

Tailor made report

JOB REF: XXXX

SPECIFIC DEFECTS REPORT

XXXX

Peacehaven, East Sussex. BN10 XXX



FOR

Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION AND INSTRUCTION

SYNOPSIS

CONSTRUCTION SUMMARY

EXECUTIVE SUMMARY

INSPECTION

SURVEY FINDINGS

SUMMARY UPON REFLECTION

PHOTOGRAPHIC RECORD OF THE PROPERTY

LIMITATIONS

APPENDICES

XXXX

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

INTRODUCTION AND INSTRUCTION

We have been instructed by Mr X to give further advice and clarification with regard to issues raised in the Home Buyers Report that Mr X has had carried out.

We have carried out a visual inspection of the property on XXXX. This is a non-invasive inspection.

The weather was dry and overcast at the time of the inspection.

We are Independent Chartered Building Surveyors. We are registered with the Royal Institution of Chartered Surveyors and are members of the Independent Surveyors Association,

Qualifications: XXXX BSc MSc FBEng MRICS, MCIOB
Chartered Building Surveyor.

The work has been carried out as per our standard Terms and Conditions of Contract which have been emailed to you as part of the confirmation of our instructions. If you would like further clarification with regard to issues raised in the Home Buyers Report you have had carried out previously please do not hesitate to contact us.

SYNOPSIS

We have been specifically asked to advise with regard to:-

- 1.0) Woodworm within the property, specifically the roof space.
- 2.0) Condition of the suspended timber floor.
- 3.0) Condition of the drains.
- 4.0) Condition of the external brickwork.

SITUATION AND DESCRIPTION

This is a detached bungalow set on a sloping site.

The bungalow is set within a residential area of predominately bungalows of a mixed designs.

There is a driveway giving access to the garage on the left hand side and a paved area to the front with a rear garden being accessed from both sides of the property.

We believe that the property was built in 1950s. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.



Front View



Rear view



Right hand side gable end

Putting Life into Perspective!

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

- 1950 The concept of artificial intelligence for computers was developed by Alan Turing (MOD)
- 1951 Truman signs Peace Treaty with Japan which ended WWII
- 1952 Princess Elizabeth became Queen at age 52
- 1953 DNA discovered
- 1954 First Atomic Submarine was launched
- 1955 The Queen opened a new terminal at London Airport
- 1956 TV remote control invented
- 1957 Ghana became independent of the UK
- 1958 The first time ultrasound was available to examine unborn babies
- 1959 UK postcodes introduced

Most importantly rationing was still in place to some extent with regard to building materials and the availability of good quality trades people was limited.

ACCOMMODATION AND FACILITIES

Ground Floor Bungalow

The bungalow accommodation consists of:

- Entrance hallway
- Kitchen to the front right hand side
- Lounge to the front left hand side
- Bathroom and separate WC to the right hand side
- Three further bedrooms/reception rooms
- Green house/Conservatory to the rear.

Outside Areas

There is a driveway giving access to the garage on the left hand side and a paved area to the front with a rear garden being accessed from both sides of the property.



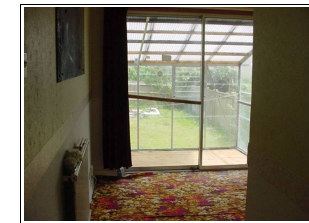
Lounge



Kitchen



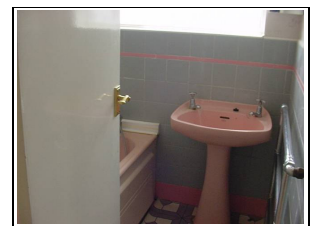
Rear left hand side
bedroom



Rear right hand side
room and green house



Rear middle bedroom



Bathroom

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

CONSTRUCTION SUMMARY

External

Chimneys:	two brick chimneys
Main Roof:	Pitched concrete tiled roof
Gutters and Downpipes:	Plastic (older style)
Soil and Vent Pipe:	Cast iron
Walls:	Cavity brickwork (assumed) with painted render to the front with plastic cladding to the gable ends
External Detailing:	Windows: Plastic Double glazed Fascias and Soffits: Plastic

Internal

Ceilings:	Plasterboard where seen
Walls	Solid (assumed) brickwork/blockwork plaster finish
Floors Ground Floor:	Suspended timber (assumed)

Services

We believe that the property has a mains water supply, mains drainage, the drains are located to the right hand side of the property (all directions given as you face the property), electricity supply, located in the garage and gas supply for the floor mounted Potterton boiler, located in the kitchen (assumed).

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

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

EXECUTIVE SUMMARY

Executive summaries are “not ideal” 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:

1.0) Woodworm

Over the years we have found the roof is the usual place where we find woodworm activity as the conditions give it an ideal living environment. From our point of view the woodworm does not get disturbed as it does in the floor so you can see the frass (the chewed up wood).



Woodworm in the roof

Within the roof we found woodworm flight holes but we could not see associated frass even when we tap (the wood) this normally indicates that the woodworm is active particularly at this time of year which tends to be breeding season.

We would add that many/most older properties tend to have some woodworm the decision is whether it is active. In the areas that we inspected within the roof woodworm was certainly not active. We inspected the rest of the property and did note some woodworm in the garage area (to a shelf).

ACTION REQUIRED: The only way to be 100% certain is to have the items in the roof, such as the insulation, removed and have the whole roof inspected and the area chemically treated. Remember that many of the chemical treatment companies will only make a profit if they find woodworm, so you do need to ask them to show you any active woodworm they say they have found.

We would recommend you to check to see if there has been any previous treatment and if there are any associated guarantees available (they are only any good if they are insurance backed guarantees).

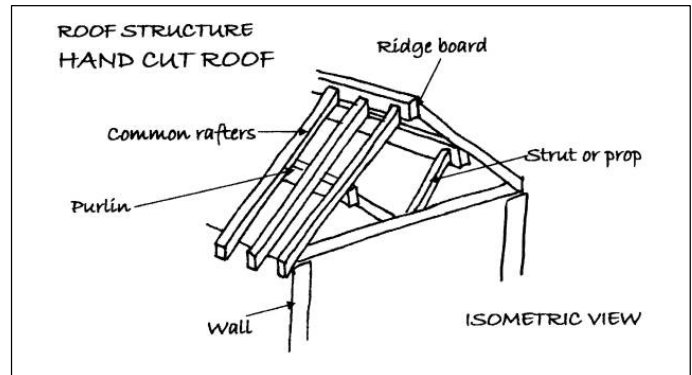


We did not note any woodworm which we would consider structurally significant, however we feel unless evidence to the contrary is available then a 'belt and braces' approach has to be taken.

The nearest diagonal timber, (which is known as a prop), is supporting the purlin, (which is the horizontal timber) which in turn supports the common rafters (which form the pitch of the roof).

ANTICIPATED COST:

We recommend that the whole roof is cleared, chemically sprayed by a company with an insurance backed guarantee and have the same treatment carried out to the floor. We feel the costs are likely to be in the region of £4000-£6000; quotations required.



This is a standard sketch of this type of cut roof

2.0) Suspended timber floor

Properties of this era often had suspended timber floors which requires ventilation.

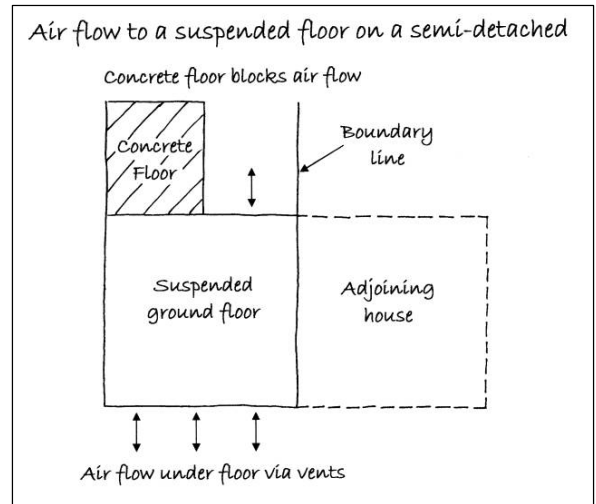
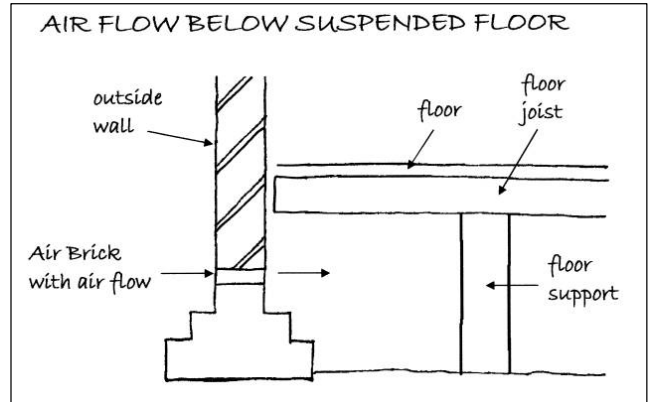
In this case there are airbricks to the front and the rear of the property that allow this airflow, assuming that they are clear.

Even with an airflow under a property where the ground level changes or elements are in the way such as the concrete floor (to the base of the green house/conservatory) these can encourage dampness.

We have carried out an investigation to various floors as detailed within the Site Investigation section in this Report.

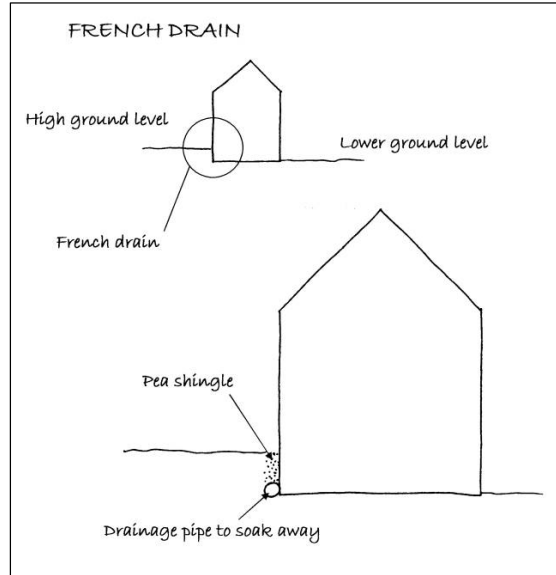
ACTION REQUIRED: We would recommend that a French drain is added to the front of the property where there is a sloping site. As you are aware because you carried out investigations with us, from what we saw there is minimal dampness to the floor but we did however think that it smelt slightly damp.

Our concern would be at the front of the property where the ground level raises and also to the rear of the property where the concrete is present for the green house/conservatory.



Airbrick also showing slope of the ground

ANTICIPATED COST: To add a French drain and a running vent to the rear of the property adjacent to the green house/conservatory you should budget in the region of £1500-£2500; quotations required.



Area needs a French drain front left hand corner

3.0) Drains

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

We ran the coldwater tap from the bathroom and the kitchen for approximately fifteen minutes to half an hour. We duly lifted the two inspection chambers/manholes identified to the right hand side one adjacent to the door and one nearer the corner of the property. They were built with a vitrified clay drain pipe and cement sides which looked in reasonable condition.

Vitrified clay pipes defined

A process that hardens the clay giving an almost glass shiny look to its finish when it is newish which dulls over the years.

In both cases the water was free flowing from what we could see and they were not showing excessive signs of excess wear and tear considering the properties age, type and style.

As we are sure you will recall the waste from the kitchen sink was blocked which you duly unblocked.

Cracking to pavement

There is some cracking along the edge of the pavement where the drains run underneath. In theory this could relate to minor ground movement caused by leaks to the drains, they will be leaking to some extent as do most older drains. In this case in the main it is probably due to lack of support as the path steps down.

ACTION REQUIRED: Use the drainage to see how it copes, it is likely it will have had relatively low usage in recent years.



Drain lifted close to entrance door



Drain lifted front corner



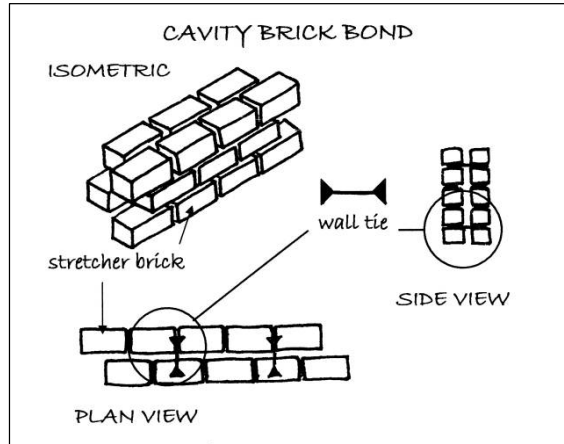
Cracking adjacent to drains

Adding additional bathroom suites

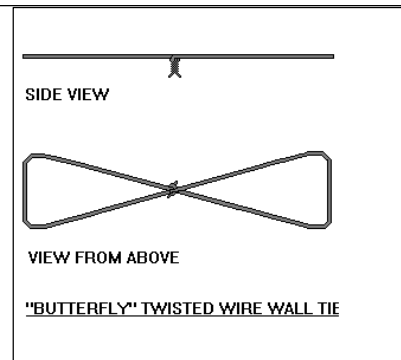
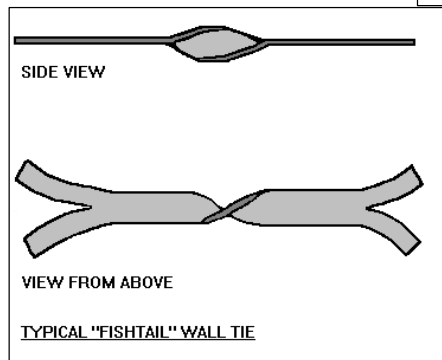
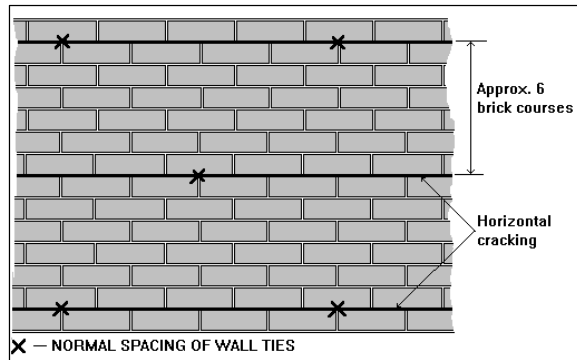
We spoke briefly about adding bathrooms and en suites, if you do decide to do this you do need to get Local Authority Approval for the additional waste into the drain.

4.0) External Walls
Brickwork

Much of the property has a brickwork finish, this is in what is known as a cavity wall bond construction. Cavity construction was a relatively new style of construction for this era (1950s). There is a risk with this era of construction that it suffers from wall tie failure particularly where it is in exposed conditions such as this and where there is lack of maintenance, however in this case we did not see any signs of the horizontal cracking to indicate wall tie failure. Having said that much of the pointing was very heavily worn.



and where there is lack of



Two examples of wall ties

You will never truly know the condition of the wall ties and the bricks until you open up the structure although we can see that the brickwork is heavily spalling and that the mortar joint has weathered.

Spalling Defined

Spalling occurs to brick or stone when water penetrates the surface and via freezing and thawing starts to cause deterioration to the surface. This in turn allows further water penetration and the surface breaks up further. This ultimately can lead to water damage or structural damage to the area.



This brick shows spalling to front and rear

ACTION REQUIRED:

We would recommend the existing brickwork is re-pointed in a like for like mortar. Where the bricks are spalling we would recommend these are removed and reversed, where at all possible. We would not add new bricks unless there was no other option as they never match and you get a spotty dog look to the property. The walls ties need to be checked at the same time.



Deterioration to rear of brickwork

ANTICIPATED COST: We would expect costs to be in the region of £2500-£4000; quotations required.

Spalling brickwork and weathered pointing.



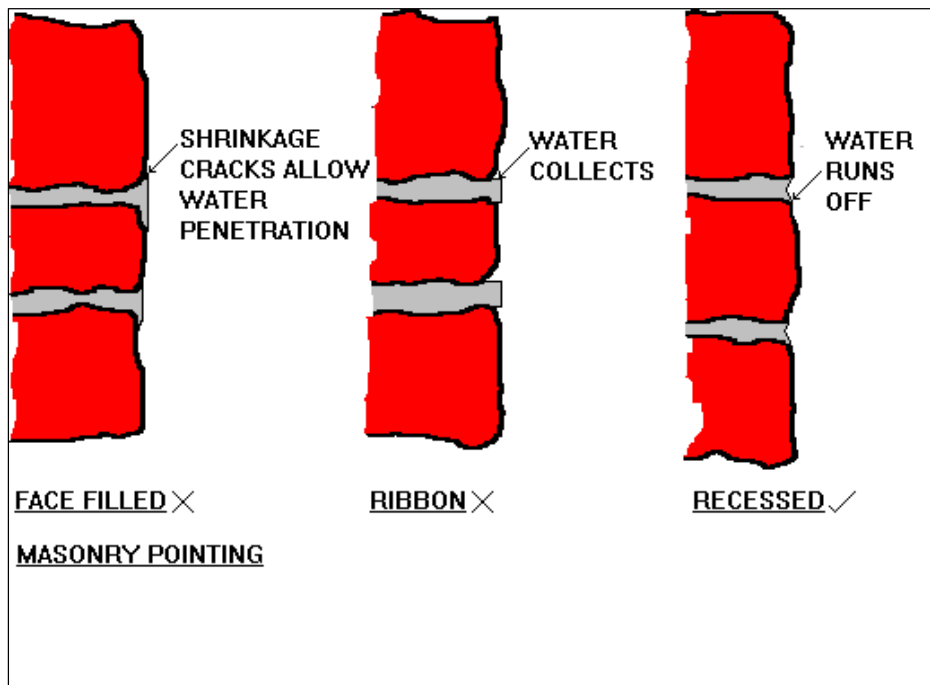
Brickwork right hand side



Poorly repointed brickwork



Close up of brickwork



Re-pointing should be carried out like this.

Cold bridging

In this age of property cold bridging can be a problem, this is where there are cold elements such as metal lintels and concrete lintels within the structure and due to their difference in temperature it causes condensation.

5.0) Rain Cladding

Rain cladding is a general term given to surfaces that are added to walls to protect them. In this case you have painted render to the front of the property and also the plastic shiplap boarding to the gable ends of the property.



Render

You may wish to look at repairing these or replacing these areas. A style that we see very commonly today is a timber cladding.

The benefits of new rain cladding will mean that you will be able to add new insulation behind them on the outside of the property which as the walls are cavity walls but not insulated (as far as we could see) this will benefit the energy efficiency of the property.



Gable end shiplap boarding

6.0) Some options on cladding



Plastic grained cladding light timber coloured



Plastic cladding dark timber coloured



Horizontal timber cladding



Vertical timber cladding



Timber cladding brickwork and render mixed



Pattern staining that can occur to untreated cladding



Blue window frame with timber cladding and brickwork

OTHER MATTERS

1.0) Plastic over cladding

The fascias and soffits to the property have a plastic cladding. We believe this may be over cladding which is where the plastic cladding is put directly over the timber. The timber is normally rotting or in poor condition and should be removed and replaced with solid plastic fascias and soffits. Often stick on over cladding is used.



Fascia board in need of attention

ACTION REQUIRED:

You need to drill into the fascias and soffit boards to ascertain if there is any timber behind it, if there is this needs to be taken down as it is likely to be rotting underneath.

ANTICIPATED COST:

In the region of £3000-£4000 and we would also recommend vents are added to ensure the roof is properly vented; quotations required.



Close up of cladding

2.0) Asbestos

We noted that the ceiling in the kitchen has a textured paint (commonly known as Artex) that contains asbestos. We also noted that the flue from the boiler system looks to be asbestos.



Possible asbestos to ceiling paint commonly known as Artex



Vent coming from the boiler system

SERVICES

3.0) Electrics

The electrics are dated and we would recommend that the whole system has a test to Institute of Electrical Engineers (IEE) standards by a competent electrician (NICEIC registered) or equivalent and it is likely that they will recommend a new fuse board.



Dated electrics

We could not find a fuse board in the traditional sense just the actual meter which is located in the garage this surprised us it may be that everything is on one fuse or we have missed the fuse board.

ACTION REQUIRED: We would recommend a new fuse board and re-wiring of the property.

ANTICIPATED COST: In the region of £3500-£5000 dependent upon the amount of re-wiring needed and the number of socket points you require. We note that you of course have an additional need for electrics as you are re-designing the property; electrics are therefore required in different positions, however we are sure you are aware of this requirement.

From our experience in managing an estate of properties we have drawn the conclusion that the new energy efficiency boilers, when all costs are taken into consideration i.e. servicing etcetera, have very little difference in costs unless you do run them at the temperatures recommended by the manufacturers which tend to be at a relatively low constant temperature.

Air heat exchangers

Just a quick word on the modern air heat exchangers whilst the concept has been around for many years it is only recently that these have been promoted in residential properties. Again our experience to date has been that they are problematic and need specialists (who are not regularly available) to deal with any problems.

We would recommend our main focus on this property would be to better insulate it particularly as discussed under the floor, in the walls and in the roof. This then would mean that when you do heat the property the heat would last longer.

4.0) Boiler

There is a floor mounted Potterton boiler, we find these boilers are still working well in many instances where they have been regularly maintained, we feel initially you should get the existing system running and then make a judgement whether to repair if required and take advice from a suitably qualified heating engineer as to whether you should be replacing it in the future remembering that many of them have a vested interest in selling/recommending you acquire a new boiler.

5.0) Single Panelled radiators

You have single panelled radiators, it is more common to have double panelled convection radiators located underneath windows. The reason for having radiators located underneath the windows is as warm air rises from them it hits the cooler air to the windows and circulates around the room. The reason radiators are not located underneath windows is because the plumber is often trying to save time and money as well as



Internal single panelled radiator

pipework by keeping them on the central internal walls.

5.1) Designer radiators

You may wish to look out for some designer style radiators, there is everything from skirting radiators to almost sculptured radiators!

6.0) Old hot water cylinder

You have an old hot water cylinder we would recommend it is replaced with a modern factory insulated unit our experience has been that these are very efficient.



Old hot water cylinder

ACTION REQUIRED:
Replace.

ANTICIPATED COST: In the region of £1000-£2000; quotations required.

7.0) New kitchen, new bathroom and redecoration

Without stating the obvious, you will of course have to carry out major repairs, renewals and alterations to the property to bring up to modern standards.

This, for us, is one of the most enjoyable parts of projects such as this, you do need to be careful that costs do not run away with themselves.

From our discussions you have had experience in this area before but if you do require any additional help please do not hesitate to contact us.

DESIGN CONSIDERATIONS

Extending into the roof space

We spoke about extending into the roof space and we would make the following comments:-

1.0) Staircase

The staircase needs to be a proper functional staircase to the roof space to add value to the property, it may have to be purpose built and therefore can be costly or alternatively we would suggest that you could use a spiral style staircase which are very adjustable.

ANTICIPATED COST: A pre-made standard staircase can be relatively cheap from a few hundred pounds plus installing costs whereas a purpose made staircase can start in the thousands of pounds; quotations require.

2.0) Roof Height

With all loft conversions and extensions it is the roof height that dictates just how much space you have. As discussed, in this case, you will require dormer windows, whether you can have them added to the front of the property we feel is something you will need to discuss with the local Planning Department as soon as possible to the rear there looks to have been other properties that have already carried this out. As any planner will tell you, the decisions are specific and based on the property in question.

3.0) Natural day light

A very important factor with loft conversions is the daylight, for some extent this goes hand in hand with the dormer windows but you do also have the opportunity to use roof windows commonly known by their trade name of Velux windows.

4.0) **Thermal efficiency**

Today's modern construction techniques generally use an airtight structure which has high levels of insulation with the aim being to retain any heat that you have in the property. However in this case mixing it with the original property which is what is often described as an older leaky building you may wish to consider the building as a whole and bring it all up to modern standards having an airtight test. Without good insulation in the roof for example, you can get heat gain during the summer and heat loss during the winter.

5.0) **Fire systems**

Whilst you are not extending into a high level roof area you therefore can, if needs must, exit via a window, you do need to think round the fire requirement. We would recommend you take the opportunity to have a hard wired fire alarm system added.

Hard wired fire alarm systems defined

This is a fire alarm system that is wired directly into the mains electricity supply, often with a rechargeable battery backup, which means that there is no need to have the inconvenience of changing batteries (which in our experience often never happens). On a more professional recommendation you would also be able to identify where the fire is.

6.0) **Balconies**

If at all possible we would recommend the addition of balconies as these are not only a great feature they are also very useful to help sell the property in years to come. We do of course recommend "cups of tea" meetings with your neighbours prior to making any planning applications. As a general comment communication with your neighbours is very important as, of course, you really do not want to fall out with neighbours.

7.0) INSPECTION

Our inspection has been specifically related to those items identified in the Synopsis, we have carried out the following inspection which has been non-evasive.

Visual Inspection

Our inspection has taken the format of a visual inspection:

- 1.0) External of the property of the
 - 1.1) front
 - 1.2) rear
 - 1.3) left hand side
 - 1.4) right hand side

We have had the benefit of a x 16 lens on a digital camera

- 2.0) Internal of the property

We have viewed:

All rooms as set out in the Accommodation and Facilities section.

- 3.0) Roof space, viewed it was partially lit and we viewed by torchlight.

- 4.0) Surrounding areas

- 4.1) front garden
- 4.2) rear garden
- 4.3) side accesses

- 5.0) The property was unoccupied and the executor to the Will visited briefly.

- 6.0) We have not utilised a thermal imaging camera, manufactured by Flir, as we were unfortunately unable to use the thermal imaging camera due to the heat of the day and because we were unable to turn the heating on in the property. This meant that we were not able to obtain suitable readings at the time of our inspection.

SURVEY FINDINGS

1.0) From our visual external inspection we noted:

1.1) Roofs – we have identified flight holes within the roof but we could not see any frass.

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

1.2) Walls – we have identified heavy weathering of the mortar and spalling to the brickwork.

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

1.3) Windows and doors – these are double glazed and have misted over in many cases indicating that they have failed. You can either replace the glass units in the window or replace the whole window.

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

2.0) From our visual internal inspection we noted

2.1) Ceilings – note our comments with regard to the textured paint possibly have asbestos within it.

2.2) Walls – we spoke about removing some walls, generally our comment is that nearly all walls can be removed in a property such as this however in can cost a considerable amount of money to create large openings as the large openings require larger lintels, for example the opening between the kitchen and the reception room area that we discussed.

2.3) Floors – We opened up the floor in four areas:-

Front Reception Area
Two Rear Bedrooms
Rear Reception Room



Lifting up floor in the left hand side bedroom

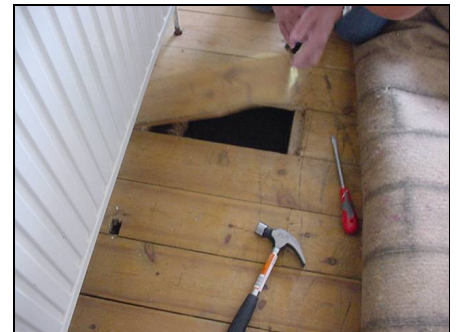
In each case the opening was approximately 200mm x 400mm and was examined via torchlight. In each case we could see no signs of structurally significant woodworm. In most cases we could not see or smell signs of dampness with the exception of the front reception room where we decided to make a second trial hole to the front left hand corner and we noted no signs of wet rot or associated fruiting body.



Underneath the floor



Underneath the floor



Lifting up floor middle bedroom

SUMMARY UPON REFLECTION

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

We feel that you have got the ideal opportunity to get quotations for as many items as possible prior to committing to purchasing this property.

You would need to take a strong lead as we feel many contractors may see an opportunity to carry out work that is not strictly necessary.

You also need to negotiate on the purchase price to ensure that you get discounts for the costs that we have identified in this report however we would reiterate that many of the items you will need to obtain your own quotations as soon as possible, preferably prior to you legally complete the purchase of the property.

PHOTOGRAPHIC RECORD OF THE PROPERTY



XXXX

Independent Chartered Surveyors

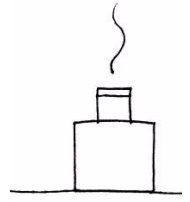
—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL

CHIMNEY STACKS & FLUES



Chimney stacks

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

There is spalling to the chimney brickwork.

ACTION REQUIRED: We recommend re-pointing and checking of the flashing to the chimneys.



Chimney One right hand side chimney
one viewed from the rear



Chimney Two front left hand side

XXXX

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

Flues

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

It looks likely that you have an asbestos flue.



ACTION REQUIRED:

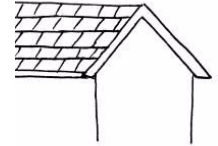
Remove, not just because of the danger but we find that it affects the value of the property if there is an asbestos content anywhere in a property today.

Asbestos flue to the boiler

Please note that you need an asbestos approved contractor to remove asbestos details of local contractors can be obtained via your Local Authority.

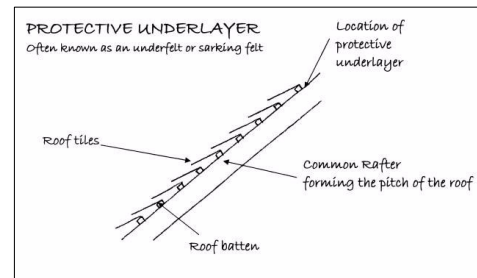
Finally, we have made our best assumptions on the overall condition of the chimney stacks and flues, from the parts we could see. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. A closer inspection may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

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:



Main Roof

The main roof has a concrete tile roof which looks in reasonable condition but this has not been the main focus of our report.

ACTION REQUIRED: Some clearing of the valley gutters required.



Concrete roof tiles

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

We have made our best conclusions based upon what we could see; however a closer inspection may reveal other defects.



Valley gutter needs cleaning.

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

There is a bitumen based underlayer in the roof.



Protective underlayer

Roof Access

The main roof is accessed via the loft hatch located in the hallway area.

Roof Timbers

We have inspected the roof structure for:

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



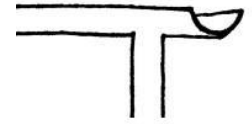
Roof general view with a new prop (diagonal timber)

Our examination was limited by the general configuration of the roof, the insulation and stored items.

ACTION REQUIRED: We refer you to our comments in the Executive Summary.

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

You have older style plastic gutters and downpipes which are leaking in some areas and needs a general clean.

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.



Gutters blocked

Soil and Vent Pipe

There is damage to the base of the soil and vent pipe, this may leak although it did not leak during the time of our inspection when the water was run.



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.

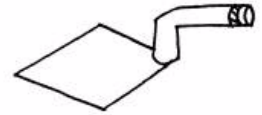
XXXX

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424



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 / Render

The walls are predominately brickwork with some rendered areas and some areas with shiplap boarding.

Brickwork

This is a cavity wall construction, please see our comments in the Executive Summary regarding the pointing of the brickwork and the weathering of the bricks making them worn.



Brickwork

Render

There is a painted render which is worn and weathered.



Render

Plastic cladding

There is plastic cladding to the gables which may be over cladding with the original timber cladding beneath. You need to remove this to check. Please see our recommendations in the main body of the Report of other claddings that can be used.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by brickwork / render / shiplap boarding / plasterwork we cannot comment on their construction or condition. In buildings of

this age rubbed brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

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



FOUNDATIONS

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

Foundations

Without opening up the foundations we cannot be certain of its construction. Typically, with a property of this period, we would expect to find a foundation approximately half a metre deep and is likely to be stepped brickwork.



Greenhouse with concrete raft foundation

Green house/Conservatory

The green house/conservatory has a concrete raft foundation. Please see our comments in the Executive Summary.

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.



DAMP PROOF COURSE

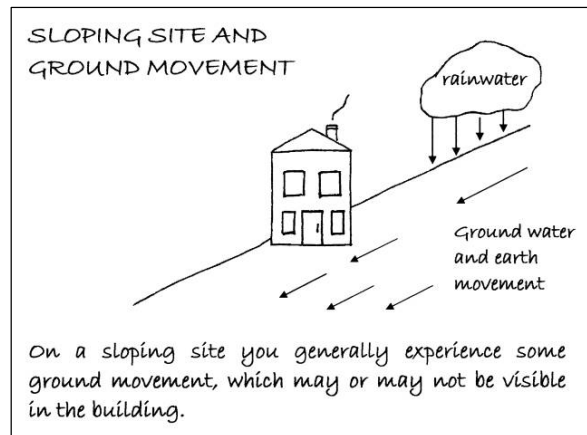
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, 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, as the property sits on a sloping site some of the damp proof course is positioned too low.



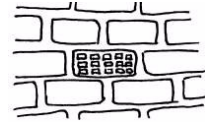
Damp proof course

Please see our comments regarding adding a French drain in the Executive Summary.



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.

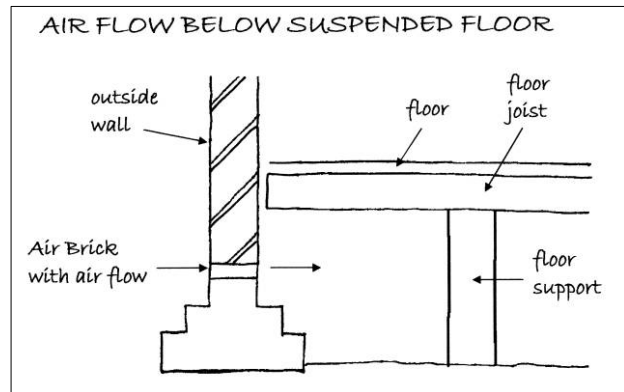
There are airbricks to the property, please see our comments in the Executive Summary regarding suspended timber floors.

Air Bricks Defined

Airbricks allow an airflow under the property (assuming they are kept clear), which helps reduce deterioration to the floor structure.

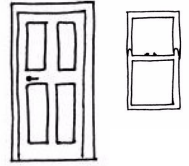
Suspended Timber Floor Construction Defined

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 and windows and doors, and any detailing such as brick corbelling etc.

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

Fascias and Soffits

We believe that this may be over cladding. Please see our comments in the Executive Summary.

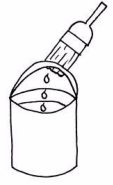
Windows and Doors

Please see our comments regarding replacing windows. We would budget for replacing these, you may wish to have a window that is a feature of the property, windows can vary considerably in price.



Misting of window

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.

The external decorations keep the property wind and watertight particularly in this exposed location.

In this case the area in need of painting is the render. The fascias and soffits which have been replaced with plastic; please see our comments in the Executive Summary.

INTERNAL



Internally we have not commented other than our comments set out within the Executive Summary. There are many internal repairs required and as you are aware the property is dated and dilapidated internally.

SERVICES

We do not carry out specific services tests other than those identified within the Survey Inspection section of this Report.

LEGAL ADVICE

We would normally advise to seek legal advice on various matters but we believe this is covered within your Homebuyers Report. If you do require further advice on this please contact us immediately and we will be delighted to help.

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! Please do not hesitate to contact us on

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

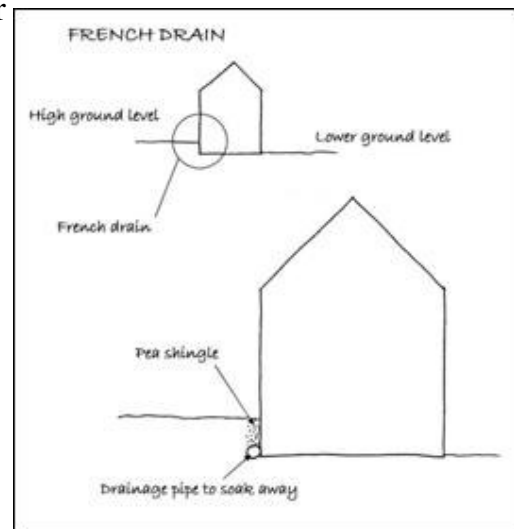
French Drains

Using a French Drain to resolve a Damp Problem

We are finding where we are asked to look at damp problems in general (i.e. damp walls and floors) that commonly it is due to the external ground level being higher than the internal ground level. It could also be that air bricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area which then discharges any rainwater against the building. Quite often the solution is to add a French drain. Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel (although there is a little bit more to them as we will explain), they are almost a DIY job for most people and they are relatively easy to install and are for the most part low cost. You do however need some care and attention when installing them. You could install what we have heard referred to as the “French pond”.

What use is a French Drain?

A French drain is a trench of approximately 6” or 150mm wide (or the width of your spade), approximately twice the depth (i.e. 12” or 300mm). In most cases this will suffice however where there is a large amount of ground water, you may wish to make the trench wider and deeper. A French drain acts as an area where water soaks away quickly. We often recommend them close to the building and not next to the building as this helps to reduce the ground level and it will take any water that is directed at that area away (for example as mentioned where a patio has been placed which aims any rainwater to part of the wall). As mentioned, whilst a French drain is a DIY job it does need some understand of how it works.



French Drains must be on a slope

The pipe that is at the base of a French drain should be perforated or as we did years ago for land drains, there should be gaps between each pipe which should be set onto a bed of firm ground and the pipes should be on a fall to the drain. Whilst you should be able to ensure that there is enough fall by site, we always like the idea of rolling a marble from one end to the other! You will then need to place the pipes down and fill the trench with 0.5" (7.5mm) to 1" (15mm) sized gravel. You can leave it at that, or in addition you can cover this with sand and then turf over it. This is how a basic French drain is carried out.

The French Drain System which we would recommend

The French drain system which we would recommend would be as described although we would add to the base an inch or two of gravel onto which the perforated drainage pipe would rest (the drainage pipe should be 4" (100mm) to 6" (150mm). We would then wrap around that drainage pipe a filter fabric. This is to stop the holes in the perforated pipe from blocking up! We would then add gravel around this and further fill with gravel. In addition to this, we would add a silt trap. This is added in the run of the pipe and is very similar to a road gully (not that this is of much use if you don't understand how a road gully works!). The silt trap is a rectangular box with a pipe opening at each end. The drain water passes into this. Any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling it to feed into a drain. These are usually made of glass reinforced polyester (it being available in this form since the mid 1980's) and then normally reinforced with a steel frame for additional strength and bedded in concrete.

The French Pond!

French drains will over time clog up, which is why we recommend using a filter fabric however even with this, they will eventually clog up. Unfortunately there is no Dyno Rod equivalent and it is normally fine sand organic matter or clay which clogs up the French drain. In this case it will have to be dug up and the pipe work will require cleaning (or it may be quicker to just replace it) adding a filter fabric and refilling the gravel.

Woodworm treatment



Woodworm, most good old houses will have some

If you have an older property and you see holes or dots in your timber, the best thing is not to panic. The holes look almost like someone has been throwing darts in to a timber. It is more than likely that the holes are old and the woodworm has long since gone. Alternatively, in many decades of surveying, we would say that even where there is an outbreak of woodworm that is active (more about how rare this is in a minute) it takes an awful lot of woodworm holes to cause any structural problems. I kid you not, I have kicked enough timbers and put knives in enough timbers to establish their structural integrity over the years and there have been very few where the woodworm is causing structural damage.

We would always recommend having a report to establish whether you have active woodworm before you pay to treat woodworm that's been dead for a 100 years!

Specialist woodworm companies

Before we go any further, let us talk about specialist woodworm companies and how they can afford to give you “free” surveys. This is because, you guessed it, the surveys aren't really free, they are a way of giving you a quote, very much like a builders quote is free. If all these companies went around giving free surveys, and gave independent impartial advice, they wouldn't be in business for that long. In our experience, the vast majority of properties may have woodworm holes but they don't have active woodworm and they certainly don't have woodworm that is active to the extent that it is causing structurally significant damage and if it did, which is very unlikely, the specialist woodworm company's “surveyor” would know if it was a structural problem.

The specialist woodworm treatment companies are there to treat woodworm, therefore they will normally produce a well worded large report advising you that, to be on the safe side, you will need to carry out woodworm treatment,

which is ideal because that is what they do. You do need to think of these companies as chemical selling companies.

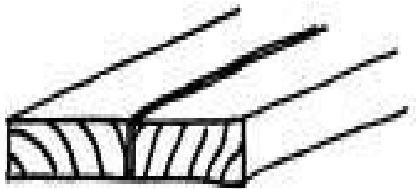
So, now let us tell you a bit about woodworm.

Types of woodworm you are likely to find

Death watch beetle

Apart from its terrifying name, you only need to be concerned if you have oak or willow within your property, which tends to be older properties. Interestingly, it is probably most commonly found in church roofs (if you do live in an old church roof please give us a call, as we would love to see your property and would give you a free survey, in exchange for a cup of tea!). The death watch beetle likes a moisture content of 16% plus on the timber (death watch beetles are quite fussy about the environment they live in), so if you reduce the moisture content in the area then it kills of the beetles, or they leave.

Common furniture beetle (it may be a common furniture beetle but it is still fussy)



This is, as the name suggests, far more common. It affects most woods. This beetle also likes a moisture content of 16% plus. Again, reduce the moisture content and you will reduce the common furniture beetle. Interestingly enough, when we have found it in quite modern properties and wondered why, and have spoken to

other surveyors, particularly older surveyors, it is generally thought that the woodworm is brought in on older pieces of furniture that has been acquired. Often this is put down at the base or top of the stairs when the furniture is brought in, so these are areas where we find the common furniture beetle. We were told by an older surveyor (or he would probably prefer to be known as experienced) that much of it was brought in when timber boxes used to be used for house removal. The hole is normally one to two millimetres in

diameter. We would emphasise that it is usually no longer active, as this is a flight hole.

What is frass and why is it important?

One way of seeing if woodworm is active, because this is what we are looking for, is to see if there is any frass. Before you ask what frass is, this is simply the chewed up sawdust that the beetle leaves behind. Therefore, if it is relatively recent there should be some frass about. We simply tap the timber to see if there is any frass (this works particularly well in a roof in torchlight). We also need to examine the colour of the frass as well; a light coloured dust and a light coloured hole indicates this is relatively recent. Obviously if it is a darker coloured frass, or darker coloured hole, it means it is older and the woodworm may have gone.

Unfortunately, having undisturbed frass is not easy on floorboards and floor joists, etc, as the mere act of walking on the floorboards can create frass, but don't worry, in these areas there are other ways of discovering whether there is woodworm.

The fussy woodworm

We would just reiterate that woodworm like damp conditions, therefore, if you reduce the dampness in an area you kill the woodworm. They are also really keen on sap wood, which is the juicy timber between the heart wood, which is at the centre of the tree, and the bark, though it has to be said that some of them like eating the dry wood veneers; it has been said by experts that they are probably attracted by eating the animal glue.

The first cuckoo of spring, nice to hear, but is also a good time to see woodworm

The spring is the time of year when woodworm breed and lay their eggs. We have heard some people say it is in April/May and others say it is in July (which seems a late spring to us). It is at these times that you can see the woodworm. It is recommended that you put tissue over the woodworm holes to



is
see

XXXX

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

56

if they force the way through the tissue (they are obviously alive if they do this). They also tend to congregate around areas, such as areas of natural light, i.e. roof windows, or the roof access if they are in the roof, or by windows and doors if they are in the floor.

Finally, one of the big mysteries: our older surveyor (we mean experienced) has seen woodworm holes through lead, which, to us, was either a very determined woodworm that we wouldn't like to come across, or something else; we are not sure what!

Woodworm treatment companies use poison to kill the beetles, or do they?



Woodworm specialists do use a poison that they spray around on timber surfaces. This always intrigues us, as there are many surfaces that are hidden, or indeed not accessible, and obviously the woodworm is deep in the timber during most of its life, apart from in spring time, which is why it the best time to apply a poison spray if you are going to use it.

How do I treat woodworm if I don't use a poison spray?

This is a question that we have been asking ourselves for years. There was at one time flypaper for beetles and we thought this was the perfect answer, but we don't seem to be able to get it any more. There is, of course, the ensuring that the areas are well ventilated and dryer than the 16% moisture content and you can also paint apply a poison to the surface of the timber. Probably the most satisfactory one in our mind is to ensure that moisture content has been reduced.

LIMITATIONS

Specific Defects Report

1. Conditions of Engagement

Please note: references to the masculine include, where appropriate, the feminine.

Subject to express agreement to the contrary (which in this particular case has been none) and any agreed amendments/additions (of which in this particular case there have been none), the terms on which the Surveyor will undertake the Specific Defects Report are set out below.

Based upon a visual inspection as defined below the Surveyor will advise the Client by means of a written report as to his opinion of the visible condition and state of repair of the specific problem or problems only. In this instance please see items identified in the synopsis earlier in the Report.

2. The Inspection

a) Accessibility and Voids

The Surveyor will base this report on a visual inspection and accordingly its scope is limited. It does not include an inspection of those areas, which are covered, unexposed or inaccessible. Our visual inspection will relate to the specific defects shown to us only.

b) Floors

We specifically opened up the floor as detailed within this report.

c) Roofs

The Surveyor inspected the roof via torchlight, our view was limited by the insulation in this area.

d) Boundaries, Grounds and Outbuildings

The inspection will not include boundaries, grounds and outbuildings unless specifically stated (none stated).

e) Services

We have made a general inspection of the services but we have not tested any of the services or taken any specialist advice.

f) Areas not inspected

The Surveyor will have only inspected those areas identified within the report. His report will be based upon possible or probable defects based upon what he has seen together with his knowledge of that type of structure. If you feel that any further areas need inspection then please advise us immediately.

g) Specific Defects Report

As this is a report upon a Specific Defect we do not offer any comment or guidance upon reactive maintenance and/or planned or routine maintenance items.

h) Whilst we have used reasonable skill and care in preparing this report, it should be appreciated that the Chartered Surveyors cannot offer any guarantee that the property will be free from future defects or that existing defects will not suffer from further deterioration;

3. Deleterious and Hazardous materials

a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However the Surveyor

will advise in the report if in his view there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that in such cases specific enquiries should be made or tests carried out by a specialist.

4. Contamination

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

5. Consents, Approvals and Searches

- a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.
- b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the case of new buildings and alterations and extensions, which require statutory consents or approval the Surveyor will not verify whether, such consents have been obtained. Any enquiries should be made by the Client or his legal advisers.

Drawings and specifications will not be inspected by the Surveyor. It is the Clients responsibility to forward any drawings and specifications that he has or knows the whereabouts of to us to include information in our report. If these are not forthcoming we will make our best assumptions based upon the information available.

- c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries or by a Statutory Notice and that neither the property nor its condition its use or intended use is or will be unlawful.

6. Fees and Expenses

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition.

7. Restrictions on Disclosures

- a) This report is for the sole use of the Client in connection with the property and is limited to the current brief. No responsibility is accepted by the Chartered Surveyors if used outside these terms.
- b) Should any disputes arise they will be dealt with and settled under English law;
- c) This report does not fall under the Third Parties Rights Act.

8. Safe Working Practices

The Surveyor will follow the guidance given in Surveying Safely issued by the Royal Institution of Chartered Surveyors (RICS).