the metal frame requires a rust stop agent applied, although this is far easier said than done. It is also important that the roof is ventilated to minimise condensation.



Metal Framed Roof Structure

Our examination was limited by the general configuration of the roof, the insulation and the boarding. As mentioned what we could see was generally found to be in average to below average condition considering its age, however we did note some rusting. It is, however, feasible that there are problems in the roof that are hidden. The only way to be 100 per cent certain is to have the roof cleared and checked

ACTION REQUIRED: Some mortgage companies may not be happy to lend on this type of roof, so you need to specifically check. We would also add that sometimes on this type of non traditional building, there is a shift change by mortgage lenders which mean that they then won't lend upon it.

Water Tanks

There is a modern water tank in the roof which we assume has been replaced in the last ten to twenty years. We were also pleased to see that it was insulated.



Insulation

Please see the Thermal Efficiency Section of this Report.

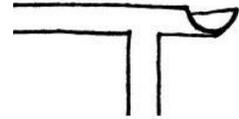
Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was an insufficient quantity to comment, although from what we have seen of the electric system we would expect them to be dated.

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. We have offered a general overview of the condition and structural integrity of the area.

GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

From ground level the gutters and downpipes looked to be plastic and appeared in reasonable condition. There may be some minor leaks, but we feel that most people could live with these.



Gutter and Downpipe

ACTION REQUIRED: To the rear on the left hand side, the downpipe has come away from the gutter. We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

Soil and Vent Pipe

The soil and vent pipes are internal. These can be seen if you open up the doors above the toilet on the first floor. We therefore cannot unfortunately inspect them.

Service ducts defined: These are passages running vertical and horizontally through the building for water supply and waste water pipes and sometime electrics (although not usually in the same service duct!)

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

WALLS



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

General Summary

We believe the main property is formed in a structural steel likely to be steel (assumed) frame with an external cladding. There was concrete at lower level where we could see it. It was difficult to identify at high level without opening up the structure to give further conclusive information.

Cladding

The type of cladding used is normally reinforced concrete. Without opening it up we cannot confirm this.

The high level panels from discussion with the local authority could either be concrete panels as mentioned or metal panels.



Concrete Panels to Wall

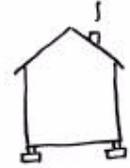


Vertical Crack to Front Panel

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

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

FOUNDATIONS



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

Foundations

In properties of this type the foundations will have been specially designed. We can only assume that the original design met the Building Control standards of the day. We would expect this type of property to have pad or raft foundations. Without opening up the structure we cannot be certain. However, from what we could see it has stood the test of time with no visible signs of movement to the walls.

Building Insurance Policy

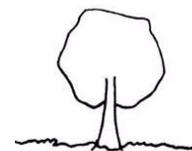
You may need a specialist insurance policy for this building as it is a non traditional construction.

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

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

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

TREES



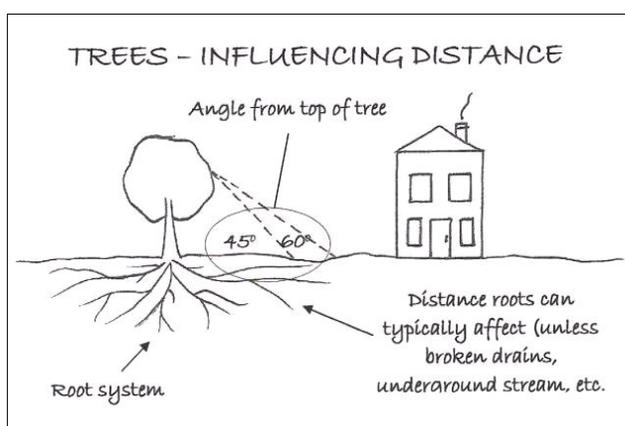
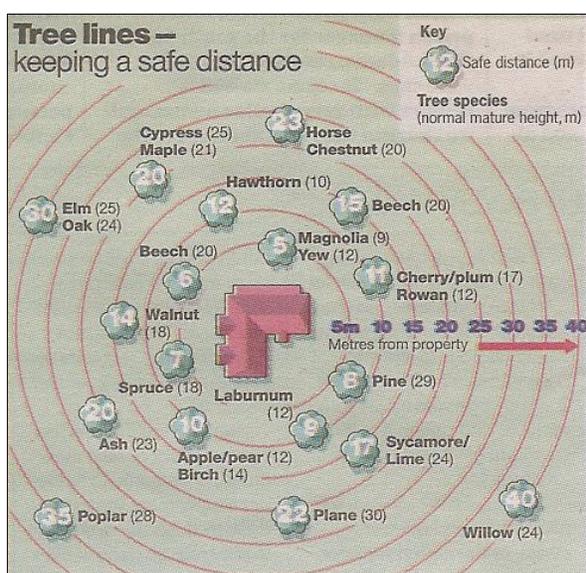
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

Damage to foundations and underground services can be caused by trees and shrubs. There are a number of these in the vicinity of the building, what we term within influencing distance, and we believe that these trees may be affecting the property.

There is a large tree to the front of the property which we believe is local authority owned. Trees can cause damage to foundations and underground services.

ACTION REQUIRED: Most local authorities are aware of their responsibilities with regard to trees however, they have a limited budget so you do need to make sure that you remind the local authority to maintain the tree before they run out of budget!

ALWAYS BE SUSCEPTABLE TO MOVEMENT

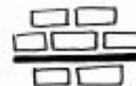


Influencing Distance Defined

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

Please also refer to the External Areas Section.

DAMP PROOF COURSE



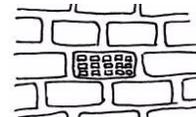
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole,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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, the damp proof course is not visible given the age of the property and assuming its been built to building regulation standards, a damp proof course will have been built in as work progresses.

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.

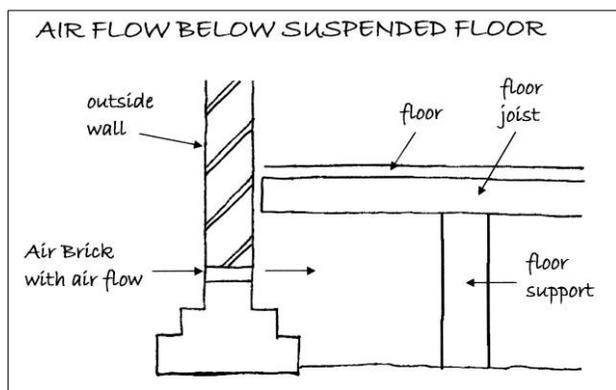
AIRBRICKS



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.

Airbricks are visible to this property, which is usually seen when suspended floors (although unfortunately we do not know what the floor structure is) have been used and that would be my thoughts in this case. However, without opening up the structure we cannot be certain of the structure or its condition.

ACTION REQUIRED: Please see our comments in the Executive Summary



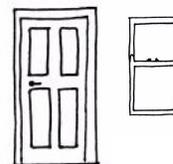
Airbricks

Suspended Timber Floor Construction Defined

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

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

EXTERNAL JOINERY



The external joinery part of this section covers fascias, soffits and bargeboards, windows and doors, and any detailing such as brick corbelling etc.

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

Fascias and Soffits

There is a possibility that you have asbestos to your fascia and soffit boards.

ACTION REQUIRED: Please see our comments in the Executive Summary



The left hand side is your fascia and the soffit board to the right belongs to next door

Windows and Doors

The property has plastic, double glazed windows, which generally look to be of a reasonable quality. We did not see any trickle vents but they may well have been hidden.

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. In this case they are in average condition.



Double Glazed Window

Trickle Vents Defined

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

Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years

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

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.

An external re-decoration is required. At the same time you need to check the concrete panels to ensure that there is no reinforcement visible and carry out any repairs as necessary. It may also be necessary to check how the reinforced concrete panels are secured to the structural frame of this property.

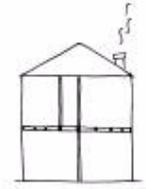
ACTION REQUIRED: The sooner redecoration is carried out the better, as this will minimise repair work, however we believe that repair work will be required.

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

Please see our comments in the External Joinery section.

INTERNAL

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

We couldn't identify the ceiling. It is pre 1970's and given the rest of the construction of the property it is possibly asbestos. Building board and plasterboard was also commonly used in this era.

Plasterboard Defined

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

Internal Walls and Partitions

We would comment in a similar way as above, in that due to this age of property it is highly likely that asbestos has been used. Equally of course it could be building board or plasterboard. You would require specialist test to be certain.

Perimeter Walls

Once again due to the age of the property it is likely that asbestos has been used although it could be building board or plasterboard.

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.

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

Unfortunately we could not establish what the floor is made out of from a visual inspection.

ACTION REQUIRED: We would recommend that the floor is opened up to check its construction.

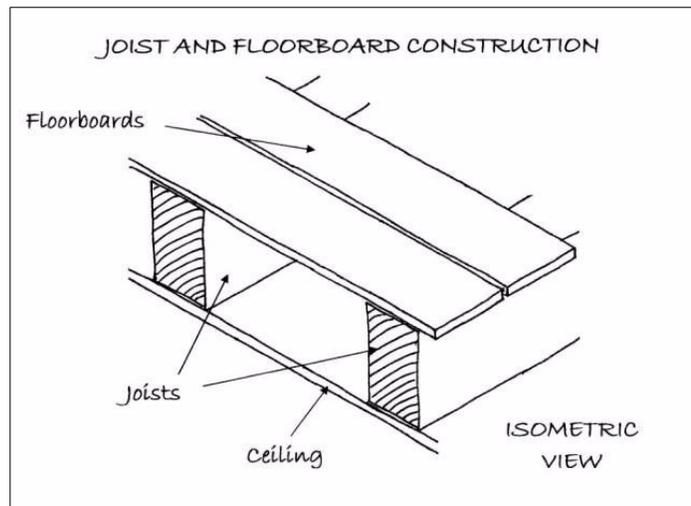
First Floor

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

We were unable to see where the joists ran. We have come across non traditional buildings where the joists in the floor are metal.

Joist and Floorboard Construction Defined

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



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

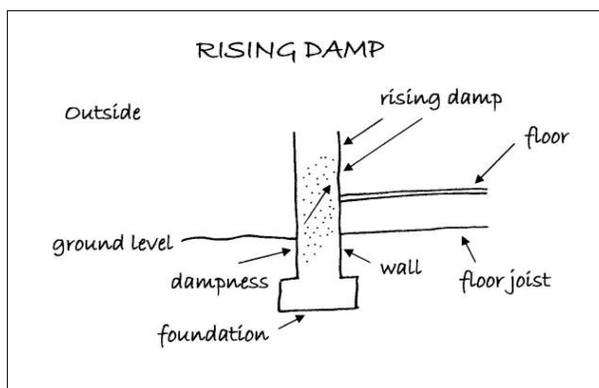
DAMPNESS



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

Rising Damp

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

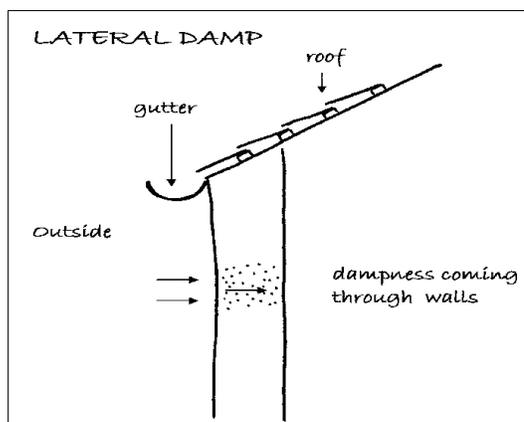


We would normally carry out tests with an electronic damp meter. However, as your property is dry-lined (although we have no idea what it is dry lined with) we were unable to do this. We therefore carried out a visual inspection and did not find any signs of significant dampness coming through.

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 were also unable to carry out Lateral or Penetrating Dampness checks due to the dry lining. Please see our comments In the Rising Damp Section Above.



Condensation

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

We can see no obvious signs of condensation; however the property has an internal bathroom to the ground floor, which tends to promote condensation.

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

In steel framed buildings such as this, there may be additional condensation due to the conductivity of the metal (what is known as cold bridging), which we could explain more about should you wish to contact us.

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

INTERNAL JOINERY



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

Doors

The property has what looks to be the original doors. You may like to keep them as a feature of the house or not!

Staircase

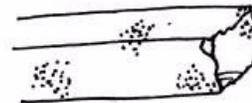
We noted that the underside of the staircase was lined where we could see it; however part of the stairs is hidden from view.

Kitchen

From our cursory visual inspection the kitchen looked dated, although it has suffered from some general day-to-day marks. We have not tested any of the kitchen appliances. It is not to the standard of the rest of the property.

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

TIMBER DEFECTS



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

Dry Rot

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

In the areas visually inspected no evidence was found of any significant dry rot.

Wet Rot

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

In the areas visually inspected no evidence was found of any significant wet rot.

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 however not in this particular case at the roof frame is metal. We have been able to see some of the floorboards on the first floor and found no signs of significant woodworm activity or indeed signs of past woodworm activity that has caused what we would term 'structurally significant' damage. However we could only see about 10% of the timber. Although unlikely given the age of the property as preservative treatments were being used from around the war years, sometimes woodworm can be brought into properties on furniture.

In many properties of this age, there is an element of woodworm that is not active. Our inspection was considerably restricted in the roof by insulation covering.

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 it is empty of fixtures and fittings, etc.

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

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

INTERNAL DECORATIONS



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

Generally we thought the internal decorations were very dated. 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, hallways will need to be tended to more often.

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

THERMAL EFFICIENCY



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

HIPs (Home Information Packs) Report

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

Roof Insulation

Some roof insulation was present, although not to current Building Regulation requirements of 270mm. We would not be overly concerned about this as we typically find in roofs between 100mm – 150mm of insulation. In this instance you have approximately 100mm.

Walls

Given the age of this property it is likely to have had minimal insulation. This is part of the reason that this type of property is over clad to increase the thermal efficiency of the walls.

Windows

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

Services

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

Summary

This is likely to be slower than you would expect for the present day and taking time to warm, given that the radiators are only single panel. Please see our comments in the Executive Summary.

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

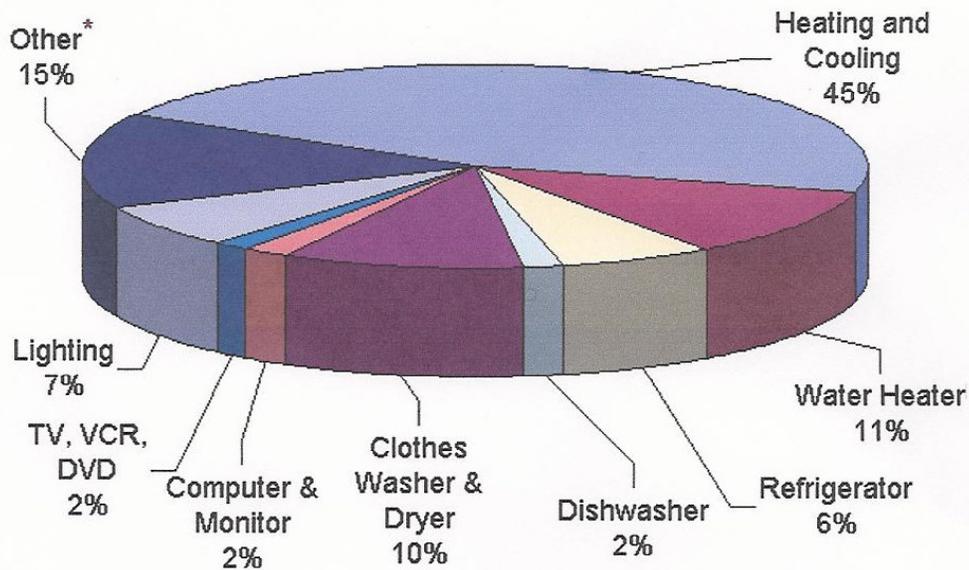
[HTTP//www.est.org.uk](http://www.est.org.uk), which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk

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

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

What does my energy bill pay for?



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

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OTHER MATTERS



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

Fire Systems and Smoke Alarms

Some battery operated smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply (which means you no longer have to remember to change the batteries) 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 have seen recently a smoke detector that fits within a light fitting (although we have not used these personally), which is charged when the light is switched on (providing it is switched on a certain number of times a year). We feel this is an excellent idea as it alleviates the problems of batteries running out. We also like the radio activated fire/smoke alarms. We would also advise that if you wish to have any general advice the local Fire Authority are usually happy to help.

Insurance

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

Asbestos

We have noted what we think is asbestos (it is almost impossible to be certain from the human eye) to the roof and possibly in other areas of the property. We would add that we are not specialist asbestos surveyors. Given the age of the property you could have more, for example to the fascias and soffits. We are finding that generally buyers are unhappy to purchase a property with any asbestos. Please see the following asbestos article on our web site:
http://1stassociated.co.uk/definitions_external_asbestos.asp

ACTION REQUIRED: Remove asbestos.

You should, however, note that work involving products containing

asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

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

SERVICES

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

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

ELECTRICITY



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

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

Fuse Board

The electric fuses and consumer units were located in the entrance area (in a rather unusual area to the right hand side of the property). We would date the fuse board as being from the 1960s. Rewireable fuses are now superseded. Far better fuse boards are now available.



Fuse Board

ACTION REQUIRED: Replace the fuseboard as soon as possible.

Earth Test

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



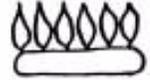
Earth Test

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

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

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

GAS



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

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

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

PLUMBING AND HEATING



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

Water Supply

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

ACTION REQUIRED: Ask the Owners

Water Pressure

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

Cold Water Cistern

Please see our comments in the Roof Section.

Plumbing

The plumbing, where visible, comprises copper pipework (albeit that they were microboil pipes). No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors.

Heating

The boiler was located in the entrance area. It is wall mounted and is made by Glow worm, which is a commonly found make, and looks dated likely to need replacement in the next five years.



Glow worm Boiler

ACTION REQUIRED: We would replace it sooner rather than later

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

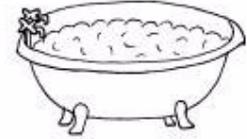
Ten Minute Heating Test

The heating was on at the time of the survey, we checked the bedroom and lounge radiators and found them to be warm. We cannot however confirm how warm the properties will be. Please see our comments in the Executive Summary.

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

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

BATHROOM



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

The property has dated bathrooms, which have been subject to some day-to-day wear and tear, which are in below average condition. You may wish to change the bathroom suite in due course.

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

MAIN DRAINS



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

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

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

Inspection Chambers / Manholes

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

We assume that the property has the benefit of mains drainage, although this should be confirmed by your legal advisor's enquiries.

We did not find any inspection chamber or manhole within the curtilage of the property which is surprising. We did not however that there was a manhole on the next door property. Sometimes on local authority properties we find this, as originally they were built with the local authority envisaging that they would always own and manage them.

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal.

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

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

OUTSIDE AREAS

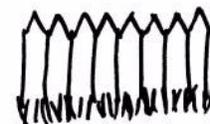
OUTBUILDINGS AND PARKING



There is an outbuilding to the rear of the property. This is a concrete rendered outbuilding with unusually a concrete roof with an asphalt and felt finish to the top. To the rear of this there has been an extension (in slightly dilapidated condition).



EXTERNAL AREAS



Front Garden

The property has the benefit of a good sized front garden.

Rear Garden

The property also has the benefit of a good sized rear garden with a side car access and parking area taking up part of the rear garden.

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

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

Neighbours

Left Hand Neighbours

We spoke to the left hand neighbours who are tenants in the property which is owned by a relative. Although we did speak to them briefly about their house which has been upgraded but they were not aware of this as it took place before they lived in the property.

Right Hand Neighbours

We had a good chat with the right hand side neighbours who have had a Local Authority upgrade to the house. It is worth looking at this and having a chat with your neighbours prior to purchasing the property.

Other Neighbours

We had a walk up and down the road and spoke to some of the neighbours.

POINTS FOR YOUR LEGAL ADVISOR

If you wish to proceed with your purchase of the property a copy of this 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) Double glazing or replacement windows.
 - iv) Roof and similar renewals.
 - v) Central heating installation.
 - vi) Planning and Building Regulation Approvals.
 - vii) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.

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

However, with regard to Envirosearch or similar general reports please read: www.1stAssociated.co.uk/leaderboard.asp

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

LOCAL AUTHORITY ENQUIRIES

When you booked this survey we asked you if you required us to carry out a verbal check on the status of the property with the Local Authority regarding whether it is a Listed Building, in a Conservation area and any history that is available over the phone with regard to Planning Applications and Building Control. In this instance you have not requested that we carry out this work.

Finally, your Solicitor should carry out any Local Authority checks and any additional enquiries he/she feels necessary, advising us if they feel that we can have further input.

Finally, an extract from the book “Sold”!

“When you receive your full structural survey (now known as a Building Survey) or House Buyers Report, do remember that you have requested a list of the property’s faults so it is unlikely to make cheerful reading. Every property has its faults but what you are looking for are the serious ones. If your Report does reveal a serious problem that you had not anticipated when making your offer, the first thing to do is to decide whether you want to take on the repairs if an adjustment is made to the price. If you do, then get quotes for the work as quickly as possible and present your case in a fair manner. Most people are reasonable under such circumstances and will compromise but inevitably there are those who are sufficiently confident of their position to say take it or leave it. In a very active market, prices may have moved up sufficiently to cover the extra expenditure in theory and the vendor will not hasten to point this out but remember that he has probably got a vendor pressing him to proceed quickly and starting with a new purchaser will cause him delay”

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

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

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

It was mild winters day at the time of the inspection. The weather did not hamper the survey.

We would add that some defects only become apparent upon physical occupation or are only present as a result of the extremes of weather (which are becoming a more frequent occurrence). As you may be aware 2006 was the warmest year in Britain since records began, we believe, in the 1700s; with July 2006 being the hottest July on record in Britain. 2005 was the third driest year on record in Britain with 2003 being the driest. The year 2000 was the wettest year on record and August 2004 was the wettest August on record in Britain. This may have adverse effects on lots of buildings in years to come.

NOT LOCAL

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

EMPTY PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to us not being able to open up the structure. We were unable to establish either the ground floor or the first floor construction.

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

Motleyfool.co.uk

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

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

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

www.globrix.com

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