

Victorian Example Residential Building Survey

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GENERAL INTRODUCTION

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

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 more 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.

This Building Survey is confidential and not to be shared with the vendor (seller) or estate agent or parties working on their behalf without written consent from the surveyor that has produced the Building Survey. During the course of discussions/negotiations with the vendor/estate agent/parties working on their behalf if they wish to see the Report we suggest you ask them which specific section and send them this section via a photograph or a scan. The Report remains our copyright and should not be reproduced without written consent from the surveyor.

THANK YOU

We thank you Mr XXX for using our building surveying services and as we would usually meet clients during the survey, which we didn't in this case, we would ask that you telephone us once you have read and digested this report.

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

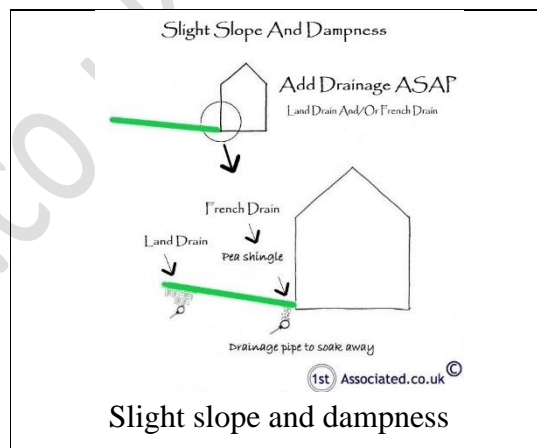
Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. We also use sketches to give guidance and clarity on various issues in the property and we use them to help you understand the issues, scenarios and situations better.



Dampness due to sloping site



Slight slope and dampness

ORIENTATION

For the purposes of the report, we have taken XXX Road as the front. Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property. Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey semi-detached property with a single bay to the front left. The property has had single storey extensions to the rear. At the time of our survey the owner was present but the estate agent was not present.

There is a pea shingle covered garden to the front and roadside parking on a first come, first served basis. To the rear there is a good sized long garden which is accessed through the house.

We believe that the property was built in the late Victorian era, the date plaque shows 1897. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

We have carried out a brief inspection to ascertain if the building is nationally listed via the website HistoricEngland.org.uk. We have not found it to be recorded as nationally listed or in a Conservation Area via the local council website. However, it may have local listing which needs to be checked and your legal advisor needs to also check and confirm if the property is in a Conservation Area as this would have implications on what you can do to the property and how you should maintain it.

ACTION REQUIRED: Your legal advisor needs to check and confirm all of the above.

Putting Life into Perspective!

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

1837–1901 Victorian era of building generally means any building constructed during the reign of Queen Victoria. There were 1.6m houses in 1801 and 7.6m by 1911 with the population rising from 9m to 36m. Until the beginning of the 20th Century ninety percent of all houses were rented from private landlords.

1833 Start of Government funded schooling (1881 – it became compulsory to the age of 11).

1838 The great Victorian novelist, Charles Dickens, published Oliver Twist.

1859 Charles Darwin proposed the Theory of Evolution.

1910 Edward VII dies and is succeeded by his son, George V

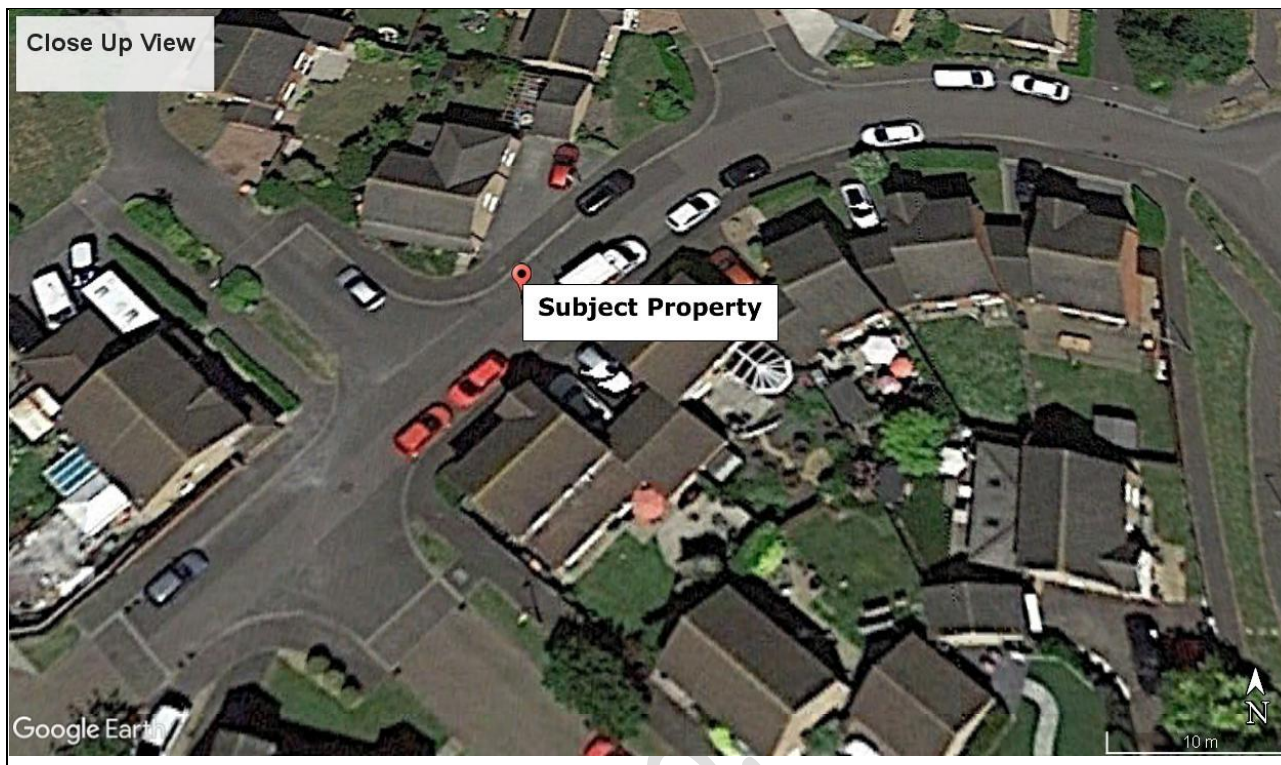
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LOCATION PLANS



Note; The photographs identify the building and are not necessarily where the boundaries, etc, are.

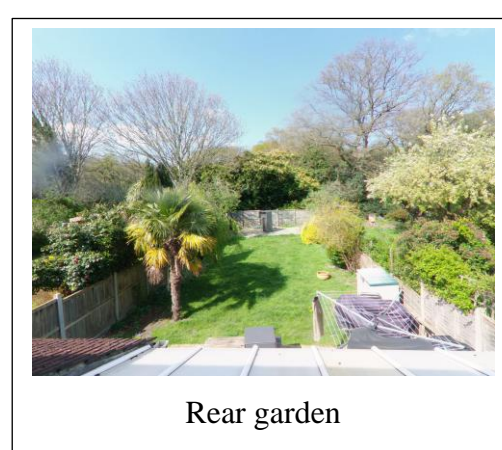
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EXTERNAL PHOTOGRAPHS

This is a mixture of externals of various different properties we have surveyed.



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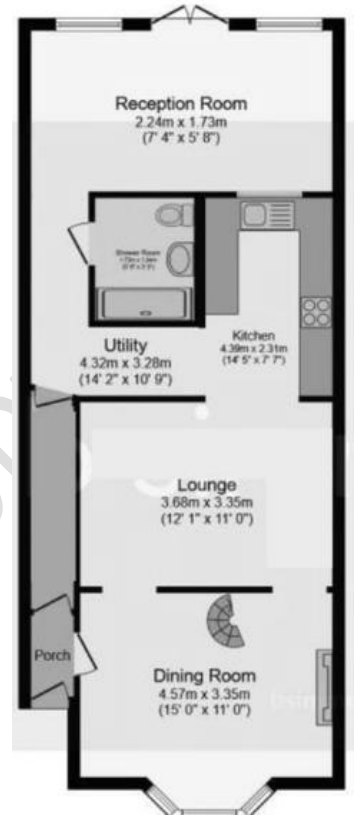
ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance porch
- 2) Front reception room/dining room with spiral staircase
- 3) Middle lounge
- 4) Kitchen middle right
- 5) Internal shower room
- 6) Rear reception room/conservatory



First Floor

The first floor accommodation consists of:

- 7) Landing
- 8) Bedroom two front
- 9) Bedroom one rear
- 10) En-suite rear right



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

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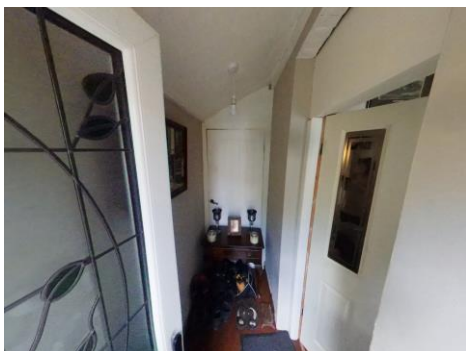
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INTERNAL PHOTOGRAPHS

The following are a sample of internal photographs from many different properties we have surveyed.

Ground Floor



Entrance porch



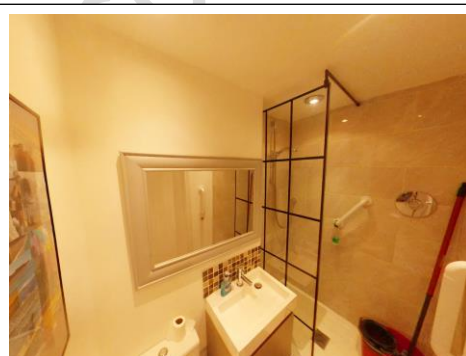
Front reception/dining room with spiral staircase



Middle lounge



Kitchen middle right



Internal shower room



Rear reception room/conservatory

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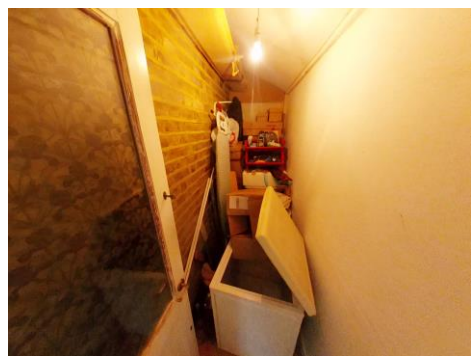
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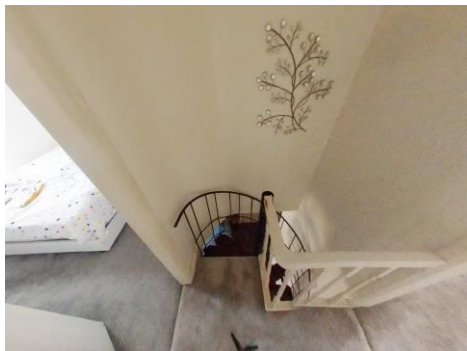


Unfinished area



Corridor/store to left

First Floor



Landing and spiral staircase



Front bedroom two



Rear bedroom one



En-suite accessed via rear bedroom

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SUMMARY OF CONSTRUCTION

External

Chimneys/Flues	One brick chimney to right
Main Roof	Pitched, clad with concrete tiles
Main Roof Structure	Cut timber roof, rear right roof structure not viewed
Protective Underlayer	Modern breathable underlayer
Front Bay Roof	Pitched, covered with tar, probably slate beneath
Left Single Storey Roof	Shallow pitched, clad with mineral felt
Rear Single Storey Roof	Shallow pitched, clad with mineral felt. Fixed plastic roof window
Gutters, Hopperheads and Downpipes	Plastic
Soil and Vent Pipe	Plastic to rear left, partly internal
Walls	Flemish bond brickwork wrongly repointed in cement mortar (assumed)
Rear Extension Walls	Render finish, not properly visible to left gap area
Fascias and Soffits	Decorated timber (assumed)
Windows and Doors	Plastic double glazed windows with trickle vents

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Internal

Ceilings	Lath and plaster (assumed)
Perimeter Walls	Originally lime plaster, now has a mixture of wet plaster and dry lining some of which is unfinished (all assumed)
Internal Walls	Mixture of solid and studwork some of which is unfinished for example to kitchen area on left side (assumed)
Ground Floor	Solid underfoot, assumed concrete
First Floor	Joist and floorboards with embedded timbers (assumed)

Services

Drainage	No manholes located. Gully to rear and advised there is a soakaway to the rear; owner to provide evidence.
Gas	The gas consumer unit is located outside in cupboard to the front of the house.
Electrics	The electric fuse board is 1970s-1980s and located in the front left cupboard.
Heating	There is a Worcester boiler located in the bathroom. In our vendor questionnaire the owner advised the boiler was installed in XXX.

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

ACTION REQUIRED: Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.



It is inevitable with a report on a building of this nature that some of the issues we have focused 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 100 photographs (including 360 degree/aerial photos) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We normally divide the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues. In this case we have divided it into 'The Good', 'The Ugly' and 'The Bad'.

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

INTRODUCTION TO LATE VICTORIAN ERA BUILDINGS

This property is from the late Victorian era; Victorian era of building generally means any building constructed during the reign of Queen Victoria (1837-1901) however the Victorian Society advise that 'Victorian Architecture' should also encompass the Edwardian period up to 1910.

This was a time when due to the introduction of the railways we started to use building materials transported into the area, rather than using solely local (vernacular) materials.

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The original property would have been built with what we would term as softer materials, with the bricks for example being bedded in lime mortar and typically they are solid walls although the introduction of early cavity walls took place in the latter part of the Victorian era. They had timber windows and frequently sliding sash windows which now have often been replaced with plastic of various different standards. In this case the windows were replaced in XXX.

Heating in years gone by, would have been via coal fires and as such these properties have chimneys and often had/have coal storage to the rear; many/most of these have now been converted to extend the habitable areas of the property.

THE GOOD

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

- 1.0) The property has been extended so you can enjoy the extra space without having to deal with the dust and noise and possible extra costs and time delays associated with having an extension built.
- 2.0) The property has potential but quite a lot of work needs to be carried out.
- 3.0) There is parking directly outside the property which is often a problem with Victorian properties. Parking was fairly congested on the day of our survey.

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

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THE UGLY

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

1.0) Dampness

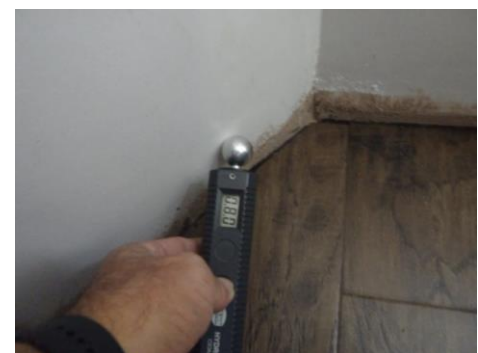
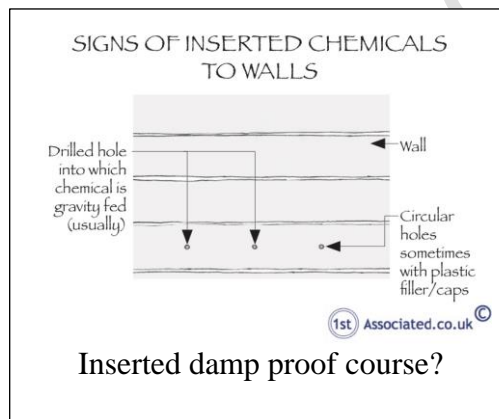
There is dampness in the property above what we would expect to find.

For example to the front of the property we found a lot of dampness and there is green moss visible to the base of the brickwork.

We could also see that there are old drill holes where a chemical damp proof course which has typically been inserted in years gone by indicating that there is a known about dampness problem in this property. We also obtained high damp meter readings internally when we checked the walls with a damp meter.



Chemical DPC



High damp meter reading

We would not recommend damp proof courses are inserted in older properties like this but once they have been inserted it is difficult/impossible to un-do them. These older walls are meant to breathe acting like an overcoat or gortex by letting some dampness in and then allowing it out again/dissipating. A damp proof course tends to waterproof the walls which is what is used in a modern property which are different to older properties like this.

We believe the dampness has been caused for several reasons:

1.1) **Cement repointing**

Cement mortar re-pointing has been carried out on the exterior of the property that we feel is not appropriate to this building. Originally, it would have been built with a lime-based mortar which allows the building to breathe. Cement repointing causes deterioration to brickwork and does lead to the face of the bricks deteriorating known as spalling and also leads to dampness and cracking.

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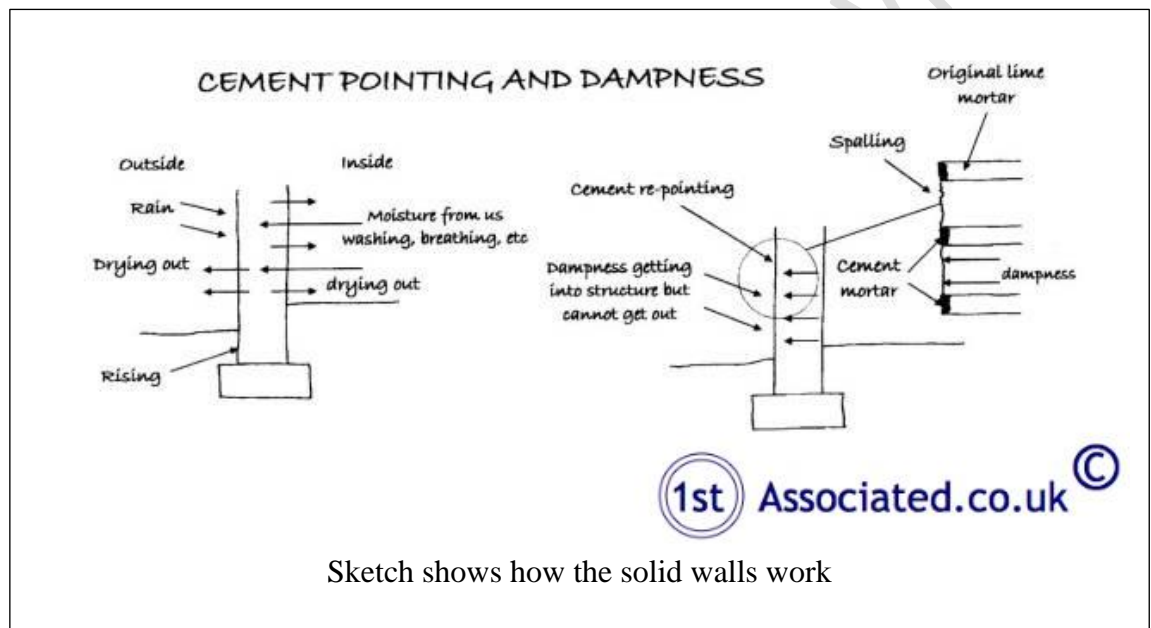




Cement repointing



Proud pointing to the brickwork in cement



ACTION REQUIRED: Re-pointing is required in a lime based mortar and this is what should be used for any re-pointing in the future as this allows the property to 'breathe' and dissipate dampness. Find the oldest/most experienced bricklayer/mason you can who is skilled in using lime mortar and ask them to work on your property ideally during warmer days. A programme of work then needs to be carried out on replacing cement re-pointing with lime. This building needs to be able to breathe again.

ANTICIPATED COSTS: Initial work we would expect to cost in the region of £2,500 £5,000, this would be ad-hoc repointing and repointing to the base of the property. The good thing about cement mortar is that it tends to fall out over time, we would try and remove it with a stiff brush and ad-hoc repoint, possibly this will take a few years. Please obtain quotations before legally committing to purchase the property.

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1.2) Sloping site

The sloping site is tipping water towards the front of the building where we could see green moss on the brickwork.



Sloping Site



Dampness due to sloping site



Moss

ACTION REQUIRED: We recommend a French drain and/or land drain is added to the front and side of the property to divert the water all the way around the property and is discharged into a soakaway which the owner advised is located to the rear of the property.

Soakaway

We are advised in our vendor questionnaire a soakaway was added in XXX, we would suggest you ask for photographs of this to confirm its existence. If it does exist, it would be a great use for allowing water to be discharged into it.



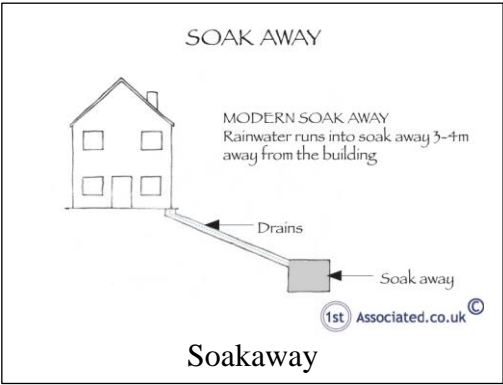
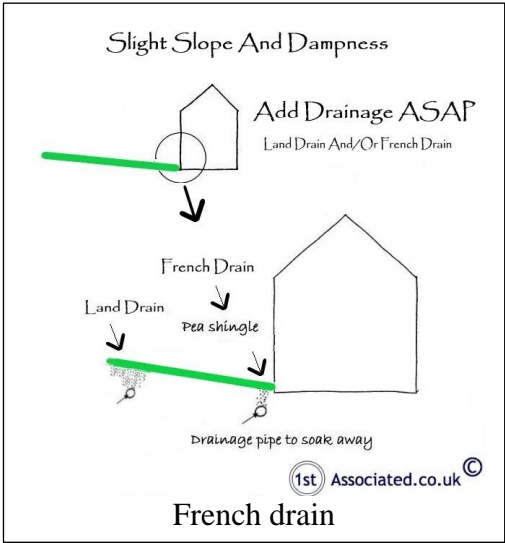
French drain required to left

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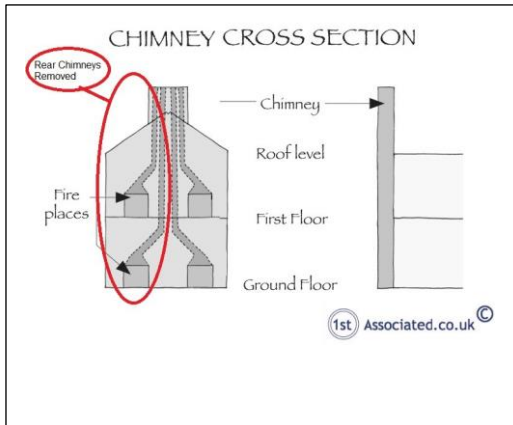
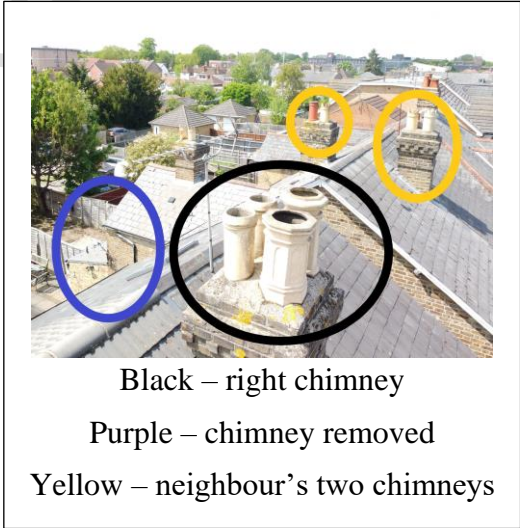
ANTICIPATED COST: In the region of £5,000 – £10,000; please obtain quotations before legally committing to purchase the property.

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.

2.0) Chimney

There is a chimney to the right. To the rear we noted that the chimney has been partially removed at roof level and within the roof space.



ACTION REQUIRED: Periodic inspection of the area as sometimes the roof tiles that are used to cover up the opening where the chimney was can leak.

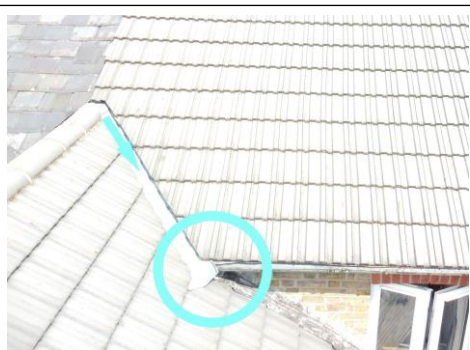
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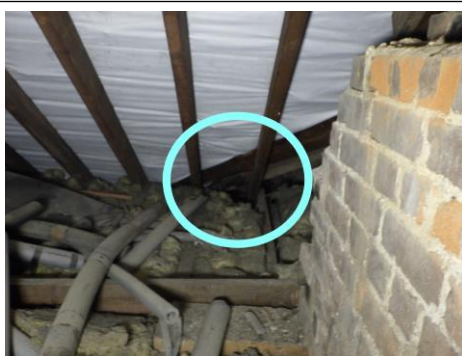
3.0) Valley gutter

This property has awkward valley gutters which are generally a problematic area. We could see that there looks to have been a long term leak to the rear right valley gutter and wet rot is visible internally from within the roof space. We are not sure whether there has been a repair or not on the valley gutter. We can see the lead flashing beneath it has been tarred indicating that dampness has got through.

Access to the rear valley gutter is awkward due to the roof configuration and we were only able to see the external with high level photography.



Rear valley gutter



Wet rot visible within roof space



Tarred lead flashing to rear

ACTION REQUIRED: Ask the owner if they have carried out repairs to the valley gutter and if so when and also can they provide any information with regard to receipts, etc of the work carried out. We think it is likely there will be a repair needed. It is a fairly difficult to access area and it may need repairs to the flashing as well.

ANTICIPATED COST: Assuming access can be gained relatively easily without the need for expensive scaffolding we would expect costs in the region of £1,000 – £2,000. This will involve making good the valley area and lead flashing and any brickwork, checking the guttering is not leaking in this area and then ultimately once you know it is watertight repairing the timber. Please obtain quotations before you legally commit to purchase the property.

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4.0) Roof space

The roof space has an above average level of stored items including the old water tank, doors and other stored items.

ACTION REQUIRED: We would recommend checking that the roof space is being cleared by the vendor and then we would add boarding with an insulation beneath.



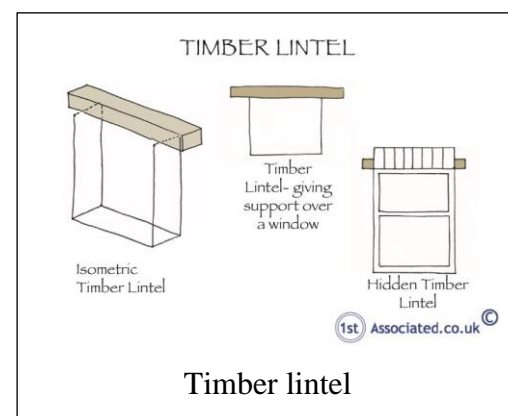
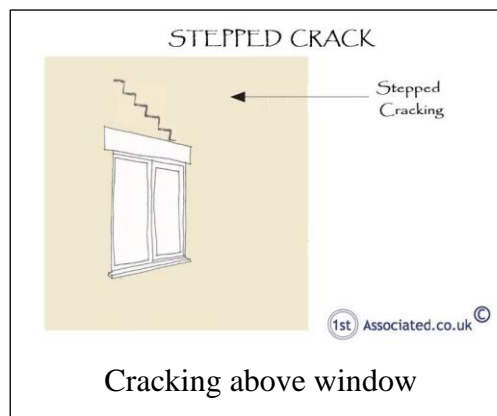
ANTICIPATED COST: £1,000 - £2,000 if you are required to clear the roof and then board out, we would add good lighting and an access ladder as this would then make this area a much safer and usable space. Please obtain quotations before you legally commit to purchase the property.

5.0) Structural movement and cracking

We noted what looked to be some movement over the rear bathroom window. This could relate to the windows that we understand were installed relatively recently in XXX. It may be that the timber lintel behind the soldier course of bricks (the red bricks) has failed and deteriorated, it certainly looks in poor condition with the soldier brickwork needing repointing to stop dampness getting in and also to strengthen the area.



Close up of crack above rear window?



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ACTION REQUIRED: If you wish to be one hundred percent certain that there isn't any risk we would recommend the existing owners take out an insurance claim, advising that the cracking has been noted by a structural surveyor (this should cost them nothing other than time to write the letter/email). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement. Your future liability should be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

Your solicitor needs to ensure this is a legally watertight process and ensure your liability is limited to paying the excess on the insurance only.

6.0) Gutters and downpipes

The property has plastic hopperheads, gutters and downpipes. They are in below average condition for their age, type and style and we could see a leaking and sun damaged downpipe and the gutters need clearing. We could also see that some of the black gutters have been painted green which never seems to work for that long.



Leaking and sun damaged downpipe



Rear gutters painted green

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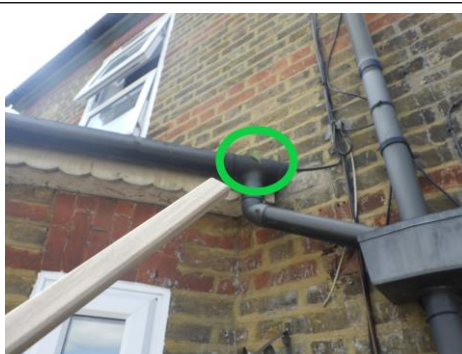
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Moss/vegetation in front gutter and repaired bay roof



Vegetation in front bay



Gutter blocked to rear left with vegetation growing within it

ACTION REQUIRED: We would recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints.

We also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

ANTICIPATED COST: £1,000 - £2,000 as we believe that some of the guttering will need replacing. Please obtain quotations before you legally commit to purchase the property.

7.0) Front bay roof

We believe the front bay roof was once slate as we think the whole of the property once had a slate roof. This has then been turnerised which is a tar that is put over roofs that are leaking.



Front bay roof



Front bay roof tarred

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ACTION REQUIRED: Ideally remove the tar and replace the slates to the front bay. As far as we can see this is not required immediately as we could not see any water getting in but is something we believe will be required in due course.

ANTICIPATED COST: £1,000 - £3,000; please obtain quotations before you legally commit to purchase the property.

8.0) Single storey roofs to the left and rear

There are some fairly basic constructed shallow pitched roofs with a felt finish to the side and rear of the property, in fact we would say the whole of the rear single storey construction is lightweight.



Rear shallow pitched roof



Rear left of roof



Rear left roof with roof window

ACTION REQUIRED:

- 1) Your legal advisor to check and confirm if Local Authority approval such as planning permission, building regulations and party wall agreement have been obtained.

Planning Permission Defined

This relates to the aesthetics of how a building looks and how it fits in with the environment.

Building Regulations Defined

This is a legal requirement to show that the alterations carried out will be structurally sound. It looks at the way the building is built ensuring that good practice occurs, setting out a minimum standard of building and also Health and Safety.

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Party Structures Defined - Party Wall Etc. Act 1996

A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys. A party wall also is where walls are near to boundaries. They are what is known as 3m and 6m rules in relation to these. This is what this is likely to fall within.

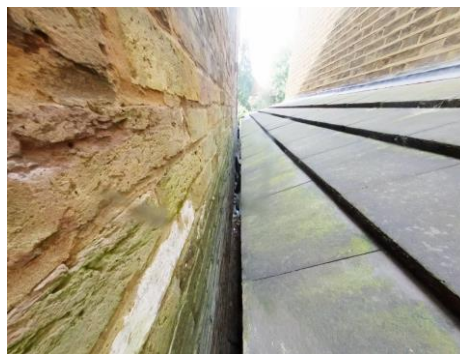
- 2) It does not look like it has insulation to the roof and as such it means you are likely to get heat gain during the hotter warmer months and these areas will be cold/cool during the winter months.

Awkward gap

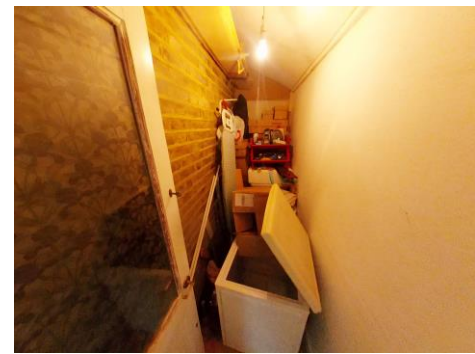
There is a gap to the left side of the property (all directions given as you face the front of the property). This is an awkward gap and we think it is where dampness could be being held. It is so small in some areas that it is not possible to get down. We noted there is a lot of rubbish and stored items to the rear left.



No view of left side



No gap between extension and neighbour's property



Limited view of left side due to stored items

ACTION REQUIRED: You need to ensure the owner clears the area or get a discount of £1,000 to £2,000 off the purchase price of the house to clear the area and lower the ground level. Also, we would suggest a drain going to the soakaway which the owners say has been added to the rear of the property. Please see our comments on the dampness in the property.

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9.0) Side and rear extensions

We have already discussed the roof on these extensions. We feel they are fairly basic construction and we would term as lightweight. The area adjacent to the kitchen and the corridor style cupboard are unfinished.



Unfinished area



Corridor/store



Narrow gap

Oval – tarred roof over porch area that does not have a gutter

ACTION REQUIRED: We would recommend you finish the work in these areas. As mentioned elsewhere within this report clear the gap and lower the ground level and add a drain and ideally add a guttering to the roof if it hasn't got a guttering.

Also, remember your legal advisor needs to check and confirm that building regulation approval and planning permission has been obtained.

We would emphasise that we believe this area could be subject to dampness getting in due to the gap running along the side of the property. It also looks like there is some ivy growing in this area; you need to ensure that you kill off any plant life as this would also cause dampness.

ANTICIPATED COST: Set aside the sum of £1,000 - £3,000; please obtain quotations before you legally commit to purchase the property.

10.0) Unfinished work in other areas

Within the property there are numerous areas of unfinished work;

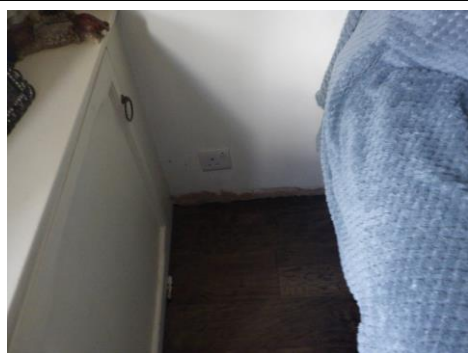
For example, (and we may be pointing out the obvious) the architraves and skirtings are missing and we can see an exposed extract system.

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No skirting



Architrave missing



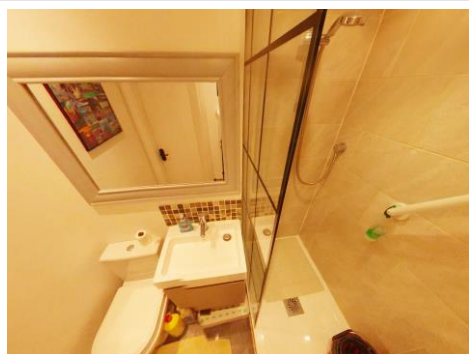
Exposed elephant trunk

ACTION REQUIRED: Fix architrave and skirtings and check the exposed elephant trunk is working and conceal it and then repair, prepare and redecorate.

ANTICIPATED COST: £1,000 - £3,000; please obtain quotations before you legally commit to purchase the property.

11.0) Condensation

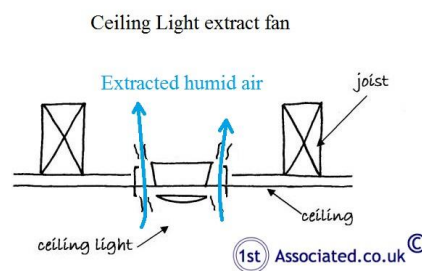
The property has an internal shower room which has an extract within the light which we are not keen on.



Internal shower room



Extract within light



Extract fan within ceiling light

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ACTION REQUIRED: It is best to remove humidity as quickly as possible and therefore we would recommend large good quality humidity controlled extract fans are added to the kitchen, bathrooms, plus any humidity generating areas:

For example, rooms that are used for drying clothes internally during winter months (we would assume that clothes will be dried externally during the warmer months).

By large extract fans we mean 150mm. Some extract fans now have passive infra-red sensors in them, which identify when someone comes into bathrooms, kitchens, etc, so they can switch themselves on and off.

ANTICIPATED COST: We would anticipate costs between £250 - £500 per extract fan, depending upon the wiring required. We always recommend quotes are obtained before you legally commit to purchase the property.

12.0) Energy efficiency

It is becoming more and more important how energy efficient a building is.

Energy Performance Certificate (EPC)

The EPC is dated XXX, valid for ten years. This property's current energy rating is C. It has the potential to be B (the highest rating being A and the lowest rating being G).

Very Good / Good

Flat roof insulated, assumed good – we would comment that this definitely needs to be checked.

Cavity walls – we assume to the single storey extension

Mains heating, heating controls, hot water and lighting.

Poor / Average

Solid brick walls with no insulation.

Double glazing

Pitched roof with 100mm insulation

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EPC Recommendations

The EPC report recommends:

External or Internal Insulation – this would mean a change of the appearance of the building externally or losing space internally. It has a high capital cost and relatively poor return.

Solar water heater and photovoltaic panels

The EPC has the usual recommendations such as solar water heater and solar photovoltaic panels. Again, both of these have a high capital cost with a relatively low return.

We do appreciate that your choices on energy savings are more than just a monetary decision and also relates to your thoughts and views on the environmental impact. We would be more than happy to discuss this with you further if you so wish.

SERVICES

13.0) Electrics

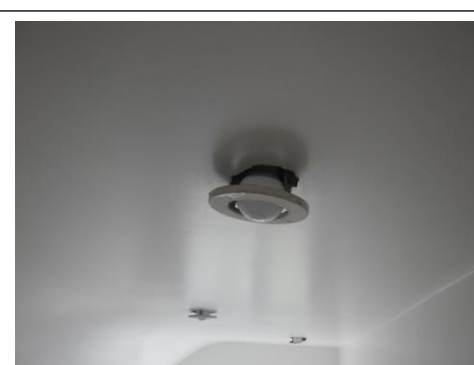
The electric fuse board is dated and better are now available. We can see some other indicators that this is an older style electric system such as the single socket points; we would recommend these are upgraded to double socket points (there are now some socket points with USB ports). We also noted a light in the bathroom has dropped out of position.



Dated fuse board



Single socket



Light out in rear bathroom

ACTION REQUIRED: We recommend a new fuse board with a metal casing; modern standards require half hour to one hour fire resistant casing around a fuse board.

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We recommend a test and report and we would also advise as the property is changing occupancy the Institution of Engineering and Technology (IET) also recommend a test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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

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

ANTICIPATED COST: We expect costs in the region of:-

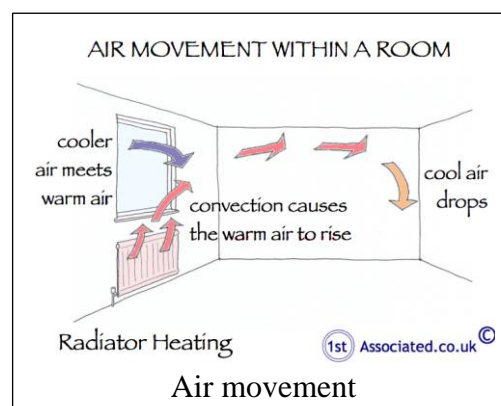
- 1) £250 - £500 for a test and report
- 2) £250 - £500 for a new fuse board
- 3) £500 - £1,000 for additional socket points and updating
- 4) Plus any further work recommended

Please obtain quotations before legally committing to purchase the property.

14.0) Internal radiators

We noted the radiators in some areas are internal/not under the windows which is the usual position.

This is often carried out on cheaper central heating systems to save the labour and piping costs of positioning the radiators underneath the windows. However, it then reduces the air movement in the room which can lead to black mould.



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Also, to the front bedroom we did not notice a radiator, it may have been hidden behind the bed.

ACTION REQUIRED: We suggest you live in the property and then if there are problems we recommend you move the radiators underneath the windows as this gives a better circulation of air and reduces the chance of condensation.



Internal radiator in rear bedroom

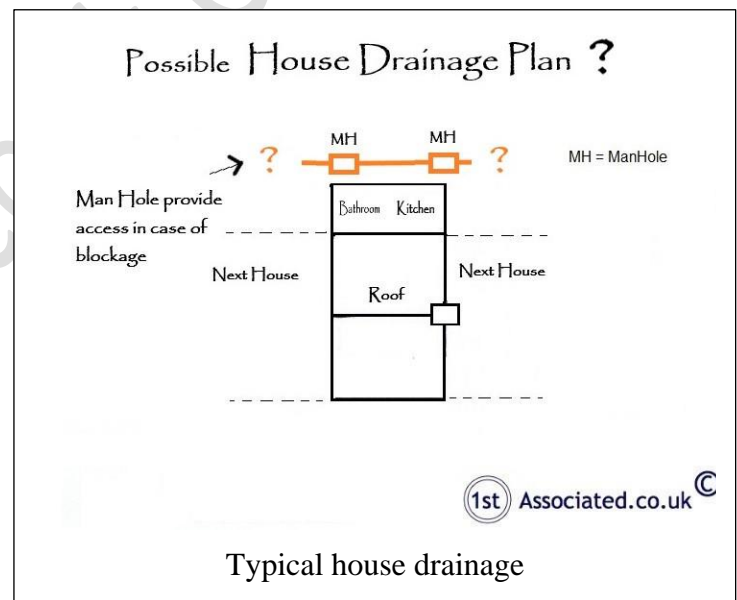
ANTICIPATED COST: In the region of £150 - £300 (one hundred and fifty to three hundred pounds) per radiator; please obtain quotations before legally committing to purchase the property.

15.0) No manhole found

In this case we were unable to see any manholes. We have included a sketch indicating that they are probably located to the rear of the property which is from our experience of surveying similar houses. Equally, we have seen manholes where the drainage is to the front. Your legal advisor can obtain drainage drawings which should help.

Manholes Defined

Access areas usually large enough to fit a person in so work can be carried out. Manholes are used where there is a change in direction of pipes or new pipes join the main run. It is a good location for clearing any blockages.



ACTION REQUIRED: As we have not been able to check the drainage other than running water for approximately fifteen minutes from the upstairs bathroom, we would recommend a closed circuit TV camera report of the drains if you wish to be one hundred percent certain of their condition; you would need to do this from a manhole in a neighbour's property.

ANTICIPATED COST: £250 - £500 for a closed circuit TV camera report of the drains; please obtain quotations before you legally commit to purchase the property.

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SERVICES & YOUR OWN INDEPENDENT TESTING

Whilst we have carried out a visual inspection only of the services within the property we would always recommend you have your own specific testing for each of the services.

Electrics

The electric fuse board is 1970s-1980s and located in the front left cupboard.

ACTION REQUIRED: We recommend a new fuse board with a metal casing; modern standards require half hour to one hour fire resistant casing around a fuse board; see our earlier comments.

Heating

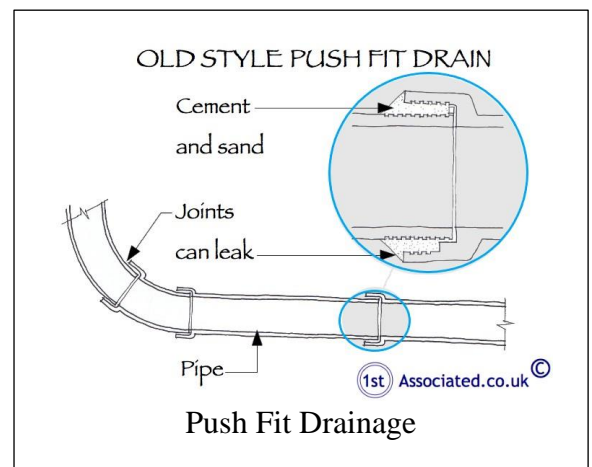
There is a Worcester boiler located in the bathroom. In our vendor questionnaire the owner advised the boiler was installed in XXX and last serviced on XXX.

ACTION REQUIRED: We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years.

ACTION REQUIRED: Whilst we ran the tap for fifteen minutes without any build up or blockages the only way to be one hundred percent certain of the condition of the drains is to have a closed circuit TV camera report.



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Water Supply

There is a danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement or are there any remaining lead pipes.

ACTION REQUIRED - SERVICES: We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of an older property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration. In this case we believe there has been a lack of good maintenance to the exterior of the property.

ACTION REQUIRED: If the owner can provide us with specifications and detailed quotations/receipts on works carried out we would be more than happy to review this comment.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating to turn the property into your home. We have detailed these and other issues within the main body of the report.

Purchase Price

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

The RICS/Royal Institution of Chartered Surveyors has published information with regard to the Coronavirus (Covid) pandemic, Ukraine war, energy crisis and inflation and you specifically need to obtain advice with regard to the value of the building.

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Be aware there could be an adjustment/drop in the market value when this virus and all the associated matters are taken into consideration.

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 Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £75 and £125 per day (the higher costs in the city areas) and for tradespeople we use between £100 and £200 per day for an accredited, qualified, skilled tradespeople. 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.

Please note due to the Coronavirus (Covid) Pandemic, the Ukraine War and current energy crisis building costs are rising.

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SUMMARY UPON REFLECTION



The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing 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:

There are a number of issues to consider here. We are happy to discuss these with you further. We would recommend you look for a discount off the purchase price. We would comment that this property is a higher than average risk. The owner advised they had been clear to the estate agent not to market it as a perfect property.

You do need to be aware that not carrying out our recommendations could lead to further problems at a later date.

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

Throughout the Report we have recommended obtaining quotations. As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legally committing to purchase the property.

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

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AERIAL VIEW - 360 PHOTOS

Where permission has been obtained from the owners we have carried out aerial photographs using an aerial drone, stationary drone or a mono-pod pole (where the environment and weather is suitable).



Drone and mono-pod pole



Concrete tiles and soil and vent pipe



Rear valley gutter



Front bay roof



Rear felt roof

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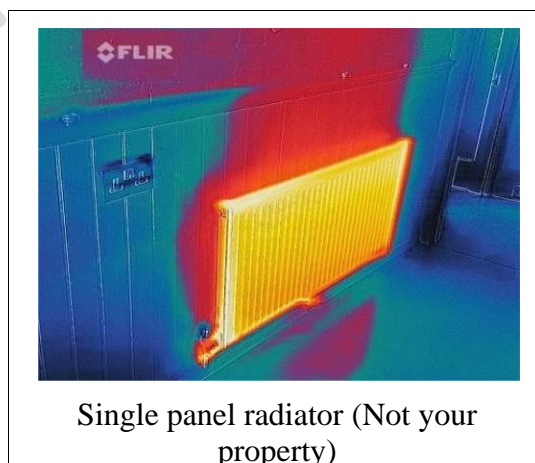
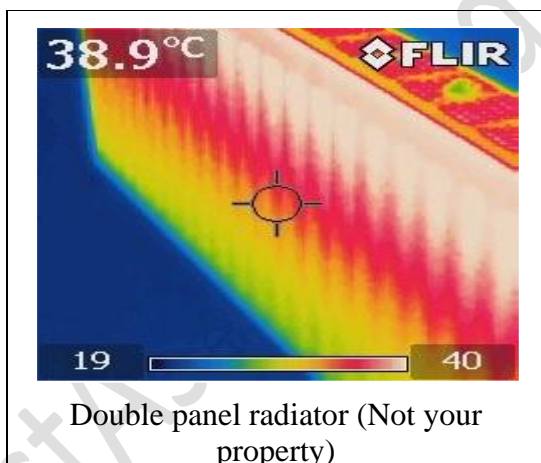
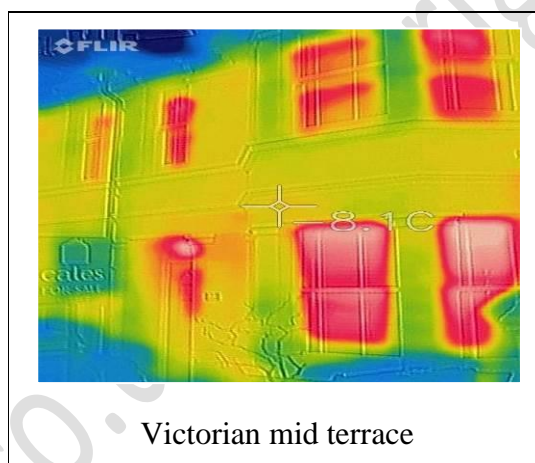
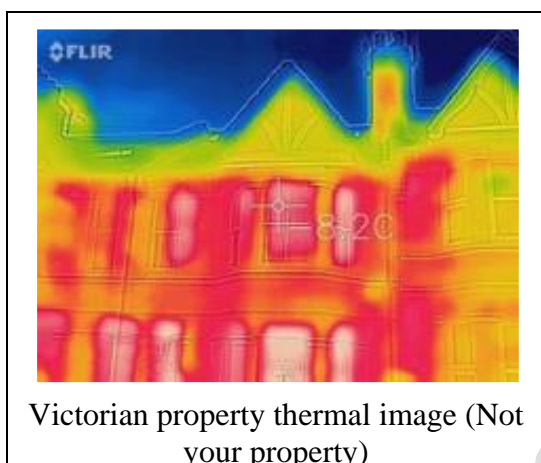


EXAMPLE THERMAL IMAGE PHOTOGRAPHS

– Not Your Property

Thermal imaging photography can establish warm and cold areas, it also helps us to identify materials within the property. In this case we have not carried out any thermal imaging. Below are example thermal image photographs (not your property).

(Key to the colours; blue = cold, red = warm, green/yellow = cool)



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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

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 to help you in whatever way possible with your property purchase - just phone us.

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



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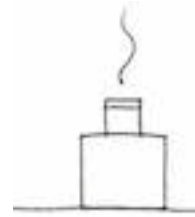
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EXTERNAL

CHIMNEY STACKS



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

There is one chimney to this property located to the front right which sits on the Party Wall (all directions given as you face the property). We believe there used to be two chimneys; please see our comments in the Executive Summary.

This chimney is brick finished with a lead flashing and four chimney pots. From what we could see from ground level it looked in average condition considering its age, type and style. We could see within the roof space that part of the chimney has been removed and needs support.

Unfortunately, we were unable to see the top of the chimney properly, known as the flaunching, we therefore cannot comment upon them.

Flaunchings Defined

A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.



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

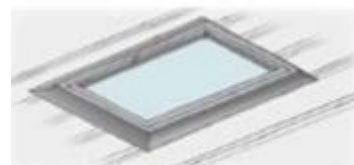
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ROOF WINDOWS



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

The property has one fixed domed roof window, which looked in average condition. The important factor with roof windows is the flashing around them, in this instance we would comment the flashing is felt; we would prefer lead.



Roof Window to rear

Roof windows/roof lights defined:

Roof windows/roof lights generally sit in line with the roof pitch and are often used to allow rooms to be formed in the roof space or where light is needed internally. They are also commonly known by their trade name of 'Velux' windows or skylights.

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

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

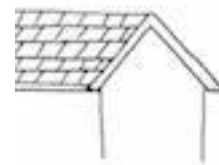
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MAIN ROOF COVERINGS



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

Dependent upon the age of your property and the type of construction a protective underlayer may or may not be present, please read on:

We will consider the roofs in four areas:

1. Main Roof
2. Front Bay Roof
3. Left Entrance Roof
4. Rear Shallow Pitched Roof

MAIN ROOF

The roof is pitched and clad with concrete tiles, the roof would have originally had a slate roof which over the years have often been replaced, typically during the 1970's/1980's. From ground level, this looks in average condition considering the roof's age, type and style.

A heavier concrete tile has replaced the original slate and therefore there should be additional roof support, it is difficult to know when this roof was installed but there was a time when it became a legal requirement to apply for Building Regulations if you changed roofing materials. Having said that, we can see no undue major undulations.

ACTION REQUIRED: Please see our comments in the Executive Summary with regards to the valley gutter.

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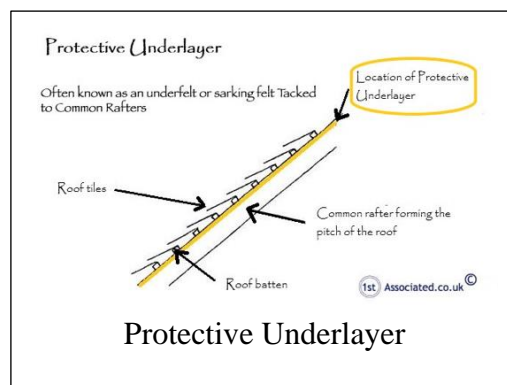
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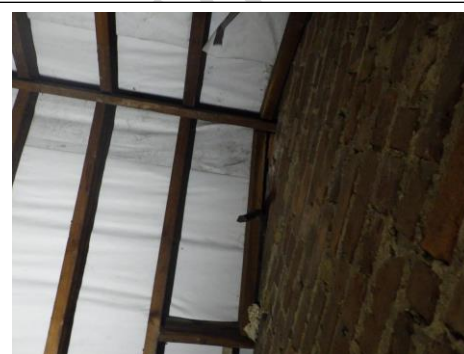


PROTECTIVE UNDERLAYERS

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 protective underlayer. This type of protective underlayer, as far as we are aware, has been used since XXX and is meant to allow the roof to breathe and to minimise condensation. We generally found it to be in average condition with damage in some areas/areas that were not fitted particularly well, which is what we typically find.



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

FRONT BAY ROOF

This roof is pitched and clad with mineral felt which has been tarred, often known as turnerising. We would comment it looks to be watertight, we would much prefer to see slate.



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

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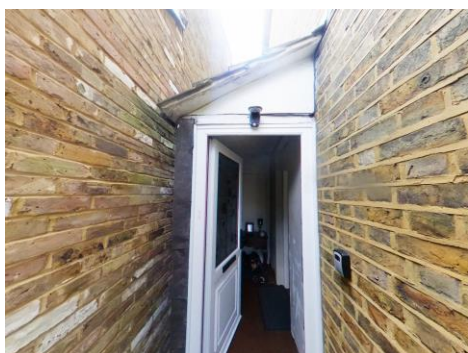
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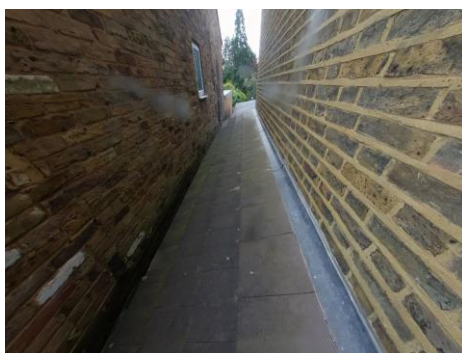


LEFT ENTRANCE ROOF

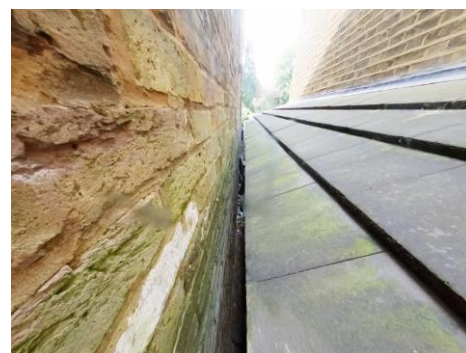
This roof is shallow pitched and clad with slates. There is a slight gap where it meets the neighbour's property which we believe could be a trap for moisture and there is no gutter.



Left entrance area roof



Left roof has no gutter and no gap



Awkward gap between extension and neighbour's property

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

REAR AND SIDE ROOF

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

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

To the rear is a shallow pitched roof covered with mineral felt. We would comment it is in average condition for its age, type and style. The flashing is felt which we are not keen on being used on older properties, we would prefer lead as it is more flexible and tends to move with the building better. We generally find that felt flashings fail much quicker.

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Rear shallow pitched felt roof



Felt flashing to rear shallow pitched felt roof

ACTION REQUIRED: Periodically inspect the felt flashing and make sure it is not leaking. Please see our comments in the Executive Summary.

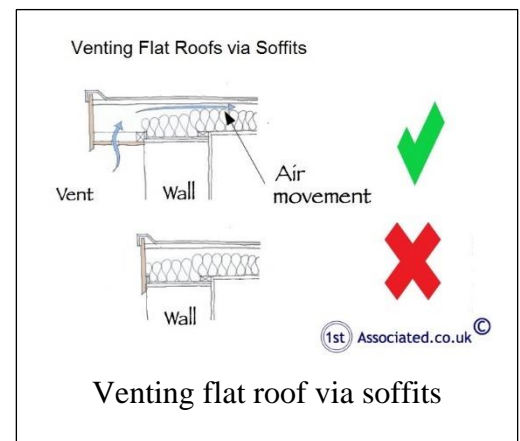
Further information on flat roofs

Ventilation

Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided.

Insulation

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

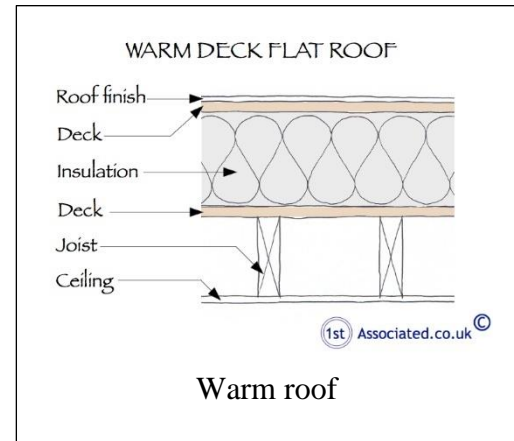
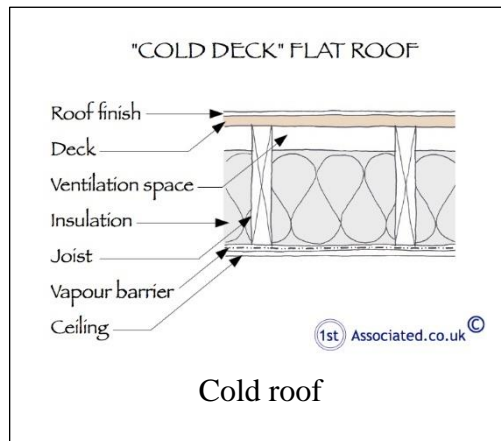


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Finally, we were only able to see approximately sixty to seventy percent of the main roof properly from ground level via our ladder or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see,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

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

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ROOF STRUCTURE AND LOFT



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.

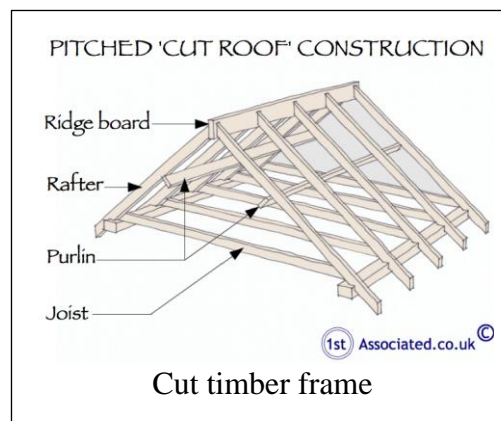
MAIN ROOF ACCESS

The main roof is accessed via the loft hatch on the landing. There is no loft ladder, electric light and secured floorboards that we could find. We recommend that these are added, as it will make the loft space safer and easier to use.

The whole of the loft has been viewed by torch light, which has limited our viewing slightly. We could not see the rear right roof structure.

ROOF STRUCTURE

This type of roof structure has what is known as a cut timber roof. This is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however, it is in line with what we typically see.



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ROOF TIMBERS

We have inspected the roof structure for:-

1. Serious active wood destroying insects
2. Structurally significant defects
3. Structurally significant wet rot and dry rot



Wet rot to valley gutter

Our examination was limited by the general configuration of the roof and stored items. What we could see was generally found to be in below average condition for its age, type and style with wet rot visible; please see our comments in the Executive Summary. It is feasible that there are problems in the roof that are hidden.

ACTION REQUIRED: The only way to be one hundred percent certain is to have the roof cleared and checked.

Common Rafters Defined:

The rafters are the timbers which form the slope to which the battens are secured, and in turn, the roof covering is also secured to them.

Purlins Defined:

Purlins are the horizontal cross members that give support to the common rafters.

PARTY WALLS / FIREWALLS

If you carry out work that involves your neighbour's walls such as the chimneys and the firewalls these are known as party walls and as such it falls under the Party Wall Etc. Act 1996 and you will need permission from your neighbour.

Firewalls Defined

Firewalls help prevent the spread of fire through roofs and are a relatively recent Building Regulation requirement.

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Party Structures Defined - Party Wall Etc. Act 1996

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

WATER TANKS

There is a disused water tank.

ACTION REQUIRED: Remove.



Old Disused Water Tank

VENTILATION

The roof is ventilated via the breathable protective underlayer.

INSULATION

Please see the Thermal Efficiency Section of this Report.

ELECTRIC CABLES

We can often identify the age of an electrical installation by the age of the wiring found in the roof. In this case, there was a mass of stored items in the roof; please see our comments with regards to making sure these are removed.

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

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

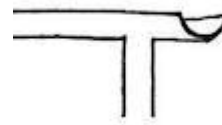
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GUTTERS AND DOWNPIPES



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.

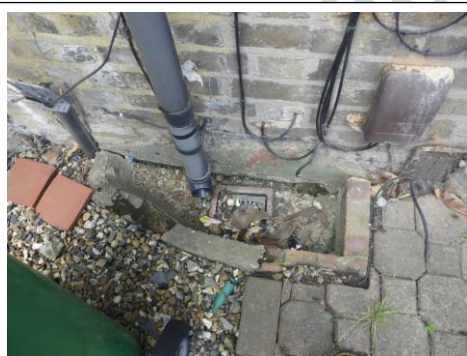
Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

The property has plastic hopperheads, gutters and downpipes. They are in below average condition for their age, type and style. We were pleased to see gullies, for example to the front right.

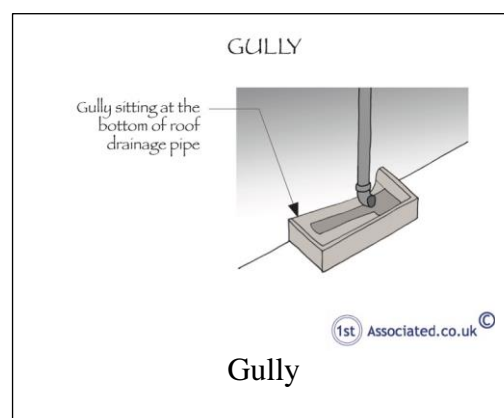
There may be some minor leaks but most people would be happy to live with these providing repairs are carried out within the next six to twelve months.

Gullies Defined:

Gullies are useful for the rainwater downpipes to discharge into, as they allow any leaves and other similar debris that have been collected to not go into the main drainage system causing blockages.



Gully to front right



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

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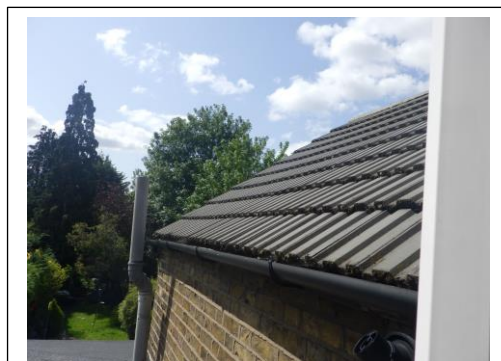
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SOIL AND VENT PIPE

The property has a plastic soil and vent pipe which is partly internal. Internal soil and vent pipes can work well, apart from if they leak, as they are hidden from view so a leak is not normally discovered.



Soil and Vent Pipe to rear left

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 one hundred percent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

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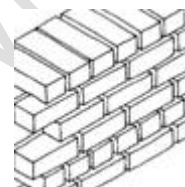
WALLS



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

The walls are finished with brickwork.

BRICKWORK



The property is finished in a brick originally in a lime mortar in what is known as Flemish bond brickwork which has now been wrongly repointed in cement mortar.

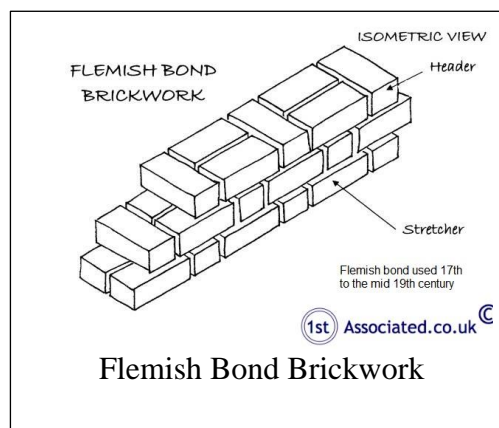


Flemish bond brickwork



Cement repointing causing spalling bricks

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



Flemish Bond Brickwork

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Timber lintels and bonding timbers

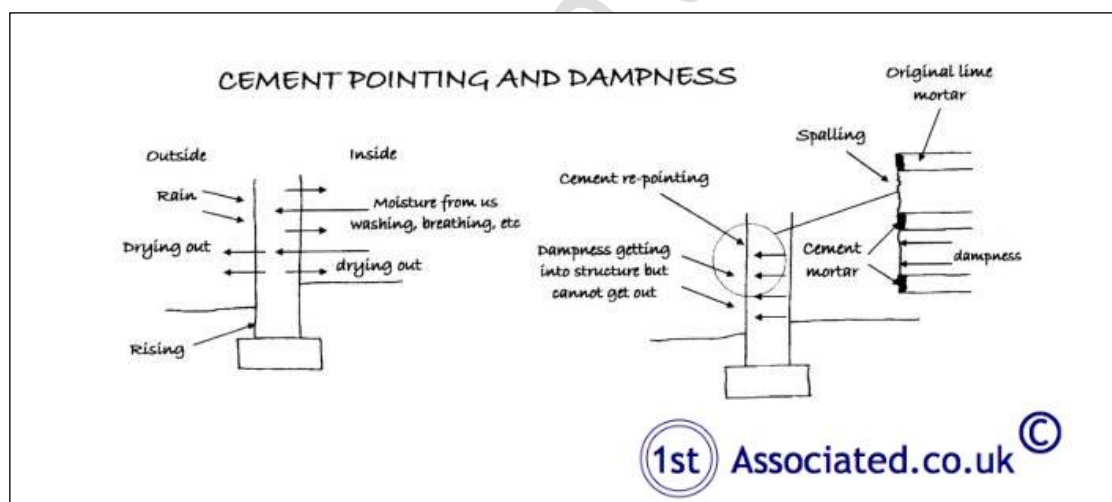
Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case.

Condition

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. It is essential that external faces be kept in good condition.

Lime every time and lime takes time

We would draw your attention to the cement mortar re-pointing that has been carried out on the exterior of the property that we feel is not appropriate to this building. Originally it will have been built with a lime-based mortar and this is what should be used for any re-pointing in the future.



The original lime mortar is a softer material which allows dampness to dissipate, whereas cement mortar is a harder material that does not allow the walls to 'breathe' and in turn causes dampness to come into the walls. The use of cement mortar causes deterioration to brickwork and does lead to the face of the bricks deteriorating, which in turn leads to dampness. This is a very important point.

ACTION REQUIRED: We would recommend replacing the cement mortar with lime mortar gradually and carefully over a long period of time, using the oldest/most experienced builder you can find who is experienced with lime work.

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Cracking

We would remind you that any hairline cracks that appear need to be sealed/repointed as soon as possible to stop dampness and water getting in.

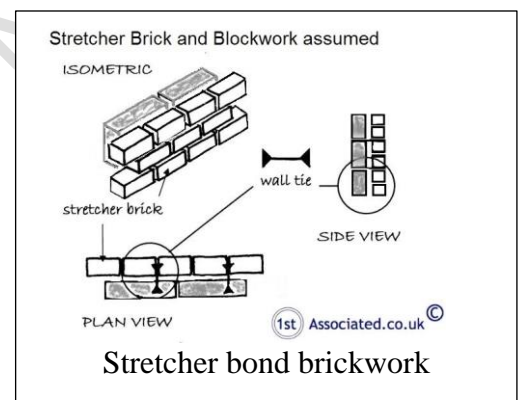
ACTION REQUIRED: Please see our comments in the Executive Summary.

Extension

We assume the extension is built in a Stretcher bond brickwork in a cement based mortar with blockwork internally however we have not opened up the structure and it may even be timber frame. We would class the extension as lightweight.

ACTION REQUIRED: If the owner can confirm construction we will then be able to comment further.

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



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 timber lintels, concrete lintels, rubbed/gauged 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 / 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.

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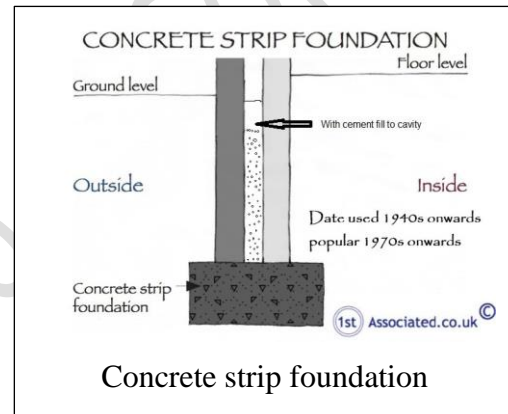
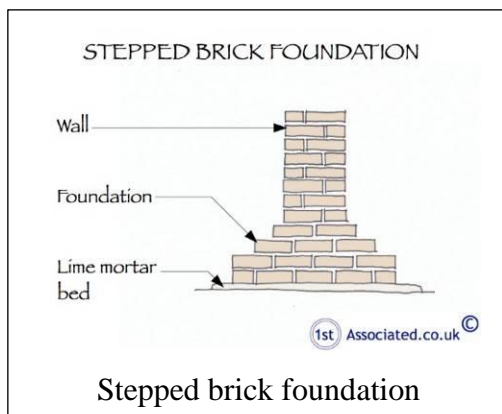


FOUNDATIONS



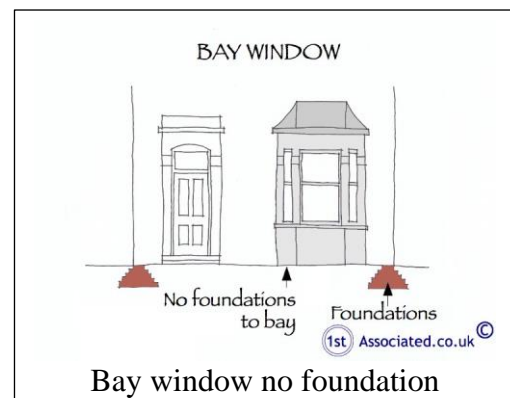
The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre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

Given the age of the property you may find different depths of foundations. We would expect to find a stepped brick foundation possibly with a bedding of lime mortar and possibly a concrete foundation for the more recent work.



BAY WINDOWS

Bay windows in this era of property typically do not have foundations underneath them and have been subject to movement. We are aware that some insurance companies underpin bay windows with a modern foundation. We think this is often excessive and unnecessary and would be happy to comment further on this if you ever find yourself in this situation.



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BUILDING INSURANCE POLICY

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

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this.

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

CRACKS

The owner advised in our Vendor Questionnaire that they were not aware of any settlement, subsidence or movement in the property nor any external or internal cracking.

Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection; the Building Research Establishment recommend a year of monitoring of any cracking.

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

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property. As no excavation has been carried out we cannot be one hundred percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

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TREES, BUSHES AND VEGETATION



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

There are trees and bushes and the conifers to the front left looks to have been cut back fairly recently. You need to check and confirm whose land this is on; it looks to be on your land.



Conifers front left



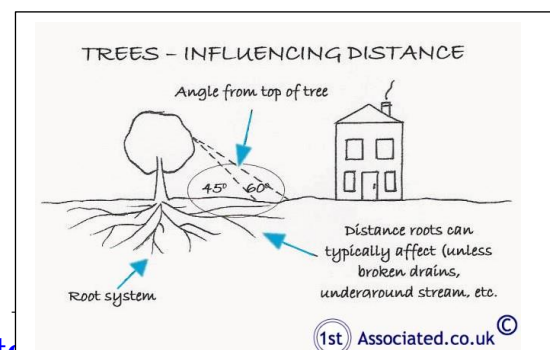
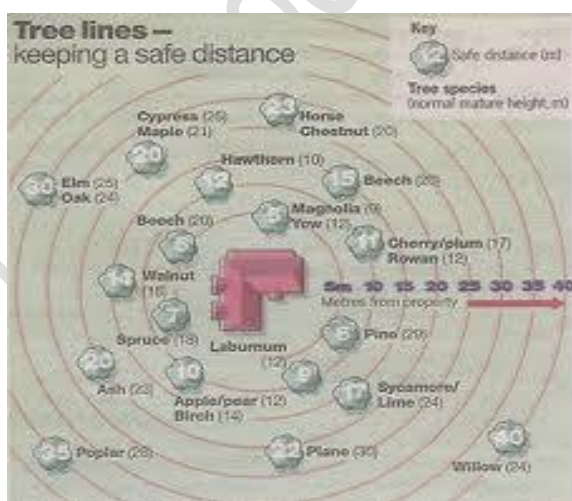
Conifers to front



Large tree to rear

There is a large tree within the rear garden which needs to be maintained.

ACTION REQUIRED: We would recommend that all of the trees and bushes are regularly maintained.



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Influencing distance of trees to a property



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.

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property

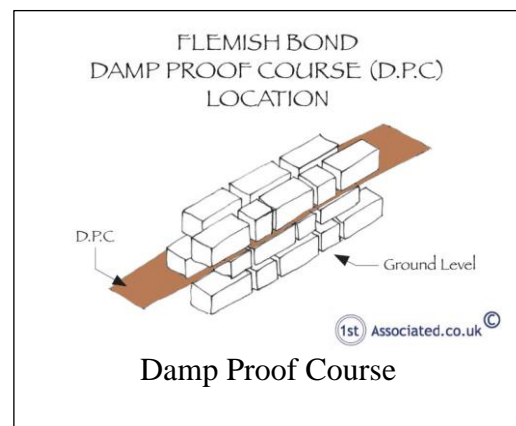
Please also refer to the External Areas Section.

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.

In properties of this age, it is unlikely that a damp proof course (DPC) would have been built in originally however often they have had damp proof courses added at a later date. In this case, we can see a chemical DPC has been added to the front of the property and possibly elsewhere.



ACTION REQUIRED: Your legal advisor to check and confirm if there is any information with regard to chemical damp proof courses being added.

Your attention is drawn to the section of the report specifically dealing with dampness.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

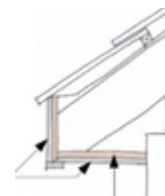
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FASCIAS AND SOFFITS



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.

The fascias and soffits are decorated timber and we would comment we had a limited view as they were hidden by the gutters. We would comment deterioration is being caused by the gutters,

For example, to the front bay where we can see the paint is flaking and some bare timber is visible.

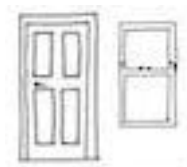


Fascias and soffits need redecoration

ACTION REQUIRED: Once work has been carried out to gutters, hopperheads and downpipes to make them watertight then work to the fascias and soffits can be carried out.

ANTICIPATED COST: Allow the sum of £1,000 - £2,000; please obtain quotations before you legally commit to purchase the property.

WINDOWS AND DOORS



The property has plastic double glazed windows with trickle vents. Generally, we would comment they are average quality for their age, type and style.

In our vendor questionnaire the owner advised the windows were installed in XXX.

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We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. In this case, we noted a misted window which is very poor if this is a new window.



Misting double glazing

We can also see the windows have been positioned level with the brickwork; we much prefer to see them set back. Traditionally in this type of property they are set back about 100mm.



Windows level with brickwork



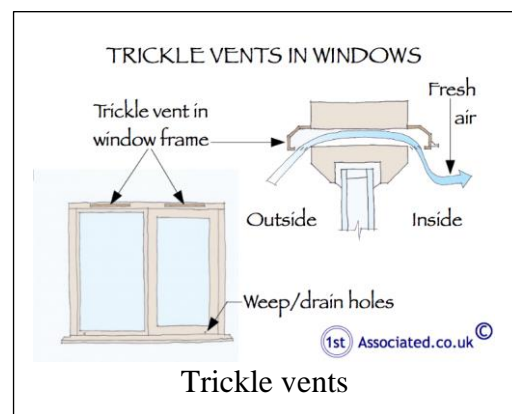
Next doors window is set back

ACTION REQUIRED: Replace misted units.

ANTICIPATED COST: A few hundred pounds to replace each sealed unit; please obtain quotations before you legally commit to purchase the property.

Trickle Vents Defined

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



Trickle vents

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Building Regulations Approval/Transferable Guarantees/FENSA certificates

Enquiries should be made as to the existence of any Building Regulations Approval/transferable guarantees/FENSA certificates by your Legal Advisor.

Generally it is considered that double glazed units have a life of about twenty to thirty five years (20 to 35 years) depending upon the quality of the original windows and standard of workmanship, location, severity of weather, etc.

ACTION REQUIRED: Your Legal Advisor to specifically ask the existing owners if they have got Building Regulations Approval and Federation Self Assessment Scheme (FENSA) certificates.

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

EXTERNAL DECORATION AND CLEANING



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 timber fascias and soffits are in poor condition. There is a surprising amount of painted gutters and downpipes and some of the guttering does not look to be in the best condition so it may be worth replacing it.

Do not under estimate the amount of time/cost it will take to repaint the property particularly high-level areas such as the fascias and soffits, which is likely to need scaffolding which can be expensive.

Finally, ideally external redecoration and/or cleaning is recommended every four to five years dependent upon the original age of the paint/plastic areas, its exposure to the elements and the materials' properties. Where this is not carried out repairs should be expected. Ideally redecoration and/or cleaning should be carried out during the better weather between mid-April and mid-September.

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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES



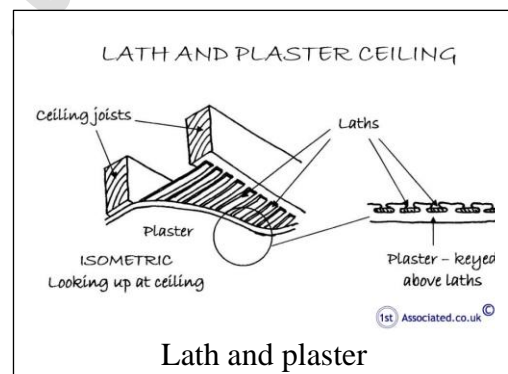
In this section, we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

CEILINGS

From our visual inspection of the ceilings and our general knowledge of this age and type of construction, we believe that the ceilings are likely to originally be lath and plaster in the older part of the property and now look to have a modern finish. The extensions, we believe, will have a plasterboard or similar proprietary board.

Lath and Plaster Defined

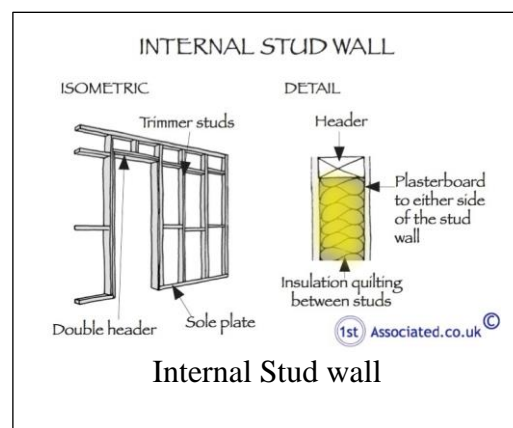
Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.



INTERNAL WALLS AND PARTITIONS

These are, we believe, a mixture of solid and studwork construction.

We believe the house has been reconfigured, it would have originally had a central staircase rather than the spiral staircase, and walls have been removed and altered to accommodate this.



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It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

PERIMETER WALLS

Originally these would have been constructed with a wet plaster, possibly a lime plaster. We now believe they are a mixture of wet plaster and dry lining in some areas.

This comment has been based on the visual look of the wall which is relatively “smooth” and normally means a modern finish. Again, we cannot be one hundred percent certain of the wall construction without opening them up which goes beyond the scope of this report.

Unfinished work

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

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

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

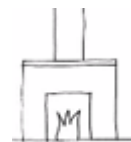
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CHIMNEY BREASTS, FLUES AND FIREPLACES



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

The chimney breasts are located to the right hand side (all directions given as you face the front of the property). The rear chimney has been partially removed.

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

ACTION REQUIRED: Please see our comments regarding the chimney/s and how they need repair and maintenance.

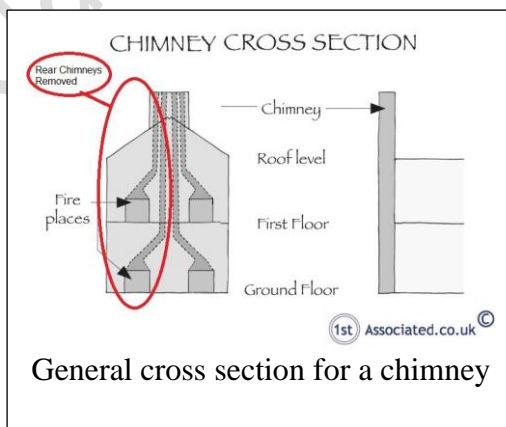
If you do intend to use the fireplaces then we recommend a chimney sweep checks the lining and that the chimney/s are clear and open up the chimney pots if required.

Removed chimney

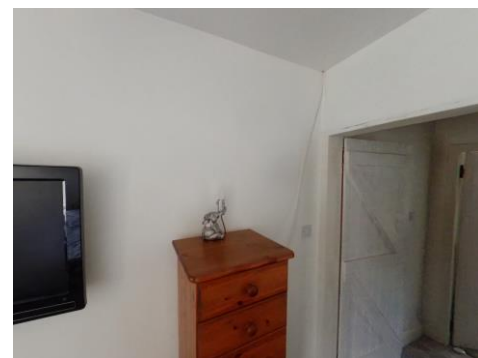
We believe that the rear chimney has been partially removed.



Rear chimney partly removed



General cross section for a chimney



Mark to wall in rear bedroom indicating chimney removed

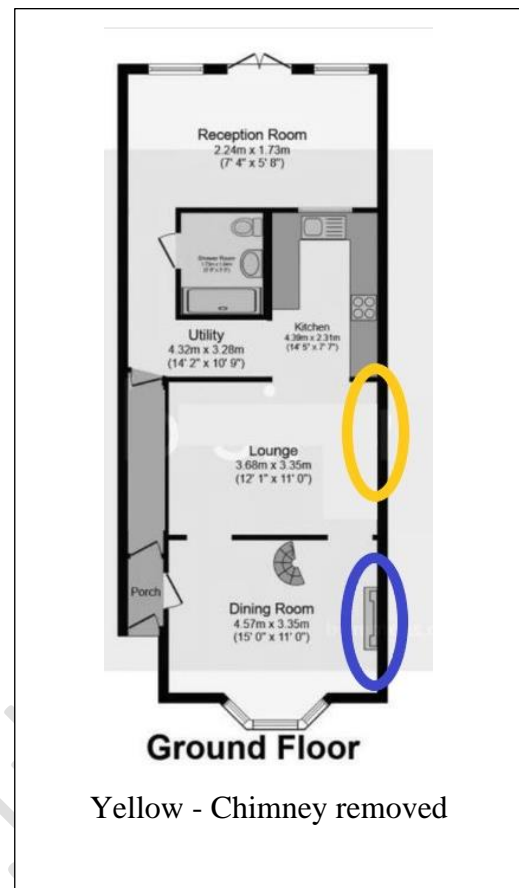
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ACTION REQUIRED: Your legal advisor needs to check and confirm if permission has been obtained to remove the chimney and if there are any structural calculations in relation to it.



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

Your Legal Advisor needs to specifically check with the Local Authority for removed chimneys and associated chimney breasts and Building Regulations Approvals and advise by e-mail immediately if chimney breasts are found to have been removed. We would recommend opening up the structure to check the condition. If we are not advised we will assume the relevant Building Regulations Approval has been obtained.

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues Section of this report.

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FLOORS



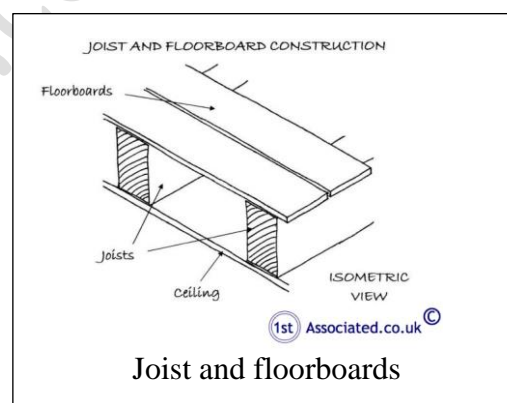
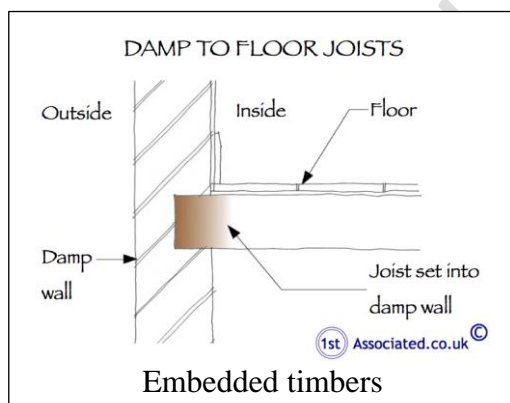
Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

GROUND FLOOR

The floors felt solid under foot so we have assumed that they are constructed in concrete.

FIRST FLOOR

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



Joist and Floorboard Construction Defined:

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

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

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DAMPNESS

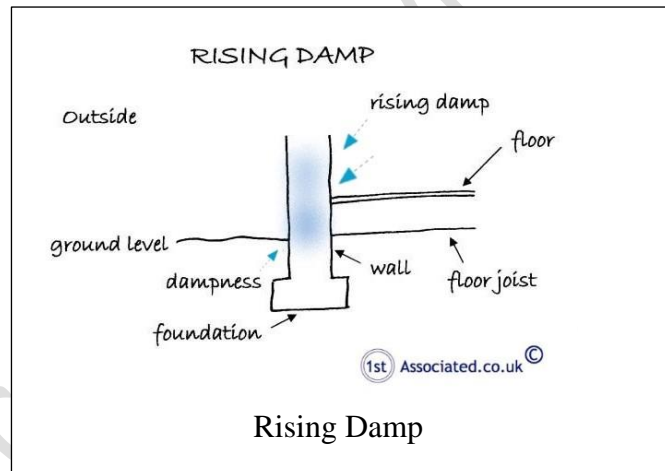


In this section, we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

RISING DAMP

We need to start by saying there is much evidence pointing towards true rising damp being fairly rare.

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.



A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case, we have found significant rising damp.

This is based on our damp meter readings, as well as our knowledge and skill in identifying dampness in this age, type and style of property.



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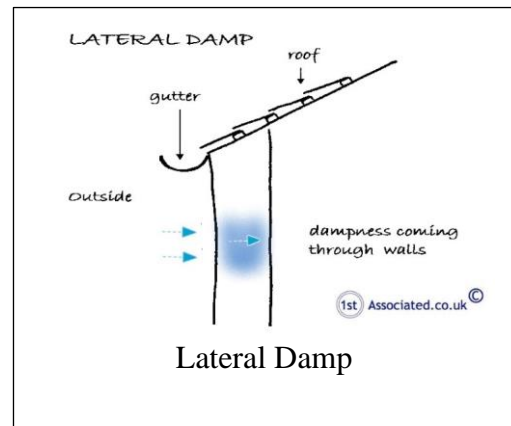


LATERAL DAMPNESS

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

We used a resistance meter on the external walls. We found it to be in line with what we would expect for this age, type and style of property.

This is based on our damp meter readings, as well as our knowledge and skill in identifying dampness in this age, type and style of property.



CONDENSATION/BLACK MOULD

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

We believe in this property there will be a higher than average chance of condensation occurring due to lack of good mechanical extraction.

Condensation depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window/venting the area you will, of course, get condensation. You need to have a balance between heating, cooling and ventilation of properties.

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EXTRACT FANS IN KITCHENS, BATHROOMS AND DRYING AREAS

A way of helping to reduce condensation is to have good quality large extract fans with humidity controlled thermostats within the kitchens and bathrooms and any areas where you intend to dry clothes which are moisture generating areas. Our concern in this case is the internal shower room on the ground floor.

ACTION REQUIRED: We would recommend large good quality humidity controlled extract fans are added to the bathroom, shower room, kitchen and any humidity generating areas:

For example, rooms that are used for drying clothes internally during winter months (we would assume that clothes will be dried externally during the warmer months).

By large extract fans we mean 150mm.

ANTICIPATED COST: We would anticipate costs between £250 - £500 per extract fan depending upon the wiring required; We always recommend quotes are obtained before work is agreed/commenced and before legally committing to purchase the property.

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

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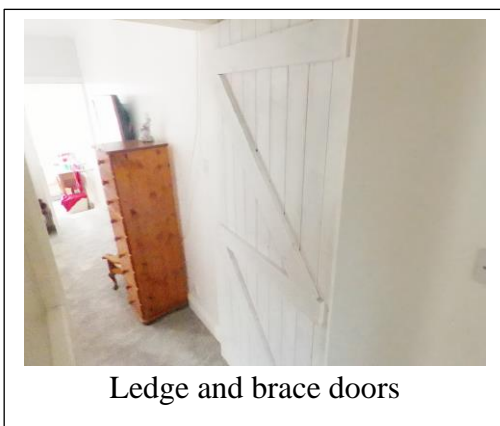
INTERNAL JOINERY



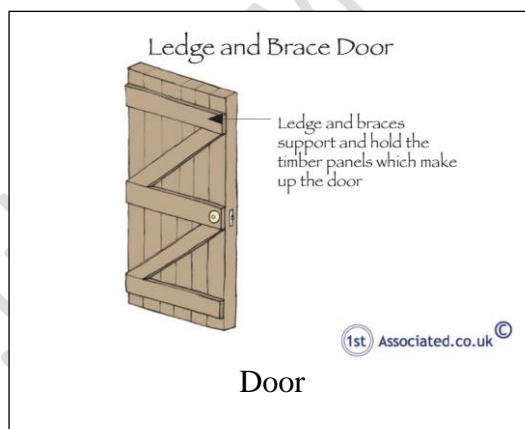
This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

DOORS

The property has ledge and brace doors.



Ledge and brace doors



STAIRCASE

The property has a spiral staircase. Some people find these awkward; you need to check and confirm you are happy with using the spiral staircase as it will be on a daily basis.

KITCHEN

We found the kitchen in average condition, subject to some wear and tear as one would expect for an occupied property. It is an internal kitchen which is quite unusual; you need to make sure you are happy with it. The kitchen will not get much natural light although it does borrow light from the rear extension. We have not tested any of the kitchen appliances.

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

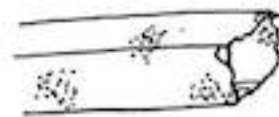
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TIMBER DEFECTS



This section considers dry rot, wet rot and wood destroying insects and beetles. 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/WHITE ROT

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

We have not visually seen any significant dry rot/white rot during the course of our inspection. We would advise that we have not opened up the floors and we had a limited view of the roof.

WET ROT/BROWN 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.*

We have seen signs of wet rot/brown rot during the course of our inspection within the roof to the valley gutter.

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

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

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WOOD DESTROYING INSECTS

(such as woodworm and beetles, etc)

Active wood destroying insects and beetles, etc can cause significant damage to timber. The a variety of wood destroying insects that cause different levels of damage with probably the most well known being the Death Watch Beetle. Many older properties have wood destroying insects that are no longer active, this can often be considered as part of the overall character of the property.



The roof is usually the main area where we look for wood destroying insects. Within the areas we inspected we found no obvious visual signs of significant wood destroying insects activity or indeed past signs of significant wood destroying insects activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of wood destroying insects that are not active.

Wood Destroying Insects Defined:

By this we mean wood boring insects. Historic England identify between 20 and 30 different types. For the avoidance of doubt, we would refer wood boring insects to include beetles and/or similar however we do not identify specific types.

Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

ACTION REQUIRED: If you wish to be one hundred percent certain that there are no wood destroying insects the only way would be to check the property when it is emptied of fixtures and fittings etc.

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

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

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INTERNAL DECORATIONS



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

In our vendor questionnaire the owner advised the property was last decorated internally in XXX and in the conservatory in XXX.

ACTION REQUIRED: You may wish to redecorate to your own personal taste.

You do need to be aware that may be some re-plastering needed when you carry out the redecoration.

You need to be aware that the decorating may be hiding other latent defects that we simply cannot see as it has been fairly recently decorated in some areas.

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

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THERMAL EFFICIENCY



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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC is dated XXX, valid for ten years. This property's current energy rating is C. It has the potential to be B (the highest rating being A and the lowest rating being G).

ACTION REQUIRED: See our comments in the Executive Summary.

FURTHER INFORMATION

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

- 1. www.gov.uk, Google: 'Energy Grants' and 'Energy Efficiency'. There is generally information available on the website which is constantly being updated.*
- 2. www.cat.org.uk , www.cat.org.uk (Centre for Alternative Technology)*
- 3. You Tube Video: The Hypocrisy of Being Green by Belinda Carr*
- 4. It is worth watching the video How Many Light Bulbs? and Sustainable Energy Without the Hot Air by David J C MacKay – can be viewed on YouTube.*

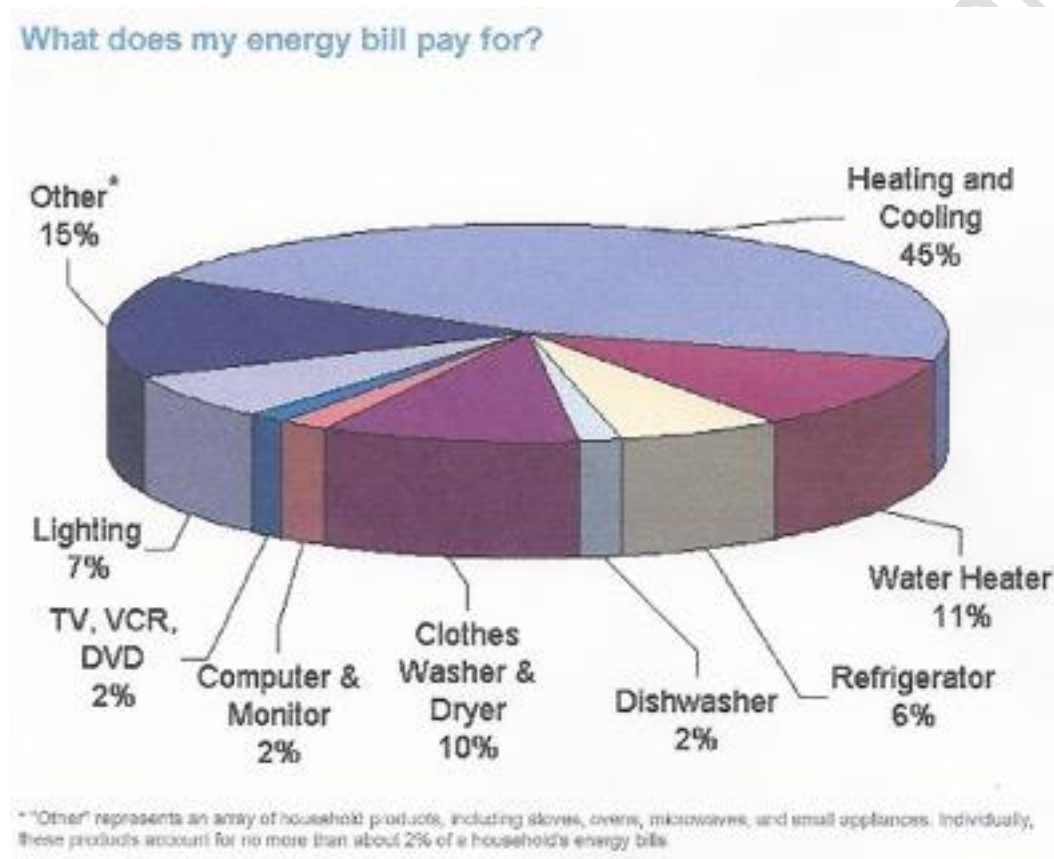
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5. SPAB (Society for Protection of Ancient Buildings) have produced a book called *The Old House Eco Handbook*. We believe there will be further research into older buildings as we progress down the path of energy conservation. It is worth checking their website for the latest information at www.SPAB.org



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

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OTHER MATTERS



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

SECURITY

We were advised by the owner that there is no security system. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NSI (National Security Inspectorate), obtainable through directory enquiries, or your local Police Force for advice on a security system.

FIRE/SMOKE ALARMS

Some smoke detectors were noted we believe these to be battery operated, we prefer detectors to be hard-wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

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

INSURANCE

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

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

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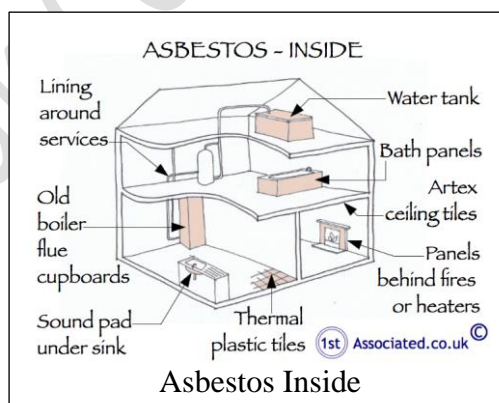
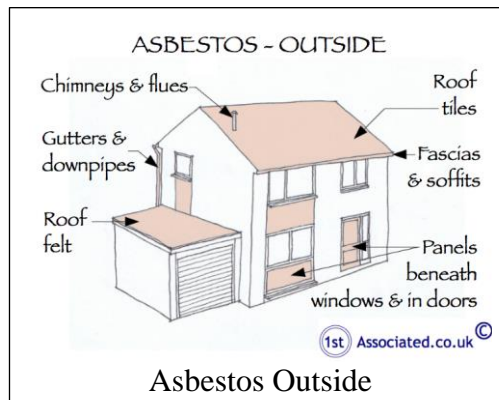
ASBESTOS

In a property of this age there may well be some asbestos. In this case, we have not noted asbestos.

In years gone by asbestos was as commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK relatively recently. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned. Properties built before 2000 could have asbestos within them.

We are Building Surveyors and not Asbestos Surveyors and as such the only way to be a hundred per cent certain with regards to Asbestos in a property is to have an Asbestos report carried out.

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



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SERVICES

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

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

BROADBAND CONNECTIVITY



We are sometimes asked with regard to the Broadband Connectivity in the area. We have identified some websites which we believe are useful for this:

www.broadband.co.uk

Advises whether there is phone line broadband or Superfast or Ultrafast broadband in an area.

www.ofcom.org.uk

Allows you to check broadband availability, check mobile availability and run a speed test.

However, we would always recommend speaking to the owners/occupiers of property to ascertain what they have used.

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ELECTRICITY



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

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

FUSE BOARD

The electric fuse board was located in a cupboard in the front lounge on the left side.

The fuse board looked dated and better are now available.

ACTION REQUIRED: Replace.



Dated fuse board

EARTH TEST

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



Earth Test satisfactory

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ACTION REQUIRED: We recommend a new fuse board with a metal casing; modern standards require half hour to one hour fire resistant casing around a fuse board.

We recommend a test and report and we would also advise as the property is changing occupancy the Institution of Engineering and Technology (IET) also recommend a test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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

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

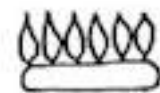
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GAS



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

We are advised by the owner in the Vendor Questionnaire that the property has mains gas. The consumer unit is located outside in the cupboard at front of the house.

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

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.

CARBON MONOXIDE

No carbon monoxide monitors were noted. It should be noted that carbon monoxide monitors can also be incorporated in many fire alarms.

ACTION REQUIRED: It is recommended that an audible carbon monoxide detector is fitted (complying with British Standard EN50291) within the property. Carbon monoxide detectors are no substitute for regular servicing of gas installations and their flues.

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PLUMBING AND HEATING



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

WATER SUPPLY

The owners advised in the Vendor Questionnaire the internal stopcock is located at far side on right hand lower wall in conservatory and the external stopcock is located outside at front of property in manhole on pavement.

The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

WATER PRESSURE

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

COLD WATER CISTERN

There is a disused water tank in the roof, please see our comments in the Roof Section.

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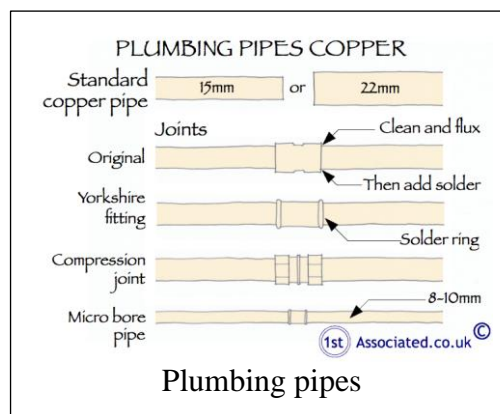
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PLUMBING

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



HEATING

There is a Worcester boiler located in the bathroom. In our vendor questionnaire the owner advised the boiler was installed in XXX and last serviced on XXX.



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

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TEN MINUTE HEATING TEST

ACTION REQUIRED: We recommend you return to the property with the estate agent to turn the heating on to ensure it is working.

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

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

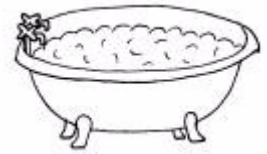
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BATHROOM



In this section we consider the overall condition of the sanitary fittings.

First Floor En-Suite Bathroom

The En-suite comprises of a three-piece bathroom suite, consisting of a bath, wash hand basin and WC, which looks in average condition.

Internal Ground Floor Shower Room

The property also has a cloakroom with a shower, wash hand basin and WC, which looks in average condition. Please see our comments in the Executive Summary with regards to condensation as this is an internal room with no windows.

ACTION REQUIRED: We would recommend large good quality humidity controlled extract fans are added to the kitchen, the bathroom and any humidity generating areas for example rooms that are used for drying clothes internally during winter months (we would assume that clothes will be dried externally during the warmer months). By large extract fans we mean 150mm.

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

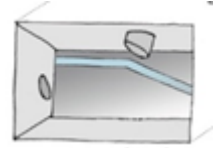
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MAIN DRAINS



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

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

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

INSPECTION CHAMBERS / MANHOLES

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

NO MANHOLE FOUND

In older properties often there were no manholes. Drainage was a relatively new invention that has been added at a later date.

Manholes are used where there is a change in direction of pipes or new pipes join the main run. It is therefore a good location for clearing any blockages. In this case, we were unable to see any manholes.

ACTION REQUIRED: We would recommend a closed circuit TV camera report of the drains.

Please see our comments in the Executive Summary.

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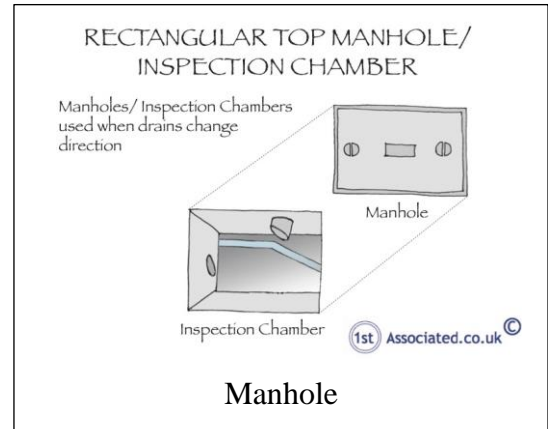
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Manholes Defined:

Access areas which usually fit a man (or woman) into them and are put in where the drains change direction.



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

FUTURE DEVELOPMENT AND DRAINS

From 1st October 2011 the water authority took over responsibility for shared private sewers. These private sewers are now public sewers. However, general drainage searches will not show the location of all the public sewers within the boundary of a property and other such matters that may restrict development.

The water authority's prior consent is required to build within 3 metres of a public sewer. The owner is responsible for the cost of obtaining the water authority's consent which may include the re-routing of the public sewer. If you intend to carry out any such development at the property you should obtain a speciality drainage report to ascertain the route of the sewers and drains.

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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 this era of property, they are likely to be combined/shared drains which are where the foul water and the surface water combines. These can be a problem during heavy rainfall and peak periods, such as the 8/9 o'clock rush to work.

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

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

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OUTSIDE

SUN MAP

The Sun Map shows the sun's path as it travels around the property on a specific date; the date can be seen at the very bottom of the picture. The arrows show the sun's position using a 24 hour clock face around the property.



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OUTSIDE AREAS



GARAGE / PARKING

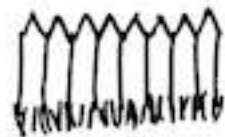
GARAGE

The property does not have a garage.

PARKING

The property benefits from roadside parking on a first come, first served basis. It was busy at the time of our survey.

EXTERNAL AREAS



FRONT GARDEN

The front garden is gravelled. There is damage to the front left garden wall.

REAR GARDEN

To the rear there is a good sized long garden which is accessed through the house.



Front left garden wall damaged

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BOUNDARIES

Often with older properties the boundaries are subject to negotiation and local practice. You do need to make sure that your solicitor is aware of the complications that can occur with older property boundaries.

There is normally a 'T' marking which boundary is yours on the Deeds which you can obtain from the Land Registry.

ACTION REQUIRED: Your Legal Advisor to check whose boundary is whose.

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

RIGHT HAND NEIGHBOURS

We knocked at the time of the inspection but there was no response.

We spoke to the neighbour next to the right neighbour who was doing up their house and we believe this is the neighbour the owner discussed had bought at auction.

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POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Removal of any chimneys in part or whole.
 - ii) Certificates confirming chimneys have been swept
 - iii) Roof and similar renewals.
 - iv) Wall alterations, cavity wall insulation and cavity wall tie repairs.
 - v) Amendments/removal of any walls in part or whole.
 - vi) Double glazing or replacement windows.
 - vii) Drainage location, maintenance and repairs.
 - viii) Timber treatments, wet or dry rot infestations.
 - ix) Rising damp treatments.
 - x) Asbestos
 - xi) Boiler and central heating installation and maintenance.
 - xii) Electrical test and report.
 - xiii) Planning and Building Regulation Approvals.
 - xiv) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - xv) Energy Performance Certificate (EPC)
 - xvi) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.

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- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- n) Most Legal advisors will recommend an Environmental report 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 Environmental reports 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 Environmental reports or similar general reports on the environment please see our article link on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed!

Please do not hesitate to contact us on **0800 298 5424**.

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REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

Life expectancies of building components
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Building Research Establishment*

Surveying buildings
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House Builders Bible
*By Mark Brinkley
Published by Burlington Press*

Period House Fixtures and Fittings
*By Linda Hall
Published by Countryside Books*

The Rising Damp Myth
*By Jeff Howell
Published by Nosecone Publications*

The Great Housing Boom: Housing In Victorian England
By Jacqueline Banerjee, PhD

Putting Life into Perspective House Price Information
Source: Sunlife.co.uk

Wikipedia.org – We have used Wikipedia as a general reference for historic information. Also, most areas often have Historic Societies for good knowledge of history of the area.

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXX 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.

The Report remains our copyright and anyone forwarding on a copy of the Report without the surveyor's written approval could be liable to legal action should legal action be taken against the surveyor or the surveying company in any form:

For example: legal action or negative information or defamatory comments being posted on the internet.

We also refer you to our Terms and Conditions.

APPROVALS/GUARANTEES

Where work has been carried out to the property in the past, the surveyor cannot guarantee that this work has been carried out in accordance with manufacturers' recommendations, British/European Standards and Codes of Practice, Agreement Certificates and statutory regulations.

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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.

LAYOUT PLAN

We have used the estate agents floor plan as a guide to the layout of the building. We have not checked it for scale and accuracy.

SKETCHES

We have used sketches throughout the report, these are for illustration purposes only and we would not expect these to be used as technical details for work being carried out. We would be more than happy to advise further if you wish specific help on any elements.

WEATHER

It was warm and dry at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid-range. This may have adverse effects on many buildings in years to come or the not too distant future.

As you are probably aware there has been some record breaking weather recently:

2022 being the hottest summer on record

December 2015 was the wettest month on record

August 2004 the wettest August on record in many areas

2003 was the driest year on record

2000 was the wettest year on record

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In 1914 the Meteorological Office began recording weather although there are informal diary records as is evidence of plant growth, etc. which also indicates weather patterns and is available for a much longer period.

FLOODING

We are often asked about floods and how likely is the property to flood. We no longer think it is possible to predict due to our changing weather patterns and rainfall often being more intense. We simply do not have a crystal ball good enough to be able to advise of the certainty on this matter, other than the obvious that if you are near rivers, springs and on a sloping site you are more likely to flood than most. We have, however been involved in some cases where flooding has occurred when it has not occurred for many decades/in living memory and this we feel is due to new weather patterns; we do not believe there is a one hundred percent accurate way to establish if a property will flood or not.

ACTION REQUIRED: You need to carry out your own research on this matter/due diligence before you legally commit to purchase the property.

NOT LOCAL

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

OCCUPIED PROPERTY

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

JAPANESE KNOTWEED

We have not inspected for Japanese Knotweed. We would advise that we are finding that some mortgage valuation surveyors are setting valuations at zero on any property with Japanese Knotweed and are reluctant to lend where it is present.

A BBC news report dated April 2018 states that research has been carried out by Swansea University, where they carried out trials near Cardiff and Swansea and tested 19 main methods of controlling the plant and they found that none of these methods eradicated it. See our article:

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ACTION REQUIRED: You need to carry out your own research on this matter/due diligence before you legally commit to purchase the property and be aware that Japanese knotweed could be in neighbouring properties which you do not have direct control over.

INSPECTION LIMITED

Unfortunately, in this instance our inspection has been limited as:

- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists and general configuration of the roof. We could not see the rear right roof structure over the bathroom.
- 2) We had no view of the gap on the left side of the property due to the way the extension has been built.



- 3) We did not open up the walls as we could not see a way of doing this without causing damage.
- 4) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 5) We didn't have the benefit of meeting you at the property to talk about your specific requirements, we would ask that you telephone us once you have read this report.
- 6) The stored items in the property and within the roof limited our inspection.
- 7) A lot of DIY and building work has been carried out during the Covid pandemic period, which is making building surveying more difficult as things are covered over with redecoration and repairs.

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THANK YOU

We thank you Mr XXX for using our building surveying services and as we would usually meet clients during the survey, which we didn't in this case, we would ask that you telephone us once you have read and digested this report.

BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

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APPENDICES

1. The Electrical Regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain
4. Victorian and Edwardian property problems with Condensation and Cold Bridging

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

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www.hometrack.co.uk

This gives information with regard to house sale and purchase prices.

www.motleyfool.co.uk

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

www.rightmove.co.uk

This is probably the largest Internet search engine for estate agency sales and also has useful information with regard to prices of property (but it is not the same as having a chartered surveyor value it).

www.zoopla.co.uk

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

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French Drain

Using a French drain to resolve a dampness problem

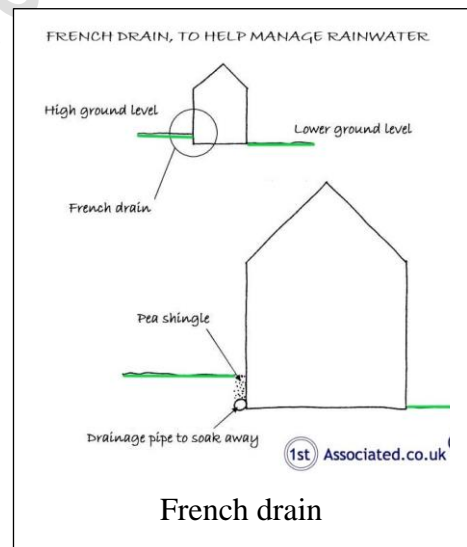
We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This 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 bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost. However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

What use is a French drain?

A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.

The French drain acts as an area where water soaks away quickly. We often recommend them being close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away.



For example, where a patio has been put in place which aims any rainwater at part of the wall.

As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

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French drains must be on a slope

The piping that goes 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. It 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 there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good-sized gravel. You can leave it at that, or in addition you can cover with a stand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's 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 drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980s. They are normally reinforced with a steel frame for additional strength and re-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, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

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Victorian and Edwardian property problems with Condensation and Cold Bridging

Victorian properties that have been extended and altered over the years with new thermal properties can have cold bridging because of the mix of old and new standards.



Victorian properties

How does cold bridging work?

Cold bridging is a term and a problem we believe will become more common in years to come. We are finding more and more examples of Cold Bridging. This happens in certain types of property and to some extent it could be argued that it is a characteristic of that type of property and quite a complex issue to resolve. Unfortunately, it means condensation is more likely.

Cold Bridging

Cold bridging is caused by a colder element in the structure or fabric of the building allowing coldness to pass through. When warm moist air is present in the property and it passes through the colder elements of the structure we have what is known as Cold Bridging.



Loft conversion and dormer windows

Loft conversions and dormers

Loft conversion and dormer windows can allow heat to escape.

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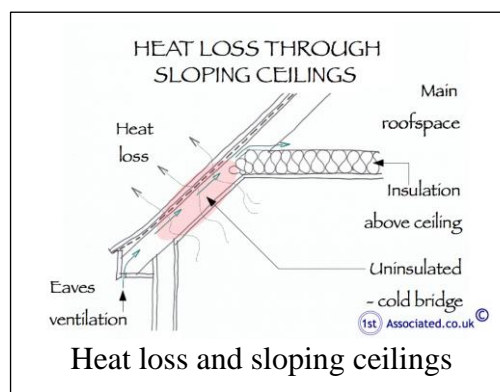
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Heat loss and sloping ceilings

Our original survey sketch adjacent shows how heat can be lost when sloping ceilings are present in properties such as in loft conversions and dormer windows.



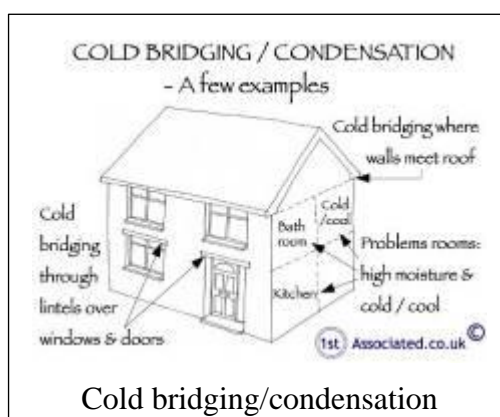
Combination of issues can cause cold bridging

This is often caused by a combination of issues. It can occur from things such as having a shower or a bath, cooking or clothes washing, particularly if you are drying washing on the radiators. It could, in commercial properties, be a large gathering of people breathing (this can cause a lot of humidity) in a building that has stood cold and empty for some time such as a church, village hall, sports centre or a crèche. These human atmospheres create a climate, which can result in condensation on the cold elements of the structure and fabric if the room is not ventilated properly.

Condensation and Cold Bridging in certain era properties

Here is our sketch on Cold Bridging

This is a good indication of the typical things that cause Cold Bridging in a house and how extraction from humidity generating areas such as the kitchen and the bathroom can reduce problems. You do need to look at how you live in the house.



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Cold Bridging isn't just about condensation on mirrors

Cold Bridging isn't just about condensation on mirrors. Not only can it be an original characteristic of the building it can be encouraged by all types of extension and alterations.

Cold bridging is far worse than condensation as it is caused by an element in the structure, which you can do very little to change without great expense.

When is Cold Bridging Likely?

In our experience we have seen cold bridging occurring in:

- 1) Eras of properties where there are warm elements and colder elements to the building.
- 2) Where you have a mixture of warm rooms and cold rooms.

For example: Lounges and main bedrooms tend to be warmer than guest or spare bedrooms most of the time. Also, sometimes rooms can warm up due to large areas of glass and thermal heat gain, which is very true in some conservatories also.

- 3) Humidity internally is high
- 4) Where it is colder but by no means very cold outside

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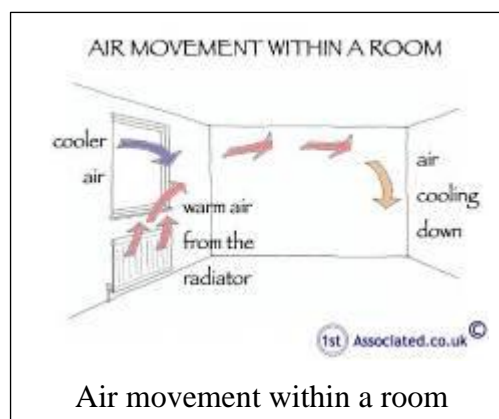
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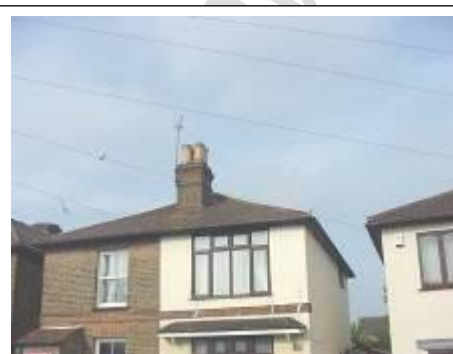
How to solve Cold Bridging

The difficulty is resolving cold bridging. Normally, where condensation is involved, if you get the balance of warm and coolness of the air, ventilation and movement you can reduce considerably the chances of condensation. Airing the room by opening the windows, which seems to have gone out of fashion, can help considerably.



Where do we most commonly find Cold Bridging?

Our thoughts on this have very much changed as we used to say that cold bridging was typically found in properties from the 1960s/1970s. However, we are increasingly finding it in a broader range of properties, particularly Victorian properties, where people are trying to live to modern standards of heating and insulation without understanding that the properties need to breathe as well. We have also found cold bridging in properties where extensions have been carried out and where the extension has been built to a different standard to the original property.



Victorian property that has been modernised

Red oval is original sliding sash window

Green oval is new large window that has been added

Is your lifestyle a factor in Cold Bridging?

This is often a contentious and difficult question, particularly where the occupier is a tenant and there is a disagreement between the landlord and the occupier as to why there is mould in the property. In our experience the major factor is the size of the family living in a property. This is especially the case with large families with young children and where in turn there is a lot of washing of clothes being done.



Very old Victorian water heater

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Winter months and cold bridging

This is particularly the case in the winter months, with the wet washed clothes being dried on radiators. Also general hygiene washing and not to mention cooking to feed everyone all lead toward a more humid atmosphere.

This is generally known as the lifestyle of occupants and can be a major factor particularly where there are legal cases as to the problems within a property.



Older style cylinder with loose insulation jacket

Design problem or a lifestyle problem?

Condensation and cold bridging explained further

This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed. For example, the occupiers' lifestyle can in most cases be amended. This may involve the occupier having an understanding of the problems they are causing. For example, drying lots of washing on a radiator inside may be causing excessive moisture in the atmosphere. Equally not opening the windows and closing or sealing up vents can be a problem.



Inappropriate double glazed windows change the look of the property

Red circle is insulated roof indicated as snow is not visible

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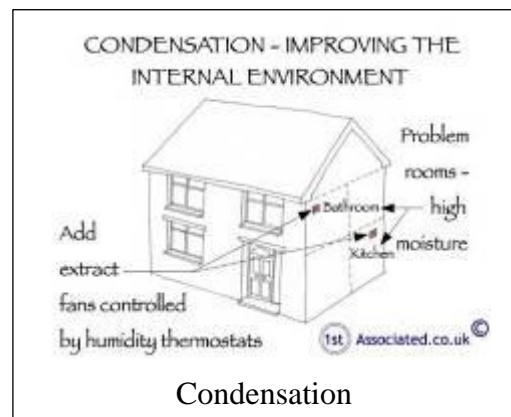
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Design of the Building

Sometimes it really is down to the design of the property. Where there are cold elements in it, such as a concrete structural frame or concrete lintels, when these are in contact with moist air condensation occurs. Sometimes this is impossible to stop but often it is possible to reduce it by having a better circulation of air with a better heat and coolness balance and the removal of any moist air.



Things to remember about an air brick

If you are thinking about adding an air brick then you need to be aware that airbricks don't actually allow that much air through. Although externally a nine by three air brick has a lot of gaps, as these gaps taper, it is generally considered that only about one inch square of air regularly passes through the grills.



Seasons change and condensation and cold bridging problems occur

The different seasons mean that the building reacts differently. Anyone who has lived in an old property will know that windows and doors particularly sliding sash windows will swell during the winter months.



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Lifestyle can cause cold bridging

There can be similar issues with a property where, regardless of your lifestyle, during some of the different seasons, for example the winter or a wet spring, taking a shower can relate in condensation even with extract fans running (although this is far less likely).

It also depends on what the humidity level is outside as this can be greater than inside. The moisture/humidity will then seek out colder rooms such as spare bedrooms and the corners of cupboards. When you open these at a later date you will be surprised to find black mould.



Sliding sash windows can swell in the winter months

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