

RESIDENTIAL BUILDING SURVEY

Wrexham LL14



Marketing by:

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INTRODUCTION

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

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

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

We 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 new building which is a two storey detached property with integral single garage. There are gardens to the front and rear, the front garden is predominantly given over to parking. At the time of our inspection the property was approximately four weeks from being completed. There was an established building to the left hand side and a new building on the right hand side which is currently coming out of the ground (at foundation level) with an adjacent church (all directions given as you face the front of the property).

The property is set in a residential area at the top of a hill.

EXTERNAL PHOTOGRAPHS



Front elevation



Rear elevation



Left hand side of property



Right hand side of property

ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Entrance hall
- Lounge on front right hand side
- Integral garage on front left hand side
- Cloakroom
- Kitchen/dining room/living room to rear
- Utility room off kitchen and storeroom

First Floor

The first floor accommodation consists of:

- Front right hand master bedroom with en suite shower room
- Front left hand bedroom
- Middle family bathroom including shower
- Two rear bedrooms
- Landing

Outside Areas

Front and rear gardens, front garden mainly parking.

INTERNAL PHOTOGRAPHS

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

Ground Floor

All directions given as you face the property from the front



Lounge on front right hand side



Garage



Conservatory



Kitchen



Kitchen

First Floor



Front right hand master bedroom



En suite to master bedroom



Front left hand bedroom



Rear left hand bedroom



Rear right hand bedroom



Bathroom

SUMMARY OF CONSTRUCTION

External

Main Roof:	Pitched roof clad with concrete tile
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Stretcher bond brickwork (assumed)
Fascias and Soffits:	Plastic
Windows and Doors:	Plastic double glazed windows
Foundations:	Advised by builder ring beam 1.8m deep

Internal

Ceilings:	Plasterboard (assumed)
Walls:	Studwork, dry-lining on perimeter walls (assumed)
Floors: Ground Floor:	Suspended concrete beam (assumed)
First Floor:	Suspended timber (assumed)

Services

We are advised that the property has a mains water supply, mains drainage, electricity (not working at the time of our inspection) and gas. The boiler was being installed at the time of our inspection; both the gas and the electrics are subject to a test and report from Gas Safe and the Institute of Electric Engineers respectively.

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 two hundred 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 however we wish to bring the following to your attention. 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!

- The layout is better than we typically find in a new property.
- The property benefits from built in cupboards which we don't often find in new constructions.
- The kitchen/dining/living room area felt very spacious albeit there may be a challenge to heat 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.

1) Modern Properties are built for a price rather than a quality standard

It is generally recognised that modern properties are built to a price rather than a quality standard (probably particularly so with large mass house building companies that the price has to be key). The supervision is usually carried out by the builder however of course they do have their own self interests and ultimately the motivation of profit as the guiding factor regardless of what is actually said. This property like the majority of speculative building is being supervised by the builder as opposed to being supervised by an independent surveyor/architect and as such items that could have been picked up as work commenced have perhaps been overlooked as work proceeds. It is therefore important that a guarantee of some sort, preferably insurance backed, is offered by the builder. We say insurance backed as regardless of the capabilities of the builder, if they do go bankrupt (and we are aware of one at present with over fifty disgruntled clients) they may be limited in how they can assist you with solving any problems with your property.

ACTION REQUIRED: We would recommend that a NHBC or Zurich type independent insurance is taken out on the property by the builder as some sort of bond. We would comment that even a poor quality builder can usually manage to hide problems for the first few years!

2) Snagging

There are approximately four weeks to go before this property is complete (confirmed with the builder), there are many items of snagging still outstanding. We have identified here a list for you to use as an aide memoire check working from the top of the property down.

EXTERNAL

a) Verge Caps

The verge caps need to be added and to the front gable they need to be re-secured.



Missing verge cap to front right hand of bay window roof

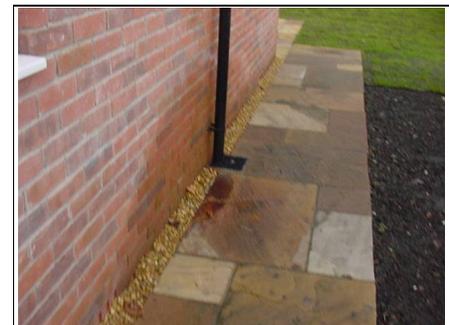


Verge cap coming off to front gable

b) Gutters and downpipes



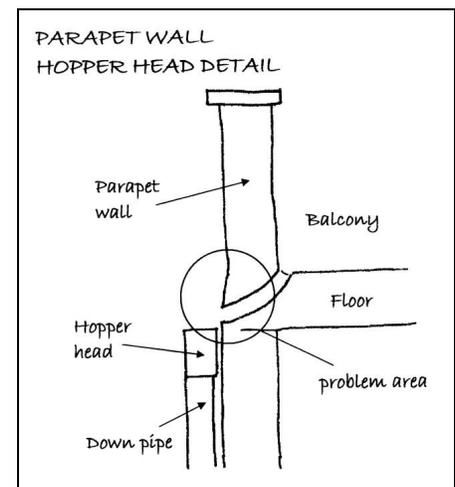
Downpipe not working, note moss to brickwork



Gutters and downpipes not working



Gutters and downpipes on front left hand side – we think valley gutter may overflow and will ultimately require a hopper head



c) Brick mortar

The mortar has not been cleaned off the brickwork (commonly known as 'snots'). Also there are a number of joints, etc where the mortar has not been bedded properly which needs repointing, for example to the rear right and left hand corners.



Mortar needs repointing



Brick snots

d) Windows

There has been no mastic finish around the windows. The mastic is to stop dampness coming through the sides of windows.



No mastic around the windows

e) Airbricks

The airbricks are covered in some areas.



Blocked air vent



Air vent partially covered

f) Security

There are hinges visible on the rear door which is a security risk. This type of door is not acceptable to most insurance companies.



Hinges visible on rear door

INTERNAL – SECOND FIX NOT COMPLETED

The best way to define second fix is to explain what first fix is. First Fix is the rough timberwork and the basic timberwork allowing the property to take shape. Second Fix tends to relate to things such as skirting boards, doors, trims, etc. We would also extend this to be things such as ironmongery, extract fans, etc.

g) Ironmongery

We noted that ironmongery was missing from some of the doors.

h) Fire Regulations

It was noted that the staircase was not lined which is a standard requirement and in the worst case scenario ensures that fire doesn't spread from the ground floor to the first floor quickly and gives you extra time to escape.



Staircase not lined

i) Extract fans

Whilst we appreciate they meet Building Regulation requirements these are a minimum requirement, we would recommend increasing the extract fan size. Within modern properties it is very important that any moisture creating areas such as bathrooms, showers and kitchens remove the moisture as quickly as possible to stop mould from occurring.



Extract fan

j) Lights

Lights are not finished.



Lights unfinished

k) Mastic

Mastic hasn't been finished around the sanitaryware.

l) Painting

There are various elements not painted such as the skirtings and we would also comment that you are likely to get hairline cracking in the property due to the mix of wet and dry materials that are commonly used in new constructions.

m) Window sill missing

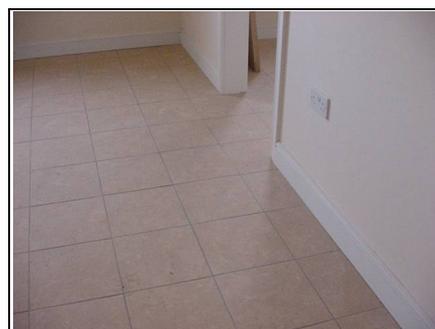
The window sill is missing in the kitchen.



Window sill missing in kitchen

n) Tiled floor has no expansion joints

Your solicitor to specifically ask the builder if expansion joints have been added as where a hard surface such as a tile is put onto a flexible surface such as the first floor flooring differential movement can occur.



No expansion joints can be seen on tiled floors

2) Building Certificate, Guarantees and Warranties

It is essential that you have the final Building Certificate complete along with Guarantees and Warranties for such things as the windows.

ACTION REQUIRED: We would also recommend, as this is having an Architect's Certificate, that an independent backed insurance company such as Zurich Insurance or the NHBC will guarantee/warranty. Without this we would advise that many purchasers will be put off and therefore we would recommend that you have a discount if this is not offered. At the very least we would ensure that the public indemnity insurances that the builder and the designer have are up to date and current although we have had great difficulty in the past in making claims against these.

3) Adjoining Property close

We believe it is very difficult to appreciate just how close the adjoining property will be and the affect this will have on daylight. If you recall we took you to the rear left hand side of the property where there are adjacent trees to try and give you a feel for this.



Closeness of next door

ACTION REQUIRED: Ask the builder/architects to produce a plan of the two buildings side by side (we have had a copy of the drawings but they do not include these). If these are forwarded onto us we would be happy to create 3D models of the buildings free of charge to give you a better understanding of the daylight and space issues.



Closeness of adjoining property taken from bedroom window

4) Neighbours

We would recommend that you have a cup of tea meeting with the neighbours to your left hand side to clear the air with regards to the development as obviously it has blocked their view and changed their environment considerably.



Viewed from neighbours house

5) Negotiate with the builder

We would recommend that you negotiate with the builder with regard to having a window put in the right hand gable and rights of light and have this included within the price as this will ultimately mean that you can add a room to the roof space although you will need to carry out quite a lot of work to do this such as strengthening/replacing the ceiling joists, insulation, etc. but there is a large area of space in the roof.



Large roof space

The Ugly

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

Providing some type of warranty/guarantee can be offered we feel that nothing falls within this category.

Other Items

Moving on to more general information.

Services

At the time of our inspection none of the services had been commissioned, in fact the heating engineer was carrying out the Gas Safe Inspection on the day. You do need to have full certificates for all the various appliances such as:

1. A Gas Safe Certificate for the boiler
2. Commissioning of the heating system and balancing of the radiators
3. An Institute of Electrical Engineers (IEE) test and certification for the electric system
4. A check that the extract fans over-run appropriately to allow the moisture to be removed from the kitchen, bathroom and shower room areas.

Maintenance

The benefit of having a new property is the minimal maintenance to start off with however we have found that such things as gutters, etc do require maintenance surprisingly quickly.

Developers Finish – DIY work required!

There are numerous items within a property which however good the builder is will never be finished to an occupiers standard such are redecorating the developers magnolia finish to make the house into your home.

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:

Our major concern is what is known as latent defects, i.e. defects that become apparent once the property has been standing and has initially settled, etc. These are fairly normal such as hairline cracking to plasterboard ceilings and walls. As the builder is working literally on the site next door he can easily come over and carry out the work however in these ‘strange times’ we do feel that almost anything can happen with regard to building work and it would be much better to get something in writing rather than be on a promise that doesn’t materialise as circumstances change.

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

MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

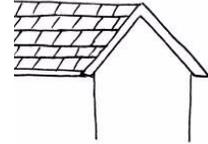
OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



ROOF COVERINGS AND UNDERLAYERS



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

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

We will consider the roofs in two areas; the high level main roof and the low level roofs.

Main Roof

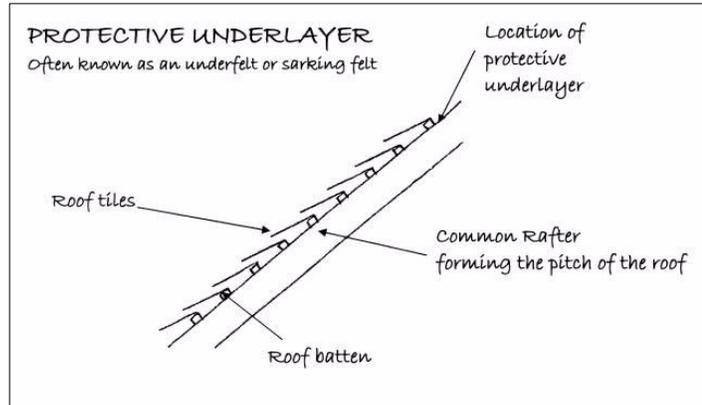
The roof is pitched and clad in a concrete tile. From what we could see the concrete tiles are lying level and true and look in reasonable condition. We find that deterioration occurs to the ridge and exposed areas such as the perimeter and so you should periodically check these areas.



We feel that there may be a discharge of water on the front right hand corner of the building. We don't feel this lead detailing is sufficient, only time will tell.

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 modern breathable underlayer. This type of sarking felt, as far as we are aware, has been used since 2002. It allows air flow in the loft to help prevent condensation.



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

Low Level Roofs

Conservatory roof to the rear and Roof over bay window to the front

Both roofs are pitched and clad in a concrete tile as previously described. Where they meet the main building we are concerned that the flashing may not have been bedded properly and deterioration of this bedding joint may occur. This is a problem that we see too often on modern properties.



Concrete tile roof to rear conservatory



Close up of flashings to conservatory



Base of conservatory roof – we would have preferred a bit more lead



Bay window roof



Missing verge cap to front right hand of bay window roof



Close up of bay window flashings – we much prefer this to be bed in mastic, it looks to be from the slight difference in colour, however you need to have this confirmed by the builder

ACTION REQUIRED: Builder to confirm how lead has been bedded.

Hipped Roof

There is hairline cracking to the hip already which often occurs when it has not been bedded properly or a too hard a cement has been used.



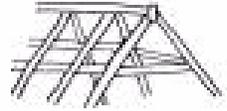
Hairline cracking to hip

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

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

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

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

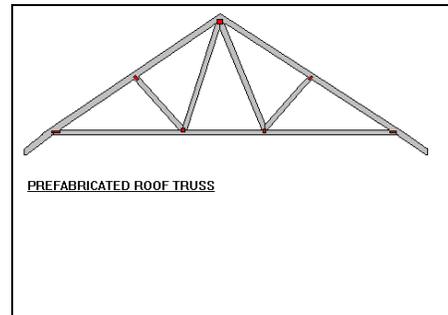
Main Roof

Roof Access

The main roof is accessed via the loft hatch located on the landing. There is a loft ladder, electric light and floorboards. The loft perimeter has been viewed by torch light which has limited our viewing slightly.

Roof Structure

The roof structure is a pre-fabricated roof. These are made in a factory and transported to site and then lifted into place. Without the manufacturer's calculations and installation details we cannot comment categorically on the roof structure. There is a lot more space in the roof than we normally see, please see our comments in the Executive Summary with regards to utilising this space.



Roof Timbers

We found the roof timbers generally in average condition. We have looked for mud on them to see if they have been stored correctly and can't see excesses of this. We have also inspected the roof structure for:

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



Main roof space

Our examination was limited by the general configuration of the roof and the insulation. As mentioned what we could see was generally found to be in average condition as it should be for a new roof. We weren't expecting anything such as serious woodworm however we would add that part of the roof is hidden due to the insulation and configuration.

Ventilation

This is provided by the breathable felt.

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 it is hidden by the mass of insulation.

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

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

GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

From ground level the gutters and downpipes looked to be plastic and appeared in reasonable condition. There may be some minor leaks as we have shown in the Executive Summary.



Leaking gutter

ACTION REQUIRED: You need assurance from the builder that they will come back and amend any areas where the gutter is not working properly. We find that only by living in the property can you fully understand whether gutters and downpipes are working! Even with new gutters and downpipes we would always recommend that they are cleared out periodically, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.



Gutters and downpipes on front left hand side – we think valley gutter may overflow and will ultimately require a hopper head

Please see our comments in the Executive Summary.

Soil and Vent Pipe

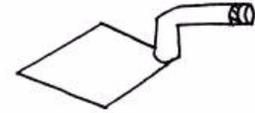
We could see a plastic soil and vent pipe. It still needed work where it had been cut through the brickwork, general sealing, etc. Generally the waste pipes and soil stack appear to be satisfactory where a surface inspection is possible, although for a major part they run in ducts and cannot be inspected.



Soil and vent pipe

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

WALLS



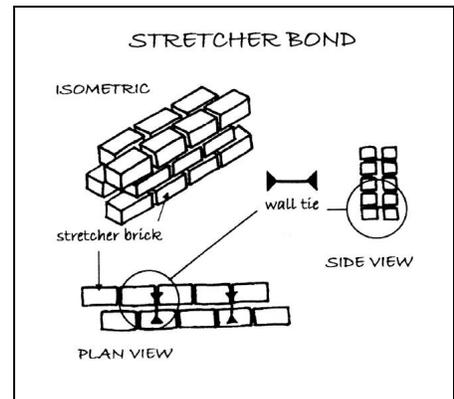
External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

Brickwork

The walls are built in brick and bedded in cement mortar in what is known as stretcher bond brickwork. The term "Stretcher Bond" means that from the outside of the property you can see a row of the sides of the bricks (known as "stretchers") followed by a course above of the same stretch of bricks set off so the joint is centrally above the "stretcher".

We generally found the brickwork and pointing in average to below average condition. Whilst the areas that were pointed were in good condition there are areas where ad hoc repointing is needed which is not normal on a modern property. There are areas where the cement 'snots' needed cleaning off the brickwork.

ACTION REQUIRED: Repoint in a suitable mortar.



Close up of bricks

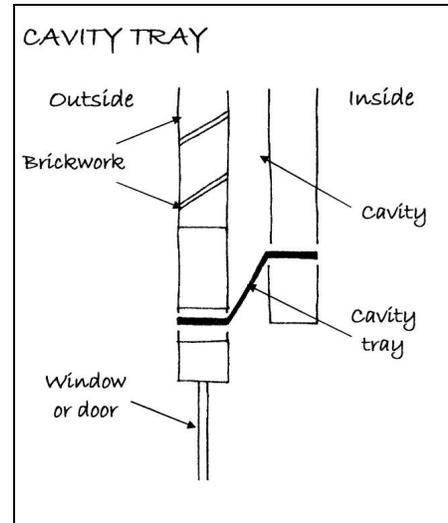


Repointing necessary

Cavity Trays

We noted trickle vents to the brickwork which indicates that cavity trays have been utilised within the property. We have seen problems with these which is perhaps a modern day issue. There should be cavity trays adjacent to the front roof area and also the conservatory area. We very rarely find them where we have opened up the structure.

ACTION REQUIRED: Your solicitor needs to specifically ask the builder whether he has put cavity trays in this area.

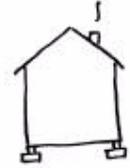


Cavity tray

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 the lintels are likely to be metal, there is an outside chance there may be concrete lintels, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

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

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

We are advised the property has a ring beam. These are usually used where ground conditions are poor or local mining and usually consist of a concrete beam that supports the perimeter of the building.

ACTION REQUIRED: Assurances required from Building Control that the ring beam is satisfactory.

Building Insurance Policy

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

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.

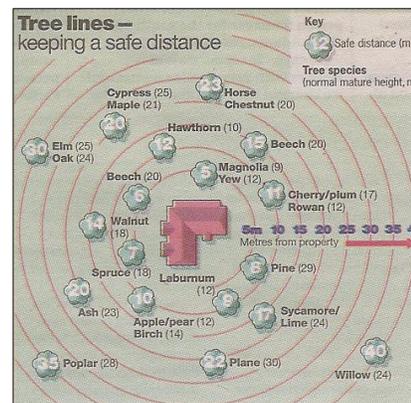
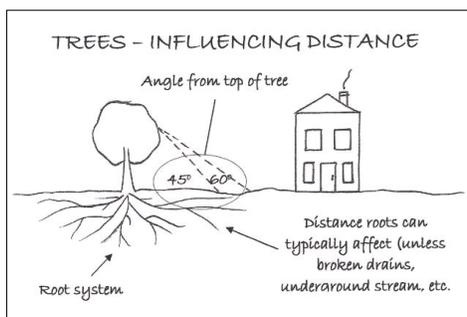
Next doors trees are very close to the building and need maintenance, we recommend you speak to your neighbour about the trees to ensure they are happy to maintain them. Please see our comments about having a cup of tea meeting with next door as their environment has changed considerably with the building of this house.



Next doors trees

ACTION REQUIRED: The trees need professional maintenance as soon as possible. Please see our comments in the executive summary.

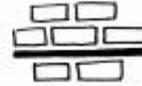
Damage to foundations and underground services can be caused by trees and shrubs. Although there were no signs of structural damage attributable to trees at the time of the inspection the possibility of future problems cannot be ruled out. If common sense is used and trees and shrubs are not allowed to overgrow at the property you should not have any problems. Equally we would not recommend the removal of trees without specialist advice, as this could damage the dynamics of the soil in the area and the water table level.



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.

DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case the damp proof course would have been built in as work proceeds. You should check that it has Local Authority approval. We did note that the airbricks have been covered which indicates to us that the ground level may have been made higher by the landscaping to finish off the property which may in turn affect the damp proof course.

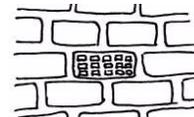


High level of shingle against the damp proof course

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.

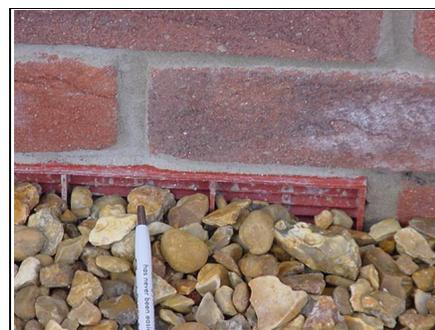
AIRBRICKS



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

There are problems in relation to the airbricks as these are being blocked by the shingle.

ACTION REQUIRED: Your solicitor needs to specifically ask the builder why this has happened and where the ground level should be. We would also comment that we were unable to note a damp proof course (which is sometimes the case). It needs to be established where this is to ensure there are two courses of brickwork of approximately 150mm before the ground level.



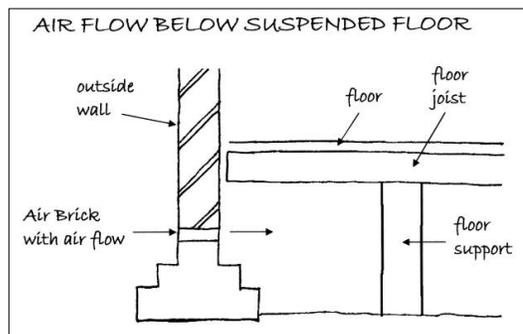
Blocked air vent



Partially blocked air vent

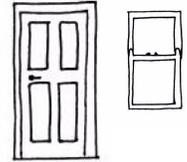
Suspended Timber Floor Construction Defined

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



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

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

The property has plastic fascias and soffits which are in average condition. We were pleased to see that there is a vent in the soffit that will, providing it is not blocked, allow ventilation to the loft space to reduce condensation.



Plastic fascias and soffits

ACTION REQUIRED: Your solicitor needs to specifically ask if pre-formers have been used to ensure that the air vents around the soffits don't get blocked.

Windows and Doors

The property has plastic, double glazed windows, which generally look to be of an average quality. A guarantee needs to be offered.

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.



Window

ACTION REQUIRED: Guarantees should be obtained. Generally it is considered that double glazed units have a life of about ten years.

The windows have trickle vents that allow a trickle of air through, therefore stopping/reducing the likelihood of condensation occurring within the property.

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.

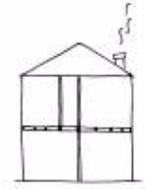
Minimal external redecoration will be required as the windows are plastic as are the fascias and soffits. Some redecoration will be required to the fence on the right hand side. You may also wish to agree to put up a timber fence on the left hand side as well when you are having your cup of tea meeting with next door.

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

With this type of construction there can often be hairline cracking, we suggest a filler is used that will allow some movement, such as a decorator's putty. However, we generally find that cracking will carry on to some extent regardless, and you will need to re-fill periodically.

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

The internal walls are studwork walls. Please see our comments above with regards to hairline cracking.

Studwork Defined

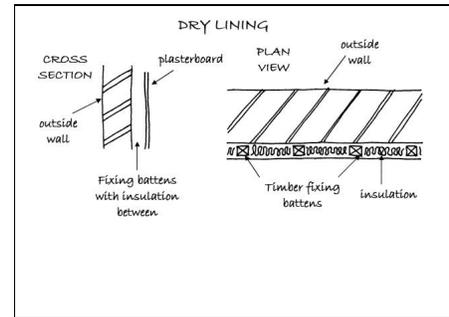
Usually a timber frame, clad in either lath and plaster or plasterboard and used to divide areas. Studwork can be structural, i.e. load bearing, or alternatively non-structural depending upon its construction. Within more modern properties, a proprietary metal system or a honeycomb cardboard may also be found. Modern Building Regulation requirements also require minimal sound transfer and this is usually adhered to by the incorporation of insulation.

Perimeter Walls

The perimeter walls are dry-lined. Please see our comments above with regards to hairline cracking. If you recall we spoke to the builder about this who advised that he would come back and carry out redecoration but also please see our notes about with the way the market is, it is not easy to predict the future, it is much better to have this in writing or with an insurance backed guarantee.

Dry Lining Defined

Within modern properties, dry lining is a technique used on what are known as non-traditional housing such as timber frame and proprietary systems. This will consist of timber battens which are lined with a plasterboard.



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

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

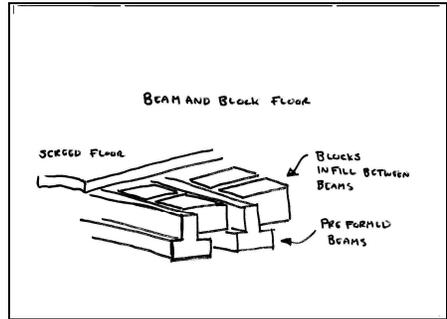
FLOORS



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

Ground Floor

Based on the airbricks, the age of the property and the area, we believe that the ground floor construction is predominantly a suspended concrete floor, often known as a beam and block floor. This type of floor needs air circulation under it.



Developers started using this type of floor as it enables them to build more quickly without the need to allow traditional drying times for such things as concrete floors.

ACTION REQUIRED: Please see our comments in the executive summary with regards to differential movement.

Beam and Block Flooring Construction Defined

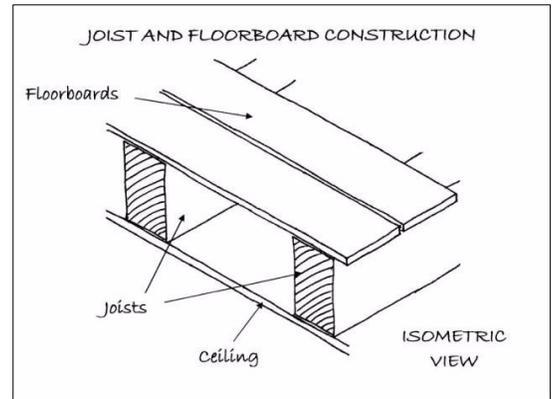
This form of construction uses concrete beams to span the floor in between which blocks are fitted. The floor was not opened up. The floor void was not accessed.

First Floor

We have assumed that the first floor construction is joist and floorboarding as this is typical in modern properties. Please see our comments with regards to the tiling. Differential movement may occur and the joints come out of the tiles which generally happens after a year or so.

Joist and Floorboard Construction Defined

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



Finally, the actual flooring itself was visible with the exception of the areas that had been tiled such as the kitchen, bathroom and en suite. 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

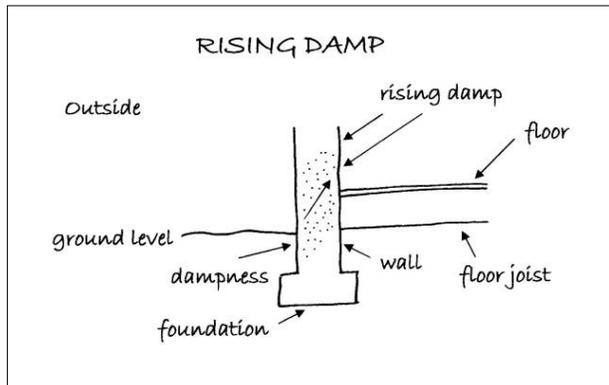


In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

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.



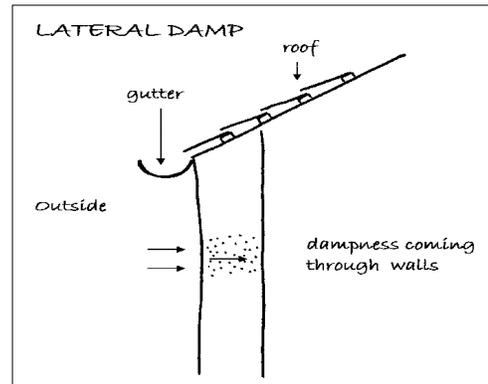
We were not able to take electric damp meter readings due to the dry lining in most areas.

ACTION REQUIRED: Please see our comments with regards to the apparent high ground level externally.

Lateral or Penetrating Dampness

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

We were not able to take electric damp meter readings due to the dry lining in most areas.



Trying to check dampness and getting readings between 15 and 30 which indicates plasterboard finish

Condensation

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

We noted that the extract fan is a 100mm diameter, we would always recommend a larger extract and a humidity thermostatic control.

ACTION REQUIRED: Change extract fan.

At the time of the survey we could see no obvious signs of condensation, however, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

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

INTERNAL JOINERY



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

Doors

The property has hollow core doors (sometimes referred to as egg box doors, as this is what the internal of them looks like when they are opened up), which have a pressed and painted finish. Unfortunately these doors can damage fairly easily. We would also comment that some of the ironmongery is not present as we would expect for a property that has four weeks before it is complete.

Staircase

It was noted that the staircase was not lined which is a standard requirement and in the worst case scenario ensures that fire doesn't spread from the ground floor to the first floor quickly and gives you extra time to escape.



Staircase not lined

Kitchen

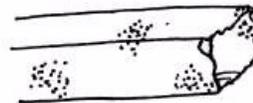
The kitchen is new, we believe that you chose this style. We have not tested any of the kitchen appliances.

Storage

The property benefits from built in cupboards. We find built in cupboards can be very useful, and are one of the many things newer properties normally lack.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External 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 note we have not had access under the floors.

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 floors.

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 significant woodworm activity or, indeed, signs of past woodworm activity that has caused what we would term 'structurally significant' damage.

We have found with new properties sometimes woodworm does occur. This is often due to it being brought in on old furniture so you should make sure that any furniture you do bring into the property doesn't have active woodworm.

We would also advise that many buildings and furniture have woodworm flight holes which are not visible.

Finally if you ever do suspect woodworm please call us as you need to be aware that many damp and woodworm 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 a typical magnolia developer's finish. You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place. This very much depends upon the use and abuse the decoration gets, for example, hallways will usually get more use than spare bedrooms and will need redecoration more often.

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

THERMAL EFFICIENCY



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

HIPs (Home Information Packs) Report

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

Roof Insulation

Roof insulation is present and looks to be to the current building regulation standard of 270mm/300mm. With this level of insulation it is important to ensure the roof is suitably ventilated to minimise condensation. Please note our comments with regards to the vents to the soffits.

Walls

The property has a stretcher bond construction. In this age of property the cavity will be insulated and a dry lining added to meet energy efficiency requirements.

Windows

The windows are double glazed and therefore have reasonable thermal properties. Make a double check that trickle vents have been included in these windows.

ACTION REQUIRED: Your solicitor needs to ask your builder specifically if trickle vents have been included.

Services

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

Summary

Overall, provided our assumptions are correct and considering the properties age, type and style, it has average thermal properties for what we see but refer to your HIPs report.

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

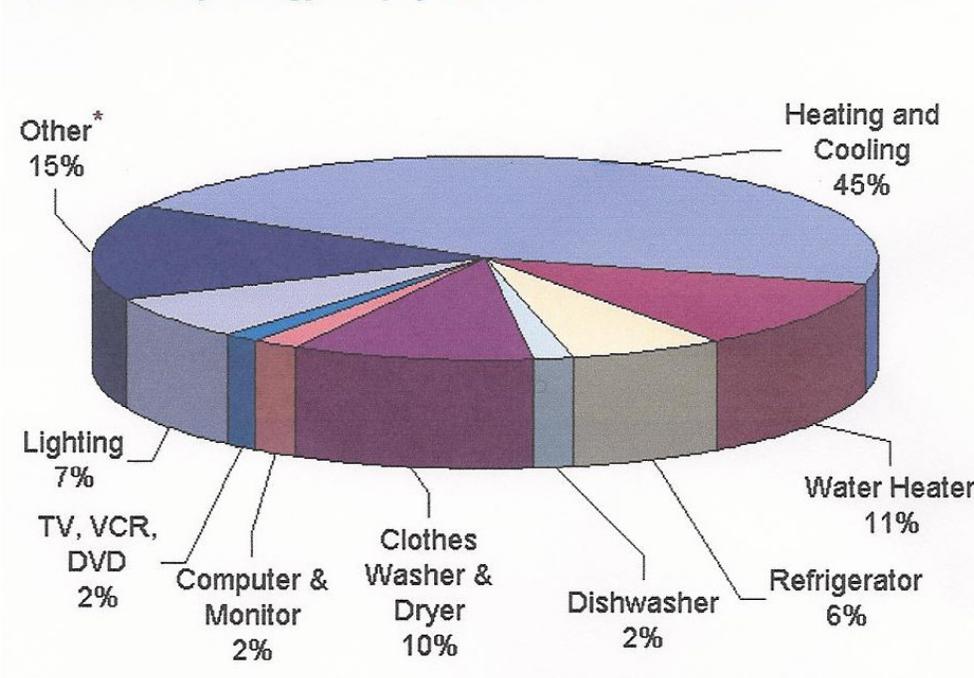
HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

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.

What does my energy bill pay for?



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

OTHER MATTERS



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

Security System

We believe a security system is being included in this property. Most security systems require annual maintenance however a good security system will normally reduce your building and contents insurance liability.

Fire Systems and Smoke Alarms

We would always recommend adding additional smoke and fire detectors. You can obtain ones now which have a guaranteed life of ten years which resolve the problem of having to change the batteries (apart from every ten years of course!).

Insurance

We have not been asked to provide a rebuild figure in this case.

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.

The electrics were not working at the time of our inspection.

Fuse Board

The electric fuses and consumer units were located in the garage. The fuse board is new. We would expect an Institute of Electrical Engineers (IEE) test and report. We can see it has been carried out to the new IEE requirements due to the high electrical points for example, even though the electricity wasn't working at the time of our inspection.



Fuse board



High electric points

Earth Test

The electrics were not working. In such cases we do not turn back on in case there are problems with the electrics.

We usually carry out an earth test in the kitchen area to the socket point that is normally used for the kettle but in this instance the electricity was not on so therefore we could not test.



No electricity on at time of inspection

ACTION REQUIRED: In view of our findings it is recommended that a competent electrical contractor, preferably registered with the NICEIC, be engaged to carry out a thorough inspection and test together with an assessment of the cost of works required to ensure compliance with current IEE standards. You are strongly advised to implement any recommended works.

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 plumber.

At the time of our inspection this was being installed and Gas Safe checked. 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.

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

PLUMBING AND HEATING



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

Water Supply

It is assumed that this is from the mains; your solicitor needs to check this of course.

Water Pressure

When the taps were run to carry out the drainage tests we checked the pressure, literally by putting a finger over a tap, and the pressure seemed typical of what we find.

The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones, have a constant supply of pressured water (they would blow up if they didn't!).

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

Cold Water Cistern

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

Plumbing

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

Heating

The boiler was located in the garage; its make was not identifiable. Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects.



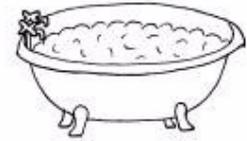
Boiler

A new boiler has been fitted and a guarantee should be available. Typically we are finding that the wall mounted boilers, often known as combination boilers or 'combi' boilers, are lasting up to 15 years from new, assuming regularly serviced. To ensure it runs efficiently the boiler needs to be regularly serviced and run at its optimum temperature.

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

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

BATHROOM



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

Bathroom

The property has a four piece bathroom suite and is new. We think it is a good use of the space available.

En Suite

The en suite has a three piece bathroom suite, which is new and consists of a WC, basin, and shower.

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.

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

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

We didn't identify any manhole covers which is unusual. As part of the Building Regulation certificate by the Local Authority there is normally a drainage test and inspection.

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. In a modern property it is likely to be via a soakaway drain.

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.

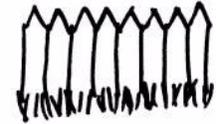
OUTSIDE AREAS

GARAGE/ PARKING



Integral garage and parking to front

EXTERNAL AREAS



Rear Garden



We believe you have made an agreement with regards to the turf and replacement of it



Relatively low boundary fence to right hand side – we suggest higher posts and a trellis

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

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

Neighbours

Left Hand Neighbours

We spoke to them. As mentioned we would suggest you have a cup of tea meeting.

Right Hand Neighbours

The property is being built and the church was empty at the time of our survey.

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) We recommend that you have an NHBC/Foundation 15/Zurich type insurance backed Agreement. Your Legal Advisor should advise you further in respect of the duration of this Agreement and whether any claims have ever been made either against the builder/developer or the NHBC themselves. Your Legal Advisor should confirm that the Agreement is transferable and enforceable.
- d) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Double glazing or replacement windows.
 - v) Roof and similar renewals.
 - vi) Central heating installation.
 - vii) Planning and Building Regulation Approvals.
 - viii) Any other matters pertinent to the property.
- e) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- f) Rights of Way e.g., access, easements and wayleaves.
- g) Liabilities in connection with shared services.
- h) Adjoining roads and services.
- i) Road Schemes/Road Widening.

- j) General development proposals in the locality.
- k) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- l) 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.
- m) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- n) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- o) 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.

- p) 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 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 a pleasant winter's day 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.

NOT LOCAL

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

EMPTY PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to the electricity not being switched on, we haven't opened up the floors to examine underneath them and the property was approximately four weeks from being completed.

TERMS AND CONDITIONS

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

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

Whilst the electrics are new please be aware that future alterations need to come under the new regulations that were developed in January 2005. 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.