RESIDENTIAL BUILDING SURVEY

Wimbledon, London. SW19

Mr X

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CONTENTS

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

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

SYNOPSIS

SITUATION AND DESCRIPTION

This is a second floor purpose built, self contained flat within a larger block which is five and six storeys in height built in brick and slate style. We believe it to be a steel frame or modern timber frame with brick exterior face and the roofs are both pitched and flat.

We believe the properties are Leasehold. We have not seen copies of the lease, but we would be happy to comment if the details are duly forwarded to us. As the property is leasehold you will no doubt have a shared responsibility for common areas/common components. Common areas/common components include not only the access stairways and corridors but also other areas of shared use such as the roof structure and external walls and the drainage for example.

We believe that the property was built in 1990s. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

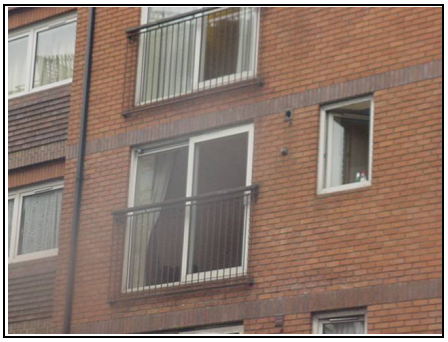
Putting Life into Perspective!

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

1990	Release of Nelson Mandela from prison in South Africa
1994	The first episode of 'Friends' is broadcast
1994	Digital Cameras (also the first recorded case of SPAM, interestingly enough, sent out by an Arizonian law company)
1994	The Channel Tunnel is opened
1997	Death of Princess Diana
Late 1990s	British Property Boom

EXTERNAL PHOTOGRAPHS

Front view right



Flat 24

Front view left

Please note we have not been able to see the external rear of this property properly.

ACCOMMODATION AND FACILITIES

2nd Floor Flat

The accommodation consists of:

Two double bedrooms, one with internal en suite

Front lounge

Internal bathroom

Front galley kitchen

Shared Areas

Entrance steps

Access corridors

Lifts

Access/egress stairways

Outside areas

We have not seen a copy of the Lease and not been advised if there are any parking spaces or sitting out space or external space for drying clothes etc. We assume there is bin storage, your solicitor needs to confirm and clarify this.

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.

Flat, 2nd Floor

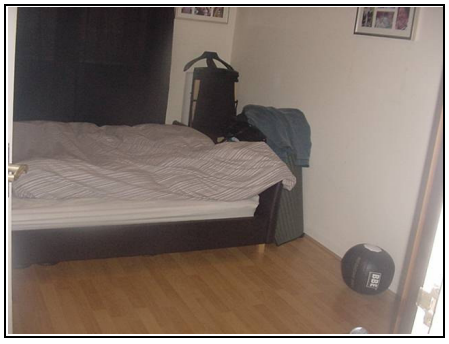
Entrance Hall

Lounge

Kitchen

Main bedroom

Main bedroom en suite shower room

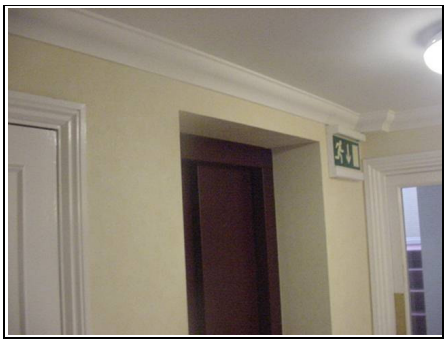


2nd Bedroom

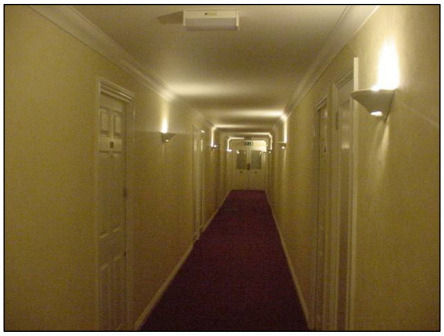
Bathroom

Communal Areas

Shared entrance lobby



Shared lift



Shared corridor

SUMMARY OF CONSTRUCTION

Here we give a summary of the construction of the entire property, not just your proposed purchase.

External

Main Roof:	Pitched man made slate roofs and asphalt warm roofs with pavers over the top which allow sitting out with parapet walls
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Internal (assumed)
Walls:	Finished in brickwork and timber and areas of glazing (assumed). Structural frame either steel or modern timber frame (assumed)
Fascias and Soffits:	Stained timber
Windows and Doors:	Double glazed aluminium windows

Internal

Ceilings:		Suspended (assumed) plaster board ceiling system
Walls:		Dry lined (assumed)
Floors:	Ground Floor:	Steel frame with timber joists and extended timber floor system (assumed)
	2nd Floor	Floor construction not known it feels to be a suspended timber floor system (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (assumed). There is a Potterton Prima boiler in the kitchen

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 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.

Generally we found the property to be in average condition considering the property's age, type and style with a few exceptions. 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!

Built to modern insulation standards.

Has benefit of a bathroom and an en suite albeit that they are internal

The property has a hotel feel about it.

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.

Property overview

Whilst these areas do not directly affect you, you may well have under your Lease terms a shared responsibility, liability and associated costs of any repairs and maintenance.

1) **Roof**

The verges to the slates need work.

The main roof is pitched, where the slates are at the verge the detail would normally be in-filled with cement or a dry verge in this instance the cement that was originally there has now come away meaning that dampness can get into the structure.

Verge where cement has come out

Verge showing signs of dampness getting in

ACTION REQUIRED: Re-cement the verges or add a dry verge.

ANTICIPATED COST: Whilst it does not directly affect your property it is likely that you will have to contribute to the cost of repairing this, £1000-£5000 dependent upon the extent of this to other areas we could only see the left hand side of the roof which was easily accessible from the flat roof; quotations required.

Please see the Roof Section of this Report.

2) **High level timber needs redecoration**

The high level timber has a protective stain on it this is in need of redecoration due to deterioration, we can see it is flaking and cracking in some areas.

Timberwork in need of redecoration

ACTION REQUIRED: We recommend the high level work is redecorated to protect it and prolong its life.

ANTICIPATED COST: This would normally be a shared cost and a sinking fund, which is a fund of money built up over many years will normally be built up for such work. It is likely to be costly as it will need scaffolding in the region of £10,000 - £20,000; quotations required.

Soffit taken through the window on the lift landing

Please see the Roof Section of this Report.

3) **Roof insulation**

We went into the main roof and were surprised that it has not all be insulated and we could see some rolls of insulation that had not been laid within the roof.

Insulation missing in roof

ACTION REQUIRED: Entire roof needs insulating. We also suggest that the property needs a general check as to [illegible] were missed.

ANTICIPATED COST: We would expect it to take one or two man days from what we saw costing a few hundred pounds, again this is likely to be a shared cost; quotations required.

Please see the Roof Section of this Report.

Roll of insulation waiting to be laid in roof

4) **Fire compartmentalisation**

We were also surprised when within the pitched roof (access adjacent to the lift) it had not been compartmentalised therefore limiting the spread of fire. The ceilings have been suspended therefore where we could view it there is a void which would allow fire to travel from one area to the next. This is assuming that the ceilings do not have a fire board.

Inside main roof

ACTION REQUIRED: Your solicitor to specifically check it meets current Fire Ratings and ask the Management Company to send copies of tests to ensure the property is to the latest fire standards.

Please see the Other Matters Section of this Report.

5) **Property Management Issues**

From the above this indicates to us that the property is not being properly managed and we would expect at least yearly inspections which would identify problem areas. Larger work to be put into a sinking fund (a joint collection of money over a period of time) and also reactive maintenance with regard to roof leaks and drainage leaks etc.

Specific to your Property

6) **Possible condensation problems**

In our experience with this type of layout where you have an internal bathroom be it that they have extractors we find that condensation goes to the colder areas such as bedrooms and within cupboard space. We noted during the course of our inspection it was very warm and when we ran the hot tap for approximately 15 minutes there was a build up of steam within the bathroom which was not dispersed by the extraction fan that quickly.

Extractor fan not extracting to outside air

ACTION REQUIRED: We would recommend that your solicitor specifically asked are there condensation problems within the property and we would also recommend that if you do decide to buy the property that thermostatically controlled extract fans are used. At the very least you need to clean the existing extract fan until new ones are put in place.

ANTICIPATED COST: We would recommend a larger extract fan and all the extracts being fitted to outside air we would expect these costs to be in the region of a few hundred pounds; quotations required.

Please see the Dampness Section of this Report.

7) **WC cisterns not supported**

We noted that the backs to the WCs (WC cisterns) are not supported other

WC cistern not supported

than by the flower vase and by the water supply pipe that they are fixed to and therefore they will give and we feel there would be the possibility of damage.

ACTION REQUIRED: Secure in position.

ANTICIPATED COST: A few hundred pounds and the insertion of wall brackets; quotations required.

Please see the Bathroom Section of this Report.

8) **Gas Boiler not suitably ventilated**

The Potterton Prima gas boiler located in the kitchen should be vented to external air, this is normally carried out by the way of a flue. Within the cupboard that the boiler is located in we cannot see any flue that goes to the outside air, there is however a vent there which is not ideal.

Boiler located in cupboard not vented to outside air

ACTION REQUIRED: Boiler system and associated heating systems needs to be checked and tested to the current Gas Safe requirements.

ANTICIPATED COST: We believe this should be at the cost of the present owners; quotations required.

Please see the Heating Section of this Report.

9) **Condensation when hot in the property**

We noted that the property was very hot even during the day and we have come across people that are uncomfortable with such constant heat, you need to ensure that you are happy to live with this.

10) **Does the Property have an Active and Interested Management Company?**

Many of the problems caused with these multi-occupied conversion properties is that there is no one person of the shared owners who takes responsibility for shared issues. The usual way to do this is to set up a Management Company and they would look at things such as fire alarm systems, general maintenance etc. A good management company can often make or break a property.

The Ugly

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

Nothing falls within this category assuming that there is a good maintenance company in place and a suitable sinking fund available for major work, particularly the high level work that we have mentioned and also a reactive maintenance fund.

Other Items

Moving on to more general information.

Living in Multi-Occupied Leasehold Properties

This is more a statement of information. There can be problems living in multi occupied properties with anything from noisy neighbours to non-contribution to the 'sinking fund'. The property is Leasehold, which is very different to having a Freehold property, where you can almost literally do as you like (within the scope of the Law!).

Please see the attachment in the Appendices at the end of this Report.

Sinking Fund / Planned Maintenance - Future Work

With properties such as this there should be a planned maintenance program. We would expect this to be looking at and considering any anticipated works and associated costs at least ten years in advance.

ACTION REQUIRED: Your Legal Advisor to confirm future planned maintenance costs and expenditure.

ANTICIPATED COST: Your Legal Advisor to confirm.

Communal Areas

These are in a reasonable condition but nevertheless need maintenance.

Reactive / Day-to-Day Maintenance and Cyclical Maintenance

By reactive / day-to-day maintenance we mean work of a more immediate nature, such as repairs to leaking showers or blocked drains or entry door systems. By cyclical maintenance we mean maintenance carried out on a regular basis such as to the fire alarm system and the lifts and the garden maintenance.

Dependent upon the terms of your lease agreement some of this may come under your responsibility but be managed for you and re-charged back to you by the Management Company.

ACTION REQUIRED: Typically there is a Service Charge for day-to-day maintenance / reactive maintenance and also cyclical maintenance. Your Legal Advisor to confirm costs.

DIY/Handyman Type Work

In this section we would normally comment upon smaller/less skilled jobs that you can carry out by yourself or get a handyman in to do, however under a normal lease (assuming a full repairing and insuring lease) these type of jobs are typically the responsibility of the Management Company (albeit that they usually recharge it to you) with usually only the internal of the property being your responsibility.

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Costs

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

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

SUMMARY UPON REFLECTION

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

Your solicitor needs to carry out investigations with regard to the present management company and funds available within it and what planned maintenance they are proposing to do in the future to see if there are any future costs you need to take into consideration when buying this property.

As a general comment, although we have mentioned that you should get quotes much of the work we are commenting on will be the overall responsibility of the Management Company, albeit that they would recharge it to the Leaseholders. The idea of obtaining quotations is to allow you to negotiate with regard to the price of the property. We would always recommend 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 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 – LEASHOLD

We have not seen a copy of the lease and have assumed for the purposes of this report that it is a full repairing and insuring lease and that there are no onerous or unusual clauses, if there are your Legal Advisor/Solicitor should bring these to our attention

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.

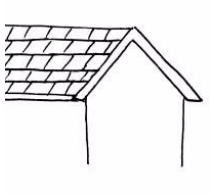
OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

EXTERNAL

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 this roof in two areas;

Main Roof – pitched roof clad with slate

The roof is pitched and clad in manmade slates, which sit fairly true, although there is some moss and missing verge detail with slipped and cracked slates. Whilst we would not normally comment on this on an older quarried slate roof, with a manmade slate roof this means it is in fairly poor condition.

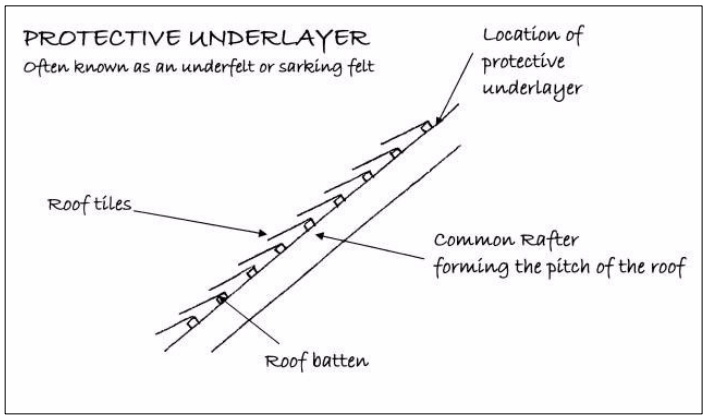
Moss on man-made slate tiles

Moss

If you look closely at the photograph you will see that moss has gathered, we rarely come across this and we believe it is due to wind driven rain which will ultimately lead to deterioration of the slates.

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

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



When we inspected the loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.

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

Flat Roofs

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

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

The other main roof is a flat Asphalt roof with paver slabs on the top of it, this is commonly known as a warm roof. We are not certain of what the decking beneath is, it could be timber or a metal or concrete structural frame.

Warm Asphalt flat roof

GENERAL INFORMATION ON ASPHALT

Asphalt is a mixture of bitumen and inert mineral matter. If laid upon a suitable base it is usual to expect a life of approximately 25 years from new.

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

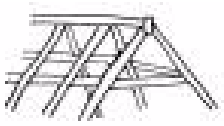
Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

Finally, all the flat and pitched roofs were inspected from the flat roof with the aid of a x16 zoom lens on a digital camera.

Unfortunately we were only able to see approximately 50% percent of the main pitched roof from the flat roofs. 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.

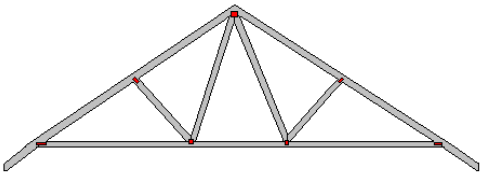
Main Roof

Roof Access

The main roof is accessed via the loft hatch located on the landing near the lift. 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 roof structure is an assortment of pre-fabricated trussed roofs including a fan trussed roof which is as the sketch. This type of roof is a complex one off designed roof.



PREFABRICATED ROOF TRUSS

These are made in a factory and transported to site and then lifted into place. Without the manufacturer's calculations and/or structural engineers calculations and installation details we cannot comment categorically on the roof structure. We would however comment that we were surprised to see that there is a flat roof above it which was hidden from our viewing.

Inside roof

Roof Timbers

We had limited access and therefore a limited view of the roof timbers, we could see approximately 30% of the roof timbers. We found the roof timbers generally in average condition considering their age. We have inspected the roof structure for:

Inside main pitched roof

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

Inside flat roof

Our examination is also impeded by the general configuration of the roof, the insulation (in some cases where it had been put down), as mentioned what we could see we generally found to be in an average condition considering its age but our view was limited. It is, however, feasible that there are problems in the roof that are hidden. We did note that pigeons had got into the roof space indicating there are holes in the fascia soffit or roof itself although we did not find these (these should be repaired during a general maintenance check that the management company should have in place).

We noticed pigeon droppings in the roof

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

Fire Walls

In large properties a system of compartmentalisation is often used to contain a fire by limiting the spread of fire from one area to the next

We have not had the benefit of seeing the fire prevention plan for the whole building

In this case we could not see any fire walls, compartmentalisation however could be formed by the limited size of the pitched roofs. We require additional information to comment further.

ACTION REQUIRED: We would request further information with regard to the Fire Regulations in the property.

Water Tanks

We were able to see a boxed in area which we believe were water tanks although we would add it is unusual for water tanks to be in this age of property and on reflection it could have been the top of the lift shaft.

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

Ventilation

We could see some ventilation tubes within the roof which we assume are to vent the roof, upon reflection equally they could have been shower extract piping that has not been connected.

Tubes within roof

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 we have seen insufficient quantity to comment.

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

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

GUTTERS AND DOWNPIPES

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

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

Gutters and Downpipes

From ground level we could see profile (shaped) plastic gutters, these appear to have been put in, in different ages due to the different colours of the pipes that have been degraded by the sunlight. There may be a few repairs, but we feel that most people would be happy to live with these. Generally in a property such as this they would be carried out as part of the maintenance plan.

Plastic downpipe

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

Soil and Vent Pipe

We assume these are internal as the bathrooms are internal and therefore not visible.

Finally, gutters and downpipes have been inspected from ground level and from the flat roof. 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

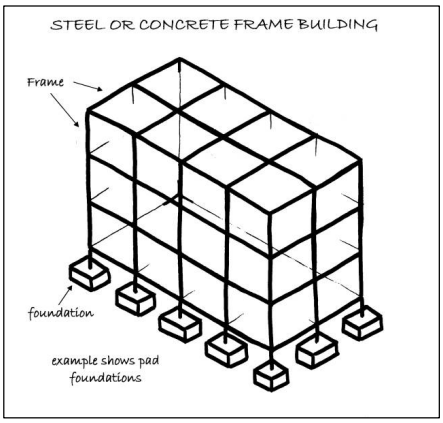
External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

Structural Frame

We believe this property is to have been built with a structural frame as are many properties of this size and this age. We have not been able to see the structural frame, possible exception of in the roof, where we could see metal I beams. Equally the steels could be supporting the lift shaft area only and the property could be built with a modern timber frame construction.

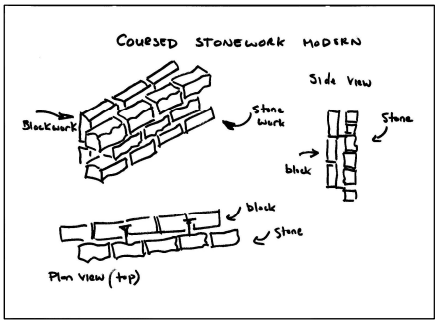
Steels in roof

Photograph shows steel structure



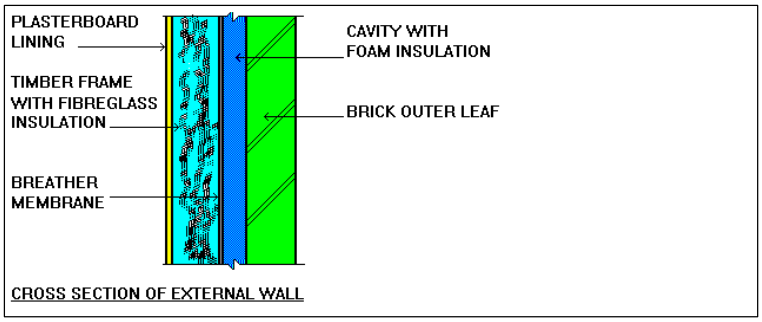
Brickwork

The Brickwork forms the cladding to the external of the property, where we could see it at ground level the brickwork was in average condition as was the pointing. The Brickwork is likely to be cladding on a structural frame. The inner walls are likely to be formed in blockwork and bonded to the Brickwork outer walls with wall ties. This gives the impression of a traditional stone built property externally.



Dry Lined

The external wall construction may look like the adjoining sketch.



The digital drawing adjacent show the typical construction of this type of property, whilst we have not opened it up to confirm this from tapping the internal walls we believe the property to have a dry lining internally which is common for added insulation.

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

Close up of brickwork

Our comments have been based upon how the brickwork / plaster has been finished. We have made various assumptions based upon what we could see and how we think the brickwork / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always at 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 piled/pad/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.

> **ACTON REQUIRED:** Your solicitor to check and confirm that this property has full Local Authority Approval.

Building Insurance Policy

In Leasehold properties the property is usually insured by the Landlord and recharged back to the Leaseholder. It is a condition of the Lease that insurance is taken with the Landlord. As we have not seen a copy of the Lease we can only assume that this Lease carries the usual convention.

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

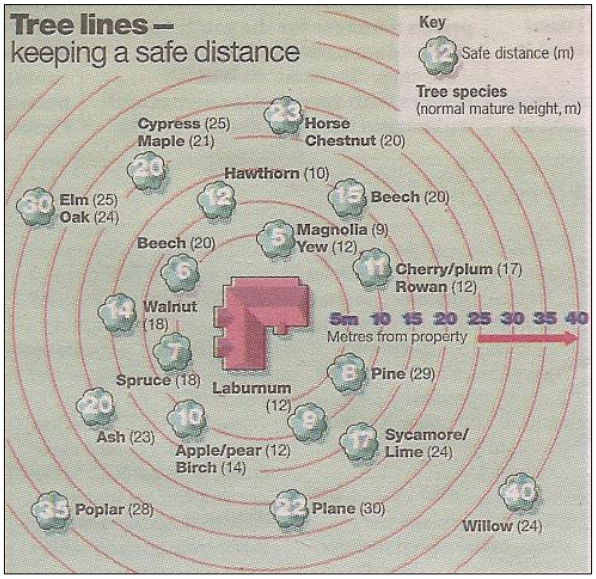
Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

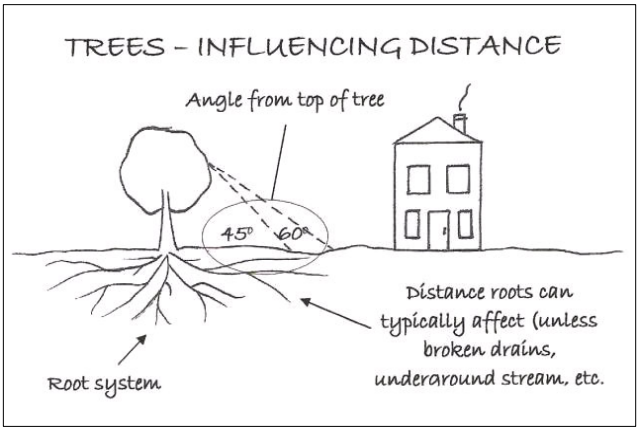
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES

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

There are no trees within your garden that are within influencing distance of the property, please note we have not been able to see the rear of this property properly.





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

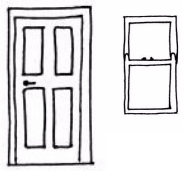
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, 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, we believe a damp course would have been built in as work proceeds given the age of the property.

Please see the Dampness Section of this report.

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.

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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.

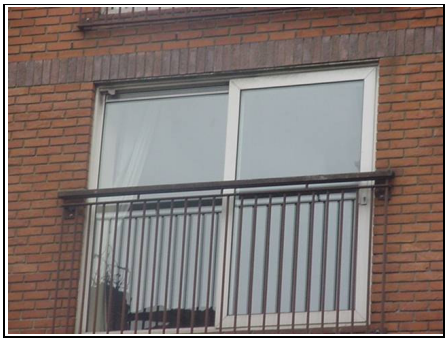
Fascias and Soffits

We can see paint/stain deteriorating to the fascias and soffit board which we would recommend are redecorated, this would normally be carried out as part of the planned maintenance contract by the management company with you contributing towards the costs.

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

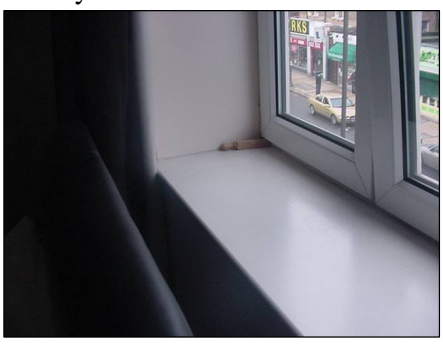
Windows and Doors

The property has metal, double glazed windows, set in almost flush to the brickwork we have viewed all the windows from ground level so our view has been limited. We have been able to open the windows although they did have restrictors on them. We were pleased to see trickle vents on the windows.



Double glazed window and Juliet balcony

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.



Internal view of window

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

Trickle Vents Defined

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

Finally, we have carried out a general and random inspection of the fascias and soffits and windows and doors. 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 fascias and soffits and windows and doors. 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.

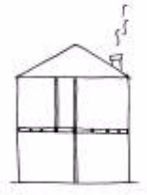
An external re-decoration is required particularly at high level.

ACTION REQUIRED: The sooner redecoration is carried the better, as this will minimise repair work. We would recommend this is carried out to the woodwork and fascias and soffits at high level, this could be expensive due to the need for scaffolding, please see are earlier comments.

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 Fascias and Soffits and Windows and Doors 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

From within the roof space we can see the ceiling is formed using a suspended ceiling system. The grid is not visible from within the rooms and appears to be a normal plasterboard ceiling type construction.

ACTION REQUIRED: Request further information to comment exactly why this type of ceiling has been used you need specification details from the original construction.

Suspended ceiling from within the roof

Plasterboard Defined

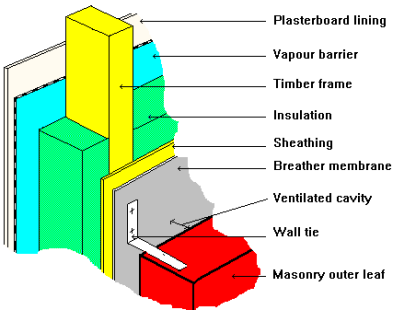
The usual name for Gypsum plasterboard which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

Internal Walls and Partitions

We believe that studwork/dry lining has been used on the internal walls. This is often used in modern properties to meet modern thermal and sound requirements (set out in the building regulations). Construction consists of a lining of the inside of the property with timber studs and insulation and then the usual modern plaster finish. We would normally be able to see the tops of the walls from within the roof space area but in this case due to the suspended ceiling system and the insulation we were not able to see the tops of the walls.

Perimeter Walls

From tapping the walls within the rooms we believe the walls to be dry lined this is common in this type of construction.



TYPICAL TIMBER FRAME CONSTRUCTION

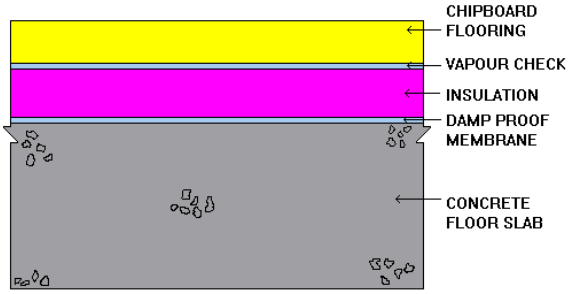
Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

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.

Floor



TYPICAL "FLOATING" FLOOR CONSTRUCTION

We cannot confirm what the floor construction is, we do believe it has a floating floor system on top of it and as mentioned elsewhere within this report we believe it is likely this property is built on a metal structural frame or a modern timber frame construction. Without opening up the structure it is not possible to confirm this.

Floating floors are typically used to reduce sound insulation in addition to this they also improve thermal insulation.

Problems with noise transfer.

We often come across problems with noise transfer where there laminated floors have been used, you may suffer from this or cause your neighbours to suffer with this. Your

Finally, we have not been able to view the actual floors themselves due to them being covered with laminate and floor covering . 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.

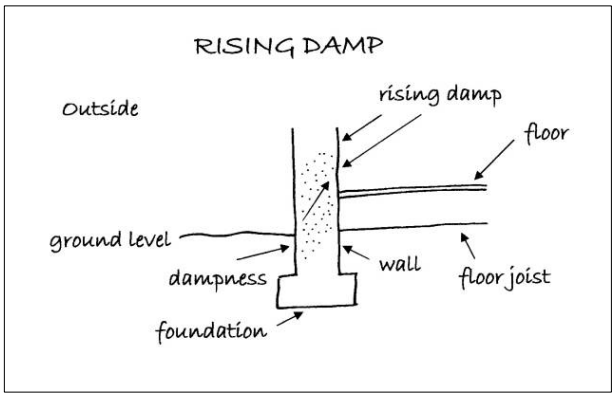
DAMPNESS

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.

There is now much debate over whether true rising damp does exist after research over a 10 year period.

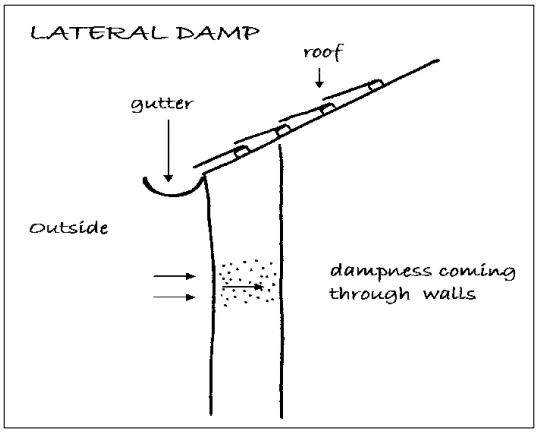


As you are not on the ground floor, rising damp really should not affect you as, typically, it only rises to approximately a metre, although, ironically, you are likely to have a part responsibility for the cost of rectifying any dampness!

ACTION REQUIRED Your legal adviser to carry out further investigation including checking the lease agreement

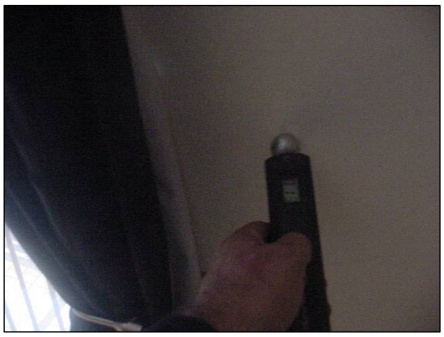
Lateral or Penetrating Dampness

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 would normally carry out tests with an electronic damp meter. However, as your property is dry-lined we were unable to do this within your rooms. We have however gone down into the basement and were we could see we noted a concrete formed structure, we checked this for dampness and found it to be acceptable for the area it is in. We therefore carried out a visual inspection and did not find any signs of significant dampness coming through.

Checking for lateral dampness in basement



Checking for lateral dampness readings 13-20 indicating dry lined

Condensation

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

Condensation is likely in flats such as this due to the two bathrooms/shower rooms being internal, the ventilation and the general thermal efficiency levels of this construction. Also the relatively limited ventilation of the windows with restrictors on and the trickle vents.

ACTION REQUIRED: You will need to be careful how you use the property and particularly careful about drying clothes internally, we would recommend a drier which is vented to external air.

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

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling.

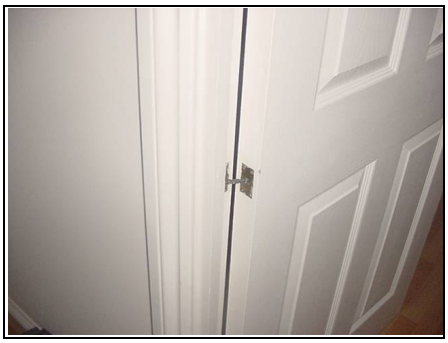
We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

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

Within this property there should be fire doors. Fire doors are generally half hour resistant for this type of layout and, in addition, they should have door closers, in this instance they have Perco (trade name) door closers, these are positioned in the middle of the door.



Perco door

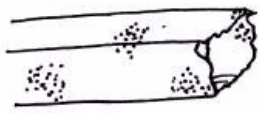
Please see our comments in the Executive Summary

Kitchen

From our cursory visual inspection the kitchen looked in reasonable condition, although it has suffered from some general day-to-day marks. We have not tested any of the kitchen appliances. The boiler is located in the kitchen, please note our comments about not feeling the boiler is vented sufficiently as the flue vent does not go directly to external air.

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 over-view of the condition. Please also see the External Fascias and Soffits and Windows and Doors Section.

TIMBER DEFECTS



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

Dry Rot

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

In the areas visually inspected no evidence was found of any significant dry rot. Please remember we have not opened up the structure.

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. Please note we have not opened up the structure.

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. We find with modern properties that the timbers have been treated for woodworm after insulation. You do need to bear in mind that we have only been able to view approximately 30% of the roof area.

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

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

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

INTERNAL DECORATIONS

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

The decoration is average, with minor marks as you would expect in a home that's been lived in.

The property has been finished very much in the developers magnolia finish which is common with flats. In our experience it is hallways that need regular maintenance due to the amount of use and abuse that they receive

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

Roof Insulation

We found insulation in the roof although there are areas where there is no insulation at all and the insulation is still literally in the insulation bags.

Insulation still in a bag ready to be laid!

Walls

The property has a stretcher bond construction and we can only assume from the age of the property that it is likely that when it was built it included cavity insulation but, without opening up the wall, we cannot be certain. The property is from an era where insulation is generally always used.

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.

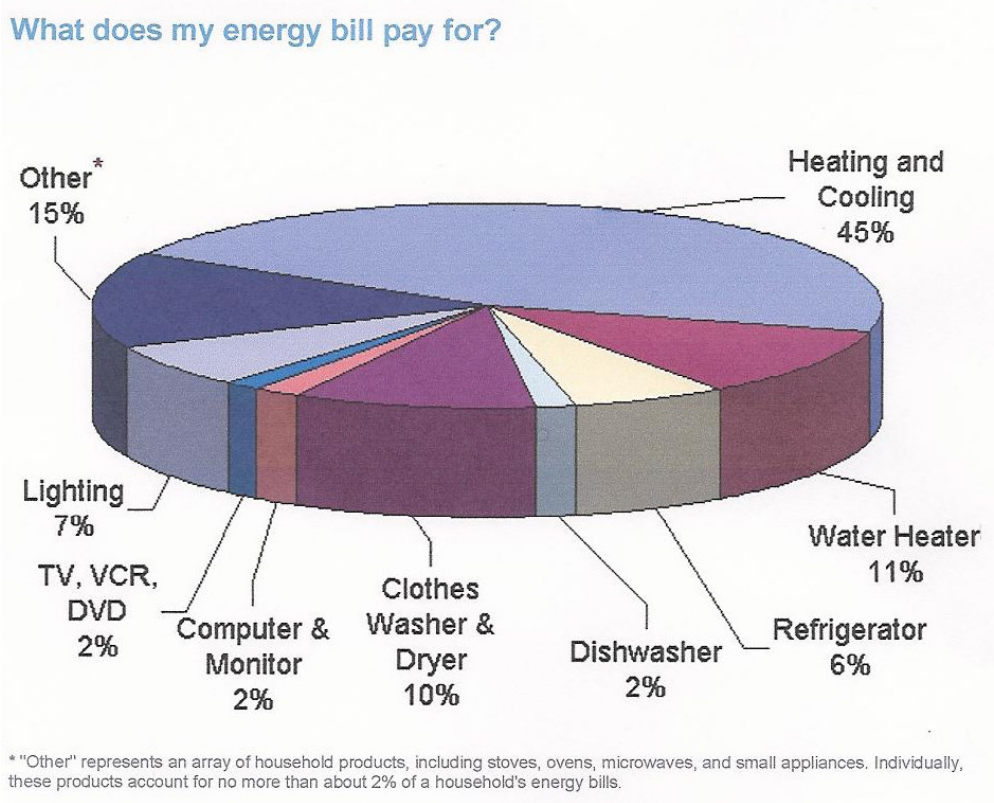
Summary

Compared with what we typically see this is in average to above average condition thermal efficiency wise.

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

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



OTHER MATTERS

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

Security System

We noted a door entry intercom on the main door, whilst we prefer video entry systems this is step in the right direction. You need to review all your security needs, the Police will usually be very helpful.

Entry phone system

Security camera

Fire Systems and Smoke Alarms

We are a strong believer that where properties are multi occupied, i.e. there is more than one resident or tenancy, that interlinked radio optical smoke/heat detectors are installed. If one alarm detects a fire all alarms go off alerting all of the properties if there is a fire anywhere within the building. We would recommend the mains powered units are used (never forget to change batteries again). Please contact us if you require help with stockists or do an internet search using 'interlinked radio smoke/heat alarms'.

In addition there should be regular fire alarm drills and everyone should know where they should go if there is a fire, i.e. what exit they should use.

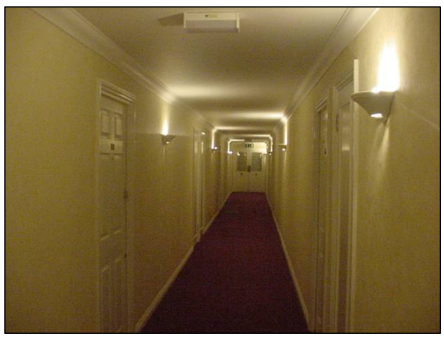
> **ACTION REQUIRED:** We consider this essential. Your Legal Advisor to confirm whether this is the case.

Lifts

Your solicitor should ensure that your lift is on a regular maintenance contract and that there are no anticipated future replacement costs.

Access Corridors/Access Areas

It is important that these are maintained to a good standard, you will also be charged for a share of the lighting costs as well as redecoration costs, your solicitor to check and confirm there is no anticipated future replacement costs.



Access corridor

Insurance

As this property is leasehold we assume you have to pay your building insurance via the Management Company or Building Owner. Typically they will arrange for insurance and recharge it to you at a percentage of the cost. You should ensure that they have suitably insured the property.

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

We have not been able to locate the electric fuses and consumer units. It may be a communal fuse board or it may be hidden within the cupboard which was full of stored items at the time of our inspection. As the property is relatively new we expect the electrics to be relatively new.

Earth Test

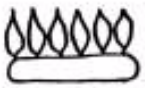
We carried out an earth test in the kitchen area to the socket point that is normally used for the kettle and this proved satisfactory.

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 a Gas Safe registered heating engineer.

There is a Potterton Prima boiler, please see our comments in the Executive Summary regarding positioning and not being suitably ventilated.

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

All gas appliances, pipework and flues should be the subject of an annual service by a Gas Safe registered heating engineer; works to any gas appliance by an unregistered person 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.

PLUMBING AND HEATING

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

Water Supply

Assumed this is a shared communal water supply.

Water Pressure

When the taps where 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!).

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

Cold Water Cistern

Please see our comments in the Roof Section. On reflection we are still not certain if there is a water tank or not.

Plumbing

The plumbing, where visible, comprises copper pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors. Please note our comments with regard to the plumbing and the WC cistern which is not secured.

Heating

We would normally ask the owner to turn the heating on for approximately ten minutes, but the owner was not present. So the heating has not been tested

ACTION REQUIRED: Ask the owner to confirm the heating is working

satisfactorily and provide any guarantees or/ and annual inspections

The boiler was located in the kitchen. 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 be placed with an approved heating engineer.

Ten Minute Heating Test

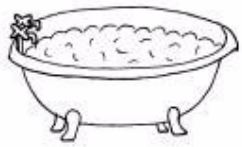
As there was no one present we did not carry out the heating test.

ACTION REQUIRED: You need to check and ensure that the heating is working correctly.

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.

Main Bathroom

The main bathroom suite, looks in average condition it is slightly on the small side and as it is internal condensation is more likely

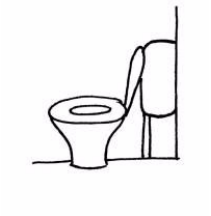
En suite shower room

The en suite is a shower room which looks in average condition.

> **ACTION REQUIRED:** We would recommend extracts are cleaned and please note our comments with regard to the WC water cistern being held in place literally by a vase in the Executive Summary.

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 property has mains drainage and that the foul drains 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.

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.

With a multi-occupied property it is very difficult to establish which inspection chambers / manholes relate to which property. We can carry out a die test, however, in this instance we have run the taps for quarter of an hour plus, as noted above, with no build up or back up, so we did not feel that it was required.

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

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal. The surface water in this age of property is likely to be via a large soak away system.

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.

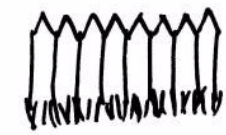
Please also see our comments within the Gutters and Downpipes section.

OUTSIDE AREAS

PARKING

We have not been made aware of any parking allocation.

EXTERNAL AREAS



Communal Gardens

We have not been made aware of any communal gardens. We did however note that some people were using the flat roof to sit out on, whether this is located space or just that people have decided to use this your legal advisor needs to check this.

Flat roof area

Boundaries: We assume the boundaries of this are the boundaries of your property if they are not please advise us.

Finally, your Legal Advisor should make enquiries as to where your legal boundaries are together with any potential liability with regard to any shared structures, access ways etc.

Neighbours

Left Hand Neighbours

Not in at the time of our inspection.

Right Hand Neighbours

Not in at the time of our inspection.

Below and upper Neighbours

Not in at the time of our inspection.

We spoke to one neighbour who lived on the top floor who advised that they did not have any noise transfer which is often a problem in these properties particularly where laminated floors have been used.

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) Cavity wall insulation and cavity wall tie repairs.
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 see our article link on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

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 xx 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 overcast at the time of the inspection. The weather did not hamper the survey.

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

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

This may have adverse effects on lots of buildings in years to come.

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NOT LOCAL

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

OCCUPIED PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to only having access to the flat itself, we have not had the benefit of talking to the owners or any of the adjoining owners. We have had a limited view of the roof and the structure itself.

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.

General Information on Living in Leased Properties

Living in Multi Occupied Properties

- As a leasehold flat owner, you usually own and are responsible for the maintenance of everything within its four walls, including floorboards and plasterwork, but not usually the external or structural walls.

The landlord, who can be a person, a company, a local authority or a housing association, owns the structure and common parts of the building and the land it stands on and is responsible for its maintenance.

According to independent advice agency the Leasehold Advisory Service (Lease), it's now becoming quite common for the leaseholders to own the freehold of the building through a residents' management company, effectively becoming their own landlord.

- A lease is a contract between the leaseholder and the landlord, giving conditional ownership for a fixed period of time. It is the key to all the responsibilities and obligations of both the leaseholder and the landlord and should spell out what you can expect from the landlord in terms of services.

No two leases are the same, so it is essential you read yours carefully to find out exactly what your rights and responsibilities are. Get advice if unsure about any legal language.

You can go to Lease (lease-advice.org) for free advice.

- Your contractual rights laid out in the lease normally entitle you to expect the landlord to maintain and repair the building and manage the common parts such as grounds, staircases and hallways.

At the same time, you will be required to keep the inside of the flat in good order, to behave in a neighbourly manner, to pay a share of the costs of maintaining and running the building and not to do certain things, such as sub-let, without the land-lord's consent.

- Because leasehold is a tenancy, it is subject to the payment of a rent – which may be nominal. Ground rent is a specific requirement of the lease and must be paid on the due date.

- Service charges are payable by the leaseholder to the landlord for all the services they provide, including maintenance and repairs, insurance of the building and, in some cases, provision of central heating, lifts, lighting and cleaning of common areas etc. Service charges usually also include the costs of management, either by the landlord or by a professional managing agent.

Details of what can and cannot be charged by the landlord and the proportion of the charge to be paid by the individual leaseholder are all set out in the lease. So do read it very carefully.

All maintenance costs are met by the leaseholders and landlords normally make no financial contribution. Service charges can vary from year to year and can go up and down with no limit other than that they are "reasonable".

Most modern leases allow for the landlord to collect service charges in advance, repaying any surplus or collecting any shortfall at the end of the year.

- The lease normally obliges the landlord to take out insurance for the building and common parts and gives them the right to recover the cost of the premium through service charges. The policy doesn't usually cover the possessions of individual leaseholders.

- Many leases provide for the landlord to collect sums in advance to create a reserve fund, ensuring that enough money is available for future scheduled major works such as external decoration. The lease will set out the sums involved and when regular maintenance works are due.

- Leaseholders have powerful rights to challenge service charges they feel are unreasonable at Leasehold Valuation Tribunals (LVTs), which provide a relatively informal way to resolve residential leasehold disputes.

Application to LVTs can be made under many different laws and on many subjects. LVTs can determine, among other things, the reasonableness of a service charge and whether it is payable and disputes relating to insurance.

Lease publishes useful leaflets, which are downloadable from its website, on LVTs.

- Some landlords carry out the management of the property themselves but many appoint a managing agent to manage and maintain the building on behalf of the landlord in accordance with the terms of lease, current relevant legislation and codes of practice.

The agent takes instruction from the landlord, not the leaseholders, but should be constantly aware of the leaseholders' wishes and requirements. The agent will receive a fee which is usually paid by leaseholders as part of the service charges.

- There is no statutory regulation of managing agents. Some are members of professional organisations such as ARMA, the Association of Residential Managing Agents and agree to abide by its own code of practice and that of the Royal Institution of Chartered Surveyors.

- If there is a problem with management services, the leaseholder's argument is not with the agent but with the landlord, who has ultimate responsibility for the full and proper management of the property.

Leaseholders with such complaints are advised to discuss their situation with Lease before contacting their landlord. In extreme cases where the landlord will not meet his obligations to maintain the buildings and communal areas in accordance with the lease, it may be necessary to take action through the county court. Lease can give in-depth advice on such a course of action.

- For disgruntled leaseholders who have suffered long-term bad management from landlords or who believe they could do a better job at a lower cost, there is another option.

Since September 2003, flat owners in England and Wales have been able to exercise the Right to Manage (RTM) and take over the management of their building without having to prove any fault on the part of their landlord.

RTM, part of a package of reforms stemming from the Commonhold and Leasehold Reform Act 2002, empowers leaseholders to take control of the running of their building without having to stump up large sums of money to buy the freehold. They also gain better control over insurance costs and the level at which service charges are set.

Exercising this right is a relatively simple process. A formal notice is served on the landlord by an RTM company which has been set up by a sufficient number of qualifying tenants – leaseholders whose lease was originally granted for a term of more than 21 years. For details, see the Lease website.

But don't think of RTM as easy DIY management and a way of getting rid of all managing costs. Managing a building involves running a complex business and complying with a raft of legislation and there will always be managing costs. Lease advises leaseholders exercising this right to appoint a professional to manage their block.

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.

Dry Verge Technology
Technical Article

INTRODUCTION

We have recently been contacted by a home owner who has had problems with fascia boards where these are being used as overcladding, a subject we have talked about previously in one of our articles. Whilst carrying out the work to replace the fascia and soffit boards he came across problems with the cement verge that is to the end of the roof allowing water in. Whilst this cement technique has been used for many years there are now other alternatives available. Dry Verges are considered in the following article.

Cement verge

If you look closely you can see cracks to the left hand side that have been filled in with cement mortar. It is only a matter of time before they open up again.

This is a cement verge which has been clipped which tends to happen in high wind areas. To be sure the tiles don't lift, clips also tend to be in areas where cracking can occur to the verge

Dry Verge system – interesting lack of skill to the fascia and soffit board with the hole opening in it

Dry verge at the ridge level

Cement verge with smaller tiles

Gaps left for the water to get in!

Close up of gaps

Dry verge

SYNOPSIS

For many years we have used cement at the verge of our roofs to fill in the gap at the end of the tile. The problem with this is that cement is traditionally being used which cracks over time and allows water in. The water can then cause deterioration to the adjoining baton which holds the roof tiles or slates in place. A way around this is to use dry verge technology which is a plastic shoe that fits on the edge of the verge and stops the dampness getting in. The solving of this problem when we researched it further seems to lead to other problems.

CONSTRUCTION SUMMARY

Cement verges have been used for many years and was almost the introduction of cement in the War Years. A typical house may look as follows:

External

Chimneys:	One brick chimney
Main Roof:	Pitched and clad with a concrete tile
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Brick in stretcher bond (assumed)
External Joinery:	Plastic fascia and soffit boards and double glazed timber windows
Foundations:	Stripped concrete foundations

This is a fairly common construction for a new property on good quality ground and it is typical of the majority of houses subject to local variations such as slates rather than concrete tile roofs or pantile roofs in some areas are required such as Norfolk and Suffolk. We are going to look at the verge of where the tile is.

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

EXECUTIVE SUMMARY

Executive summaries are always "dangerous" as they try and encapsulate relatively complex problems in a few precise and succinct words. Having said that here is our executive summary and recommendations:

Whilst dry verge technology initially sounds to be a good idea in that the cement verges are no longer exposed and subject to cracking and deterioration eventually allowing dampness in. A dry verge, or a plastic verge or shoe can resolve the problems that can occur with the deterioration of the cement however if no thought is given to the projection the rain dripping off it does or doesn't have a proper drip it can hit windowsills below and we are aware of several complaints that have occurred due to the drips hitting the windowsill below and therefore keeping the occupants awake at night. We have also equally heard of the drips all occurring in one area and causing pattern staining to the brickwork below. A solution therefore would be to have pre-defined drip areas as we do think the advantages of having a dry verge and a clip stopping the deterioration of the cement as well as holding the tile verge in place and stopping deterioration of any batons would be well worthwhile. The dry verges do give an alternative to the traditional waterbedded verges, they too have problems.

Time Line – A brief history of verges

This is where we look at how verges have progressed over the years. This is a general look, there will be specific variations subject to each area which is why you do need a Chartered Surveyor to look at your property.

1460's	Thatched roofs. No verge problems as was formed in thatch or timber. Thatch was still the most common in the 17 th century. They were banned in London after 1666, interestingly the ban was only lifted in 1994 when the new Globe Theatre was reconstructed in London.
1500's	Clay tiles were used up until the Victorian time 1860's. In both cases the verges would have been either left or a lime mortar would have been used which is self sealing.
War Years	Introduction of concrete tiles and cement mortar started to be used more and more commonly.
2000's	Dry verges appear, plastic solution?

INSPECTION

On a building survey the Surveyor should inspect visually externally and internally. Externally to see if there is any cracking in the cement verge and internally to see if there is any dampness getting in.

SURVEY FINDINGS

The dry verges certainly reduce the risk of the batons getting damp and the cement cracking. They do in themselves seem to have a problem as they do drip onto the walls below which can be particularly annoying if you have a bedroom windowsill beneath it. We have seen several complaints where this has kept people awake at night.

SUMMARY UPON REFLECTION

It is still very early days for plastic verges. Whilst no doubt the manufacturers will have carried out tests as to how well they last in our experience this is nothing like the same as testing in use ie, when they are actually on the properties. We have noticed an increasing use of them by developers. Only time will tell whether it has been successful.

We would also comment that every property is specific to its location whether it is an exposed area or not, of course the workmanship is very specific to how that particular dry verge has been fitted.