

RESIDENTIAL BUILDING SURVEY

OF
1940s Detached Chalet Bungalow



FOR

Mr H

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION
REPORT FORMAT
SYNOPSIS

EXECUTIVE SUMMARY
SUMMARY UPON REFLECTION

EXTERNAL

CHIMNEYSTACKS, FLUES, PARAPET WALLS, DORMER WINDOWS
ROOF COVERINGS AND UNDERLAYERS
ROOF STRUCTURE AND LOFT SPACE
GUTTERS AND DOWNPIPES AND SOIL AND VENT PIPES
EXTERNAL WALLS
EXTERNAL JOINERY
EXTERNAL DECORATIONS

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES
CHIMNEYBREASTS, FLUES AND FIREPLACES
FLOORS
DAMPNESS
INTERNAL JOINERY
TIMBER DEFECTS
INTERNAL DECORATIONS
THERMAL EFFICIENCY
OTHER MATTERS

SERVICES

ELECTRICITY
GAS
PLUMBING AND HEATING
BATHROOMS
MAIN DRAINS

OUTSIDE AREAS

GARAGES / PARKING
EXTERNAL AREAS

POINTS FOR LEGAL ADVISOR

APPENDICES

LIMITATIONS
ELECTRICAL REGULATIONS
GENERAL INFORMATION ON THE PROPERTY MARKET

Independent Chartered Surveyors

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

INTRODUCTION

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

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

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

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

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey detached chalet bungalow, which has been extended and altered over the years.

It has 1960's flat roof style extensions to either end and a more modern plastic conservatory style extension to the rear.

There are good sized gardens surrounding the property, including semi-mature and mature trees and a very large willow tree.

We believe originally that parts of the structure were built from the 1940's/1950's. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1939-1945	World War II (6 June 1944 D-Day)
1948	The Manchester Mark 1 developed (arguably the first computer)
1948	Olympic Games held in London
1950	Concept of artificial intelligence for computers was developed by Alan Turing (MOD)
1952	Polio vaccine invented
1953	DNA discovered
1958	NASA founded

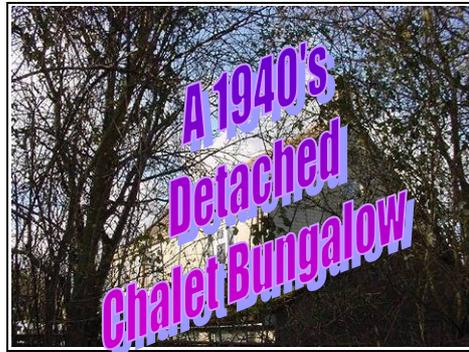
EXTERNAL PHOTOGRAPHS



Front View



Rear View



Left hand view (through the trees from the adjoining BT property)



View of the entrance from the private road



Front Garden

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Entrance hallway
- Dining room
- Kitchen
- Large utilities room
- Main reception room to left hand side
- Self-contained bedroom and en-suite toilet facilities to the rear left hand side
- Large study/games room to the front left hand side
- Conservatory/Aviary to the rear

First Floor

The first floor accommodation consists of:

- Bathroom
- Three bedrooms

Outside Areas

There are good-sized gardens surrounding the property, including semi-mature, mature trees and a large willow tree!

Independent Chartered Surveyors

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

INTERNAL PHOTOGRAPHS

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

Ground Floor



Entrance hallway



Kitchen



Dining Room



Lounge



Rear left hand side bedroom



En-suite WC



Study/Games Room

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

First Floor



Left hand bedroom



Front right hand bedroom



Front middle bedroom



Bathroom



Separate WC

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

SUMMARY OF CONSTRUCTION

EXTERNAL

- Chimneys: One brick chimney remaining to the left hand side, one chimney having been removed
- Main Roof: A pitched roof, clad with a concrete tile
Flat roofs to dormer windows and the side extension and an additional pitched roof to the left hand side, part in large 1970's style tiles and part in polycarbonate plastic to the conservatory.
- Gutters and Downpipes: A mixture of Finlock concrete guttering and plastic, possibly with some asbestos downpipes that have been covered up with a plastic pipe being cut and put around them.
- Soil and Vent Pipe: Cast iron
- Walls: Finished in stretcher bond brickwork (assumed) in a hard brick
- External Joinery: A mixture of metal windows, set within timber frames. Some double glazed units include trickle vents, and whilst most are made up by the Finlock concrete guttering there are some timber and plastic fascias and soffits also.

INTERNAL

- Ceilings: Plasterboard, where viewed in the roof space (assumed)
- Walls: Predominantly solid (assumed)
- Floors: Ground Floor: Solid underfoot, assumed concrete (assumed).
First Floor: Joist and floorboards (assumed)

SERVICES

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

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

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

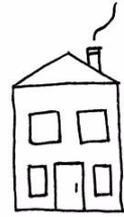
Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

EXECUTIVE SUMMARY



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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 50 plus photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back.

Having said all of that, here are our comments:-

Generally we found the property to be in below average condition considering the property's age, type and style. We have highlighted the main issues within the Executive Summary, which we have divided into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind you should focus on.

The Good

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

- The property has potential. Little has been done for many years, and conversely this is having an affect on the condition of the property.
- It has good sized gardens

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

The Bad

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

1) **Chimney Removed**

The chimney that was on the right hand side has been partially removed at high level (rather than low level) and therefore is unlikely to be a problem. In theory, Building Regulations approval should have been obtained.

ACTION REQUIRED: Your legal adviser should confirm.

2) **General cleaning of the moss from the roofs and gutters and repairing the brackets and replacing the downpipes**

The title really says it all!

ACTION REQUIRED: Some of this we would class as DIY type work. However, for replacing the downpipes we would recommend it is carried out professionally.

ANTICIPATED COST: £3,000 to £4,000. If the downpipes are found to be asbestos, which it looks like they may be, then this cost is likely to go up towards £10,000, as asbestos removal can be very expensive.

As a general comment, a property of this age may well have asbestos internally also, as asbestos in its day (the 1960's) was used as commonly as wood.



Looking into the Finlock guttering



Downpipes covered in plastic

Please see the Roofs and Gutters and Downpipes Sections of this Report.

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

3) **Flat Roofs**

You have two large flat roofs, one to the left hand side, one to the right hand side. The left hand side is in the poorest condition. It has suffered badly from being flat and therefore no water can drain off it. You should have a fall of approximately 12 to 15 degrees. As you are aware, having been on the roof, it is covered with moss and grass is literally growing from it, all of which we squelched around on!



Right hand flat roof

We also noted that the flashing needs to be replaced in lead and there are also some repairs to the nearby pitched roof.

ACTION REQUIRED: We recommend complete replacement of the roof, and to ensure that there is a fall on it we would recommend adding cellular insulation, cut to falls, with a high performance felt on top.

Finally, we would recommend that the tree is cut back to allow some sunlight onto the roof, which should reduce the moss.

ANTICIPATED COST: In the region of £6,000 to £10,000, depending upon the quality of felt used, whether the builders are VAT registered, etc, etc. Please see our comments with regard to these approximate estimate. Quotations should be obtained.

It may be worth considering having the right hand side roof re-roofed at the same time, as a larger contract may result in a better price, particularly with the market as it is today. However, we feel that both roofs can last for some time, with occasional patching if it is not part of your main priority list, if they are not rooms that are going to be main rooms in the way that you live in the house.

Please see the Roof Section of this Report.

4) **The property has various characteristics that would be very difficult or very, very costly to remove**

- a. The Finlock concrete gutters, which can be difficult to make watertight. These are presently allowing water into the property walls in what is known as lateral dampness (through the walls).



Finlock gutters



Dampness coming in from Finlock gutters

Even once this work has been carried out the walls will take many months, in our experience, to dry out. It is only after these many months that you will know whether you have managed to stop all leaks (and they will tend to return from time to time if the guttering becomes defective again).

ACTION REQUIRED: The gutter needs to be made watertight. Typically, this is with a bitumen paint, which could be a DIY type job, particularly as great care needs to be taken over it to ensure that it is done properly. The bitumen coating will need regular repair to ensure it stays watertight. An alternative may be to line the gutters with lead, providing sufficient fall can still be obtained on them.

It may well pay you to buy your own tower scaffolding, as this would enable anyone carrying out work to have good access to both the roof and the gutter work, for example.

- b. The garden and the land that the property sits on is generally damp. We suspect a high water table area or a low point (and therefore would perhaps have had a pond in the area) or an underground stream.



There is a large willow tree in the garden, which, whilst being a beautiful tree, also does indicate that there is a reasonable amount of water in the ground below as, if you recall, typically willow trees are next to rivers and therefore like water.

ACTION REQUIRED: We would recommend an arboriculturalist be called (not a tree surgeon) to advise on how to maintain the trees.

ANTICIPATED COSTS: In the region of £200, plus any work. Please obtain quotations.

c) Cracks

The property has been built in a hard brick and, due to the dampness getting into the property from the gutters and the roofs, along also with the saturated ground and an above average number of openings in the property. Remember doors have been added to the original left hand gable to give access to the 1960's flat roof extension. This has led to cracking occurring within the property.

Cracks we have noted range from:

Left hand gable

Where there are perpendicular cracks and diagonal cracking and part of the front section looks to have been re-built to the right hand side where there are predominantly diagonal or raking cracks, with one crack noted through the brickwork.

Garage, utilities and laundry area

There are various vertical cracks around the windows and there is one crack running from the top to the bottom of the structure on the right hand gable.

Front and rear of the structure

There are various cracks to the front and rear.



Examples of cracking,
repointing needed

ACTION REQUIRED: All cracks need filling with a lime based mortar that matches the dry mortar to the house. The matching of the mortar is very difficult to do. If you are not careful the building will be repointed in a different colour mortar and will look to have “scars”.

ANTICIPATED COST: This ranges from a DIY style job to a few hundred pounds, as a yearly event, with a full style bricklayer that knows how to use lime mortar, spending a few days at the property with a soft brush, removing any loose pointing and repointing as necessary. We would add that we noted some pointing had come loose. This will need repointing in a lime based mortar, as opposed to a sealant being used.

Please see the Gutters and Downpipes and the Walls Sections of this Report.

5) Windows

You have a number of metal windows. These tend to promote condensation, depending of course on how you use the property, whether you regularly air it and/or the number of baths you have, for example, or the type of cooking that you carry out.



Metal timber frame

ACTION REQUIRED: We therefore recommend replacing some windows to rooms that you utilise most (but there is no rush, remember the SPAB (Society for Protection of Ancient Buildings) philosophy of the first thing you should do when you get a new property is do the gardening and think about what you are going to do to the house). We would also recommend a visit to Solopark, near Duxford in Cambridgeshire, and one of the largest building reclaimers yards in the country, where you may find some inspiration and nice windows!

ANTICIPATED COST: This depends on the quality of the double glazed windows, if you choose to replace with double glazed windows. We would always recommend trickle vents. We have recently put six new double glazed windows and two new doors in a rental property for £3,200 including VAT.

Please see the External Joinery Section of this Report.

6) Dampness

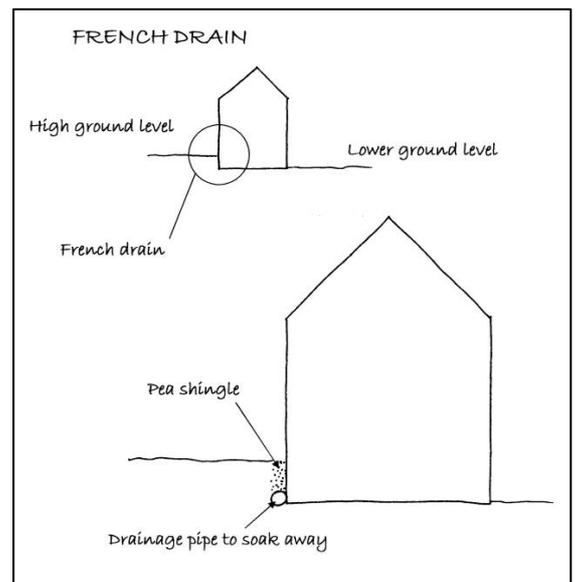
There is some rising damp at the base of wall, which is being caused by the high ground level.



ACTION RQEUURED: We therefore recommend a French gully be added.

ANTICIPATED COST: To have this work carried out by a builder we would expect quotes in the region of £3,000 to £4,000 for a proper system going into your drainage run.

Please see the Dampness Section of this Report.



7) Concrete Ground Floor

Please see our comments specifically to the ground floor within the main body of the report.

8) Services

Electrics

The electrics are circa 1960's, possibly 1970's.

ACTION REQUIRED: We would recommend that the fuseboard is replaced with a good one that works more efficiently and also recommend an NICEIC inspection and test and their recommendations. We would also take the opportunity to add extra power points, as these seem to be minimal!



Dated electrics

Earth Test

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

ACTION REQUIRED: Please see our comments in the main body of the report.



Earth test

Please see the Service Section of this Report.

9) General update

It almost goes without saying that the property needs to be generally updated and changed into your own home. We discussed everything from extending the kitchen into the utility room, but if you recall there would be a floor level problem with knocking down a wall around the chimney into the dining room, and possibly extending with a vaulted glazed roof in the kitchen area, to just utilising the house at it is and seeing if you can work out a way of using it.

We also discussed the lounge fire and replacing it with a log fire (which we are a fan of), and removing the current “stick on” brick fireplace.

ACTION REQUIRED: Carry out the gardening, as recommended by SPAB(!) and decide on the design that you wish to have within the property. We would recommend that you take photos or collect photos from magazines. As mentioned, we are more than happy to come round and chat to you about extending and altering your property.

ANTICIPATED COST: This really depends upon what style you decide. Of course you can manage to a budget.

10) Private Road and Private Drainage

Your solicitor needs to check and confirm the arrangements with regard to responsibility and costs on the road and the drainage.

Please see the Main Drains Section of this Report.



ACTION REQUIRED: Your legal adviser to check and confirm.

The Ugly

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

There is nothing which we feel falls into this category. However, the sheer number of issues will put many but the most robust of purchasers off, particularly those that have not carried out any extensive building work before.

Other Items

Moving on to more general information.

Maintenance

This type of property is relatively modern (i.e., less than one hundred years old) but nevertheless still requires ongoing maintenance (you can see what happens if you do not carry out maintenance) and repair. A budget for such work must be allowed to ensure it is maintained in a good condition. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecoration. We have detailed these and other issues within the main body of the report, but only you can decide whether it is DIYable.

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Costs

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

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

SUMMARY UPON REFLECTION



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

We recommend that you re-read the Executive Summary, particularly focusing on items 3. a), b) and c), which are characteristics of the property, which you can do little to change. You need to ensure that you are happy with the consequences of these “characteristics” of the property; the guttering, land and trees, in particular the willow tree, and the cracks.

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 legal completion.

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

MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

Independent Chartered Surveyors

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

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



Independent Chartered Surveyors

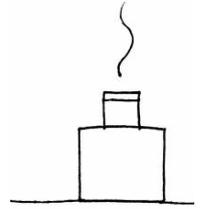
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

EXTERNAL

CHIMNEY STACKS, FLUES, PARAPET WALLS, DORMER WINDOWS



Chimney Stacks

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

This property had two chimneys, one which is located to the left hand side and one on the right hand side, which has been removed, all directions given as you face the property.

Chimney One - located to the left hand side of the property

The chimney is brick finished with a lead flashing, with one chimney pot. Unfortunately we were unable to see the very top of the chimney known as the flaunching, we therefore cannot comment upon it. It does, however, look to have been rebuilt. Chimneys, due to their exposed locations can suffer and this may be why it has been rebuilt.



Chimney



Close up view

Chimney Two, that has been removed - located to the right hand side of the property

We spoke about this chimney being removed. It could be reinstated if you employ the right trades people.



The section of the roof where the chimney has been removed, in the centre of the photo with the multi-coloured timbers

Flaunchings Defined

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

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

Dormer Windows

Dormer windows are often used where rooms are formed within the roof space and have the advantage of allowing light into the area and also giving the head space to allow them to be stood next to.

There are two dormer windows, one large and one small, to this property. They have been inspected from ground level and the adjoining flat roof. The sides are tiled with a flat roof, which unfortunately, we could not see. It looks to be felt from the edge detailing, which looks in average condition.

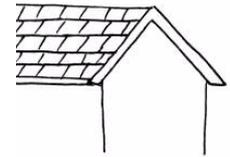


ACTION REQUIRED: We recommend that you check the flat roofs when you are carrying out the work to the guttering.

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

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

ROOF COVERINGS AND UNDERLAYERS



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

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

Main Roof

The roof is pitched and clad in a small nibbed concrete tile. From what we could see the concrete tiles are lying level and true and look in reasonable condition. However, the roof has minor leaks.

Sometimes we find that deterioration occurs to the ridge and exposed areas such as the perimeter and so you should periodically check these areas.



Displaced roof tiles,
front left hand side of property

In this case, dampness seems to have got through the tiles and the underlayer beneath. This may be due to the mass of moss on the roof, so we recommend that this be cleared, and it may be due to slight opening up of the roof, due to movement in the structure.

ACTION REQUIRED: We recommend that all moss is removed from the roof and a roofer spends half a day to a day on the roof, generally tidying up and closing up the joints.

Rear Pitched Roof

This is heavily covered in moss.



The rear pitched roof and the moss



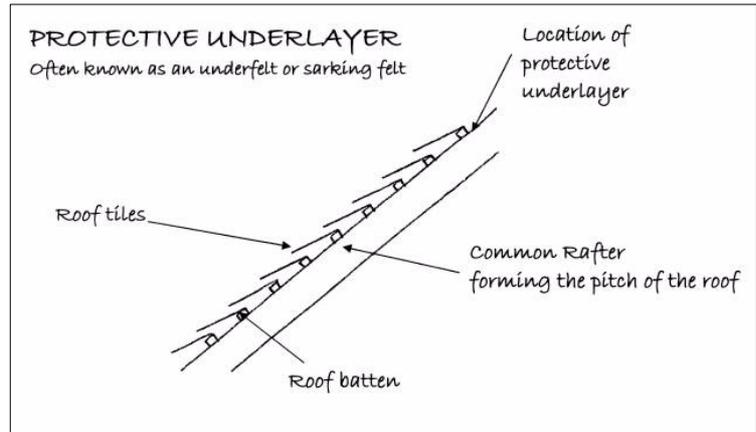
Some work is required to the repointing of the perimeter of the roof

ACTION REQUIRED: We would reiterate our earlier comments.

ANTICIPATED COST: To have a roofer for a day and the clearing of the moss, though some of it may be able to be carried out as a DIY job, assuming you can get safe access, expect costs in the region of £250 to £750. Please obtain quotations.

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

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



Main Roof

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



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

There is also a low level pitched roof, where the felt unfortunately has been damaged by the ladder as you get into the roof. We recommend you replace it and then put a sheet of timber between the joists to stop the ladder from causing further damage.



Low Level Roofs

Flat Roofs

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

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

We would refer you to our comments in the Executive Summary.



Mass of moss on left hand flat roof



Grass growing through on left hand flat roof



Damage visible to left hand flat roof



Repairs and replacement of the mineral felt visible



Mass of moss on
Right hand flat roof

ACTION REQUIRED: We have recommended replacement of the roofs, with the adding of a cellular insulation, cut to falls. We would also advise that the latest Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

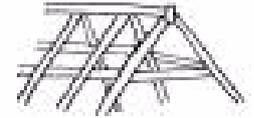
Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from upper floor windows and/or ground level.

We could see the majority of the roof, however we have made our best assumptions based upon what we could see, where sections were hidden from view, though closer inspection and removal of the moss may identify other defects.

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

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

We will consider the roof in two areas; the main roof and the ground floor roof, both of which we could access.

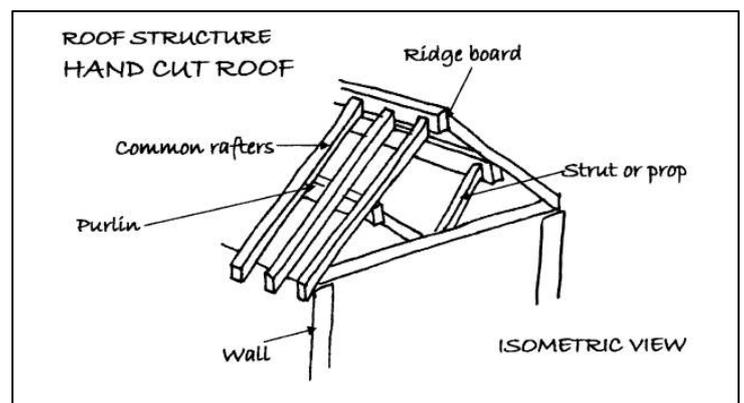
Roof Access

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

The ground floor roof also has a ladder (which was damaging the sarking felt). We were unable to get into this roof due to lack of space. We viewed it from a ladder.

Roof Structure

The main roof has, what is known as, a cut timber roof, which 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.



Roof Timbers

We found the roof timbers generally in average condition considering their age. We have inspected the roof structure for:

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

Our examination was limited by the general configuration of the roof, the insulation and stored items. As mentioned what we could see was generally found to be in average condition considering its age. It is, however, feasible that there are problems in the roof that are hidden.

We did find minor woodworm around the entrance to loft hatch. Please see our comments in the Woodworm Section of this Report.

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



Close up view of roof timbers



Minor woodworm

Water Tanks

The water tanks are insulated and, from what we could see, they looked to be formed in plastic. We therefore assume they are relatively new (in surveying terms, in this instance, that is the last 30 years). Care has to be taken with roofs and water tanks to allow some warm air so that they don't freeze.

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

Ventilation

We did not see any vents to the roof to help prevent condensation.

ACTION REQUIRED: Add vents, particularly if you are going to increase the insulation in the roof, as we discussed.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient amount to comment.

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

Ground Floor Roof Void

From our limited view we would comment that generally this roof is in average condition. Where the pitched roof meets the flat roof we feel there may be some problems with dampness getting in. More than likely, this problem has been caused by the condition and the very wet flat roof (the left hand side flat roof).



This is the pitched roof that we are looking inside, to the rear of the property



Ground floor roof void



Looking at where the pitch joins the flat roof



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

GUTTERS AND DOWNPIPES



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

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

The property has a mixture of the concrete Finlock gutters and plastic gutters. It is probably best to say that all the guttering needs looking at and considering whether to repair or replace.

Guttering is often overlooked. Good guttering is so important, ensuring that the property is kept dry.



A mixture of Finlock and plastic gutters



Some of the awkward/awful downpipe details

This swan neck should not be level

Taking off plastic capping around the downpipes

This damage has been caused by leaking gutter

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

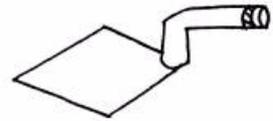
Soil and Vent Pipes

The property has a cast iron soil and vent pipe. It is in need of redecoration. At the same time you should check to see if there are any cracks, particularly to the rear at high level. As discussed, the top of it does look to be in a different material.



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

WALLS



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

Brickwork

This property is brick finished and laid in a lime mortar. This is all bedded in what is known as Stretcher Bond.

In this property we have the original cavity brickwork built before insulation was commonly added. Also, please see our comments on wall ties, as these can cause a problem in older properties.

Wall Ties Defined

Wall tie failure occurs on pre-1970s properties, the wall ties used can rust. It is possible to replace defects and a specialist contractor should be engaged to investigate further to establish the extent of the problem and the cost of replacement.

Cracks in the Brickwork

Please see our comments in the Executive Summary.



Examples of cracking in walls

Render

The right hand utilities/laundry room/garage has been rendered. It has some hairline cracking, which needs repairing as it will allow dampness into the structure. We would repair it with a sealant. Also, ideally, an overall check of the render needs to be carried out and any hollow areas replaced/ repaired.

The property has vertical cracks, these are between the windows, which are reasonable common as this is the weakest area.



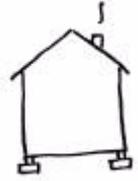
Cracks to the render on the rear
of the right hand side

ACTION REQUIRED: Repair all cracks with a sealant or a mortar to a similar strength consistency. Please see our comments in the Executive Summary.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by brickwork / render / plasterwork we cannot comment on their construction or condition. In buildings of this age concrete lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

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

FOUNDATIONS



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

Foundations

We would expect to find a stepped brick/block foundation possibly with a bedding of lime mortar.

Building Insurance Policy

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

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

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

TREES

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

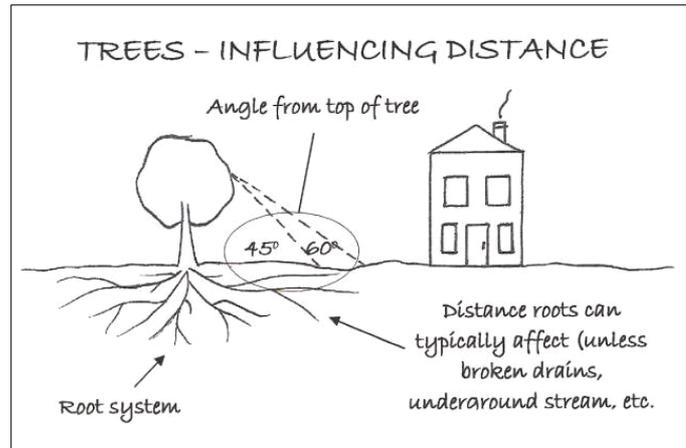
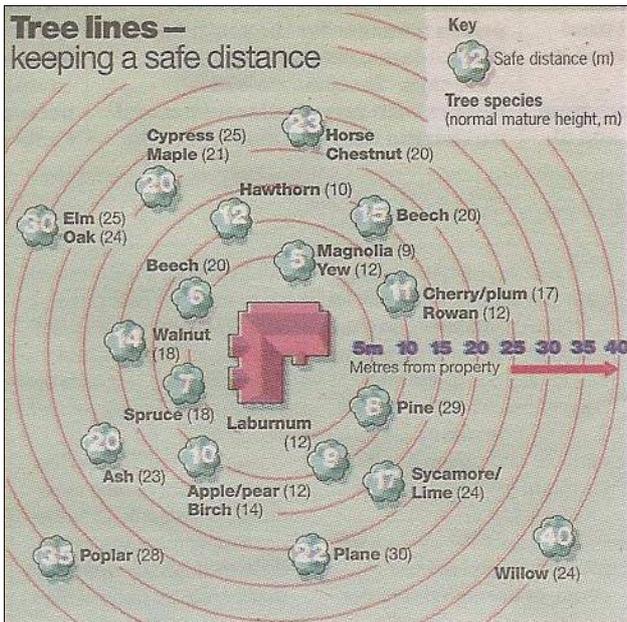
Damage to foundations and underground services can be caused by trees and shrubs. There are a number of these in the vicinity of the building, what we term within influencing distance, particularly the willow tree, and we believe that these trees may be affecting the property.



The amazing willow tree in the garden.

ACTION REQUIRED: You need to obtain advice from an arboriculturist (not a tree surgeon). Please see our comments within the executive summary.

The willow tree is relatively close to the property and you need to get advice specifically on this tree. Interestingly, it is generally considered that, where there is a willow tree there is usually water.



Influencing Distance Defined

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

Please also refer to the External Areas Section.

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

DAMP PROOF COURSE



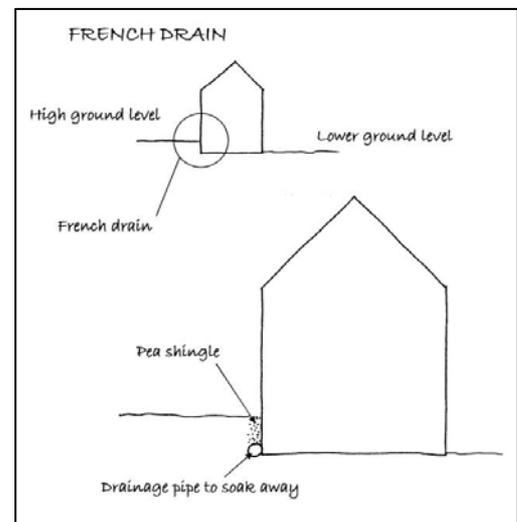
The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole,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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, we could see a damp proof course to the property. Your attention is drawn to the section of the report specifically dealing with dampness.

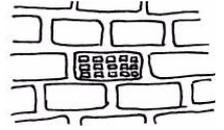


Unfortunately, the ground level is high in some areas and you will need to lower this. This may be sufficient, however we have recommended adding a French drain, as a belt and braces measure.

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



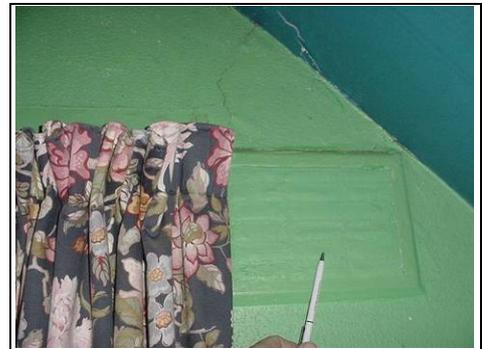
AIRBRICKS



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

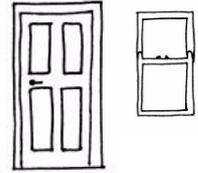
High level airbricks

We noted high level airbricks and these were used to help reduce condensation and were, we believe, a building regulation requirement of the time. These were typically added in the 1960's to help reduce the condensation being caused by the metal windows.



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

EXTERNAL JOINERY



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

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

Fascias and Soffits

The guttering effectively acts as a fascia and soffits.



In some areas there is a traditional fascia board, this looked in reasonable condition, as can be seen in the adjoining photo.



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

Windows and Doors

Metal windows

Many of the metal windows are remaining. These can lead to condensation and generally rust and are draughty.



Metal window

Plastic windows

Some areas have been re-glazed in plastic double glazing. They generally look to be of a reasonable quality, but probably to the lower end of the market. We were pleased to see trickle vents in the windows.



Plastic windows with trickle vents

Trickle Vents Defined

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

Foil to the bottom of the windows

A foil was noted to the base of most windows. We can understand the rationale behind this on the metal windows, as this is a timber frame, which could rot and this could protect it, but not on the plastic windows.



Plastic windows with foil at the bottom



Metal window with foil at the bottom



Lifting the aluminium revealed rot and rust to the windows. This is very unusual

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

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

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

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

EXTERNAL DECORATIONS



The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

An external re-decoration is required or replacement of windows, which would minimise the redecoration.

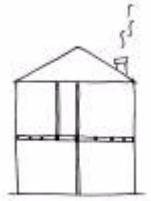
ACTION REQUIRED: The sooner redecoration is carried the better, as this will minimise repair work.

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

Please see our comments in the External Joinery section.

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES



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

Ceilings

From our visual inspection of the ceilings we believe that the ceilings are likely to be plasterboard or hardboard (both assumed). In this age of property there also the possibility that they are asbestos.



Leak in the rear ground floor bedroom

Some of the ceilings under the flat roofs have been damaged by water ingress and there is also an area within the main left hand bedroom that looks to have been damaged with water.



Main left hand bedroom, looks to have been damaged by water

All things considered, we feel the ceilings have held up very well. However, this does raise the concern that there may be hardboard or asbestos sheets, though the hairline cracking that is visible in many of the ceilings sheets would indicate that it is plasterboard.

ACTION REQUIRED: The ceilings need to be opened up to check their construction. Whilst we think it is more than likely they are plasterboard, we feel we do have to warn you about the chances of them not, the worst case scenario of them being asbestos.

Plasterboard Defined

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

Internal Walls and Partitions

We have carried out a tap test on the internal walls (this is not rocket science, it is literally tapping the walls and listening for the sound made) and found the majority to be solid when tapped, which, for this age of property, indicates that internal construction is likely to be brick or blockwork. We much prefer this type of construction as it minimises noise transfer between rooms.

Perimeter Walls

Our tap test showed a concrete/cement plaster to the perimeter walls. This very hard plaster is unlikely to move with the structure and some cracking is likely to occur and re-occur. We would not recommend this type of plaster. However it is not worth the expense of replacing it unless major works are taking place. It's not defective just not as good as it could be.

Cracks to Walls

Internally there are many cracks to the walls. These cracks are caused by a combination of the materials used in the construction and dampness getting into the property for a long period of time.

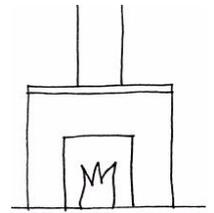


Cracks to internal walls

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.

CHIMNEYBREASTS, FLUES AND FIREPLACES



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

There are two chimneys, one located to the left hand side, coming into the main reception room/lounge and the other that used to be coming into the dining room area, that has now been made into various cupboards. This is the chimney breast that has been partly removed. In theory, Building Regulations approval should have been obtained. Your legal adviser should confirm, but in the real world it is unlikely permission or even professional advice has been sought.

Please see our comments in the Executive Summary.

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.

Finally, it is strongly recommended that flues be cleaned and checked for obstruction prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimneystacks, Flues and Parapet Walls section of this Report.

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

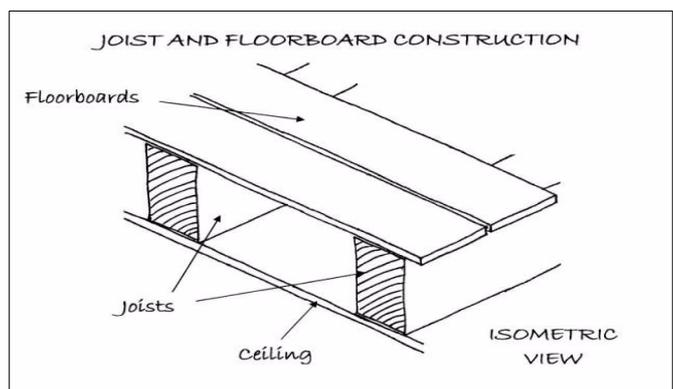
The floors felt solid underfoot so we have assumed they are formed in concrete, however, we have not opened up the floors. We would add that in an area where there is excessive dampness and high water table levels and tree roots, for example, from the adjoining willowing tree, that may well have got underneath the property, then blistering and lifting of the ground floor can occur.

First Floor

We have assumed that the first floor construction is joist and floorboards as this is typical in this age of property. Rather unusually, the joists are running from side to side. We say unusually as this is the long run, as opposed to the short run. Normally when builders build they use shorter lengths of timbers as they are cheaper. This does mean that the property could twist more than would normally be the case. It may be that herringbone strutting has been used between the timbers, but without opening up the timbers we cannot confirm this.

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, laminated flooring etc. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

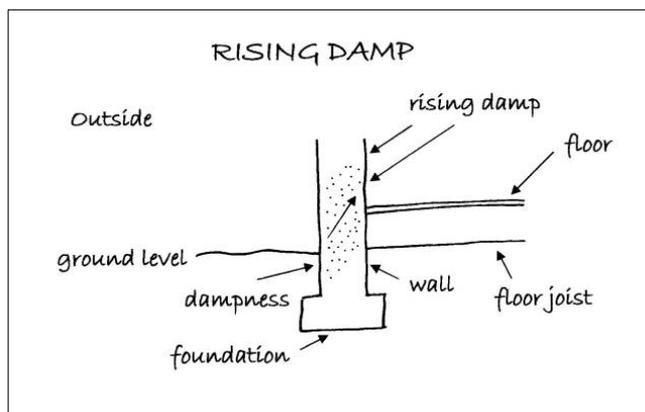
DAMPNESS



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

Rising Damp

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



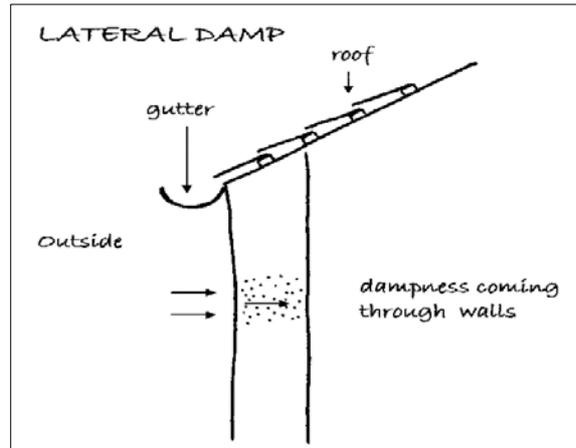
The ground floor of the property is below the outside ground level this leads to dampness.

ACTION REQUIRED: Lower the ground level and add a French gully. Please see our comments in the Executive Summary.



Lateral or Penetrating Dampness

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



Tests were taken with a moisture meter at random points to internal walls, floors and other surfaces. We get high readings, in some areas.

Please see our comments in the executive summary.



Condensation

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

We can see no obvious signs of condensation internally, however it depends upon how you utilise the building.

We have concerns that no extract fans in the bathroom/ cloakroom/ en-suite Will not be able to cope with the condensation. If this is a problem, we recommend increasing the size of the extract fan.

As mentioned it really does depend upon how you use the building. If you do your washing and then dry it without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Often opening windows to air the building, particularly first thing in the morning, resolves most condensation issues.

Silver foil to the windows

We believe foil has been added to the base of the windows as a misguided solution to the condensation that is occurring, thinking that the dampness is coming from the outside when it is likely the condensation is occurring inside and is causing the bottom of the window frame to rot beneath.



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

INTERNAL JOINERY



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

Doors

There is a general mix of doors in the property.

Staircase

We noted that the underside of the staircase was not visible which is unusual, it is normally a handy place to store things! Unless we have missed a door the staircase looked to have been encased.

Kitchen

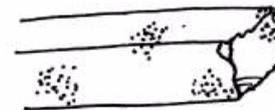
From our cursory visual inspection the kitchen looked dated, although it has suffered from some general day-to-day marks. We have not tested any of the kitchen appliances. It is not to the standard of the rest of the property.

Built in cupboards

We find built in cupboards can be very useful, and are one of the many things newer properties lack!

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

TIMBER DEFECTS



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

Dry Rot

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

In the areas visually inspected no evidence was found of any significant dry rot. Please note we have not had access to the flat roof.

Wet Rot

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

Generally no evidence was found of any significant wet rot, with the exception of the decking to the flat roof caused by its poor condition and the timber surround to the metal windows, caused by condensation, which can ultimately lead to wet rot if left etc, etc.

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

Woodworm



Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

The roof is the main area that we look for woodworm. Within this roof we did not find any significant active woodworm, causing what we would term 'structurally significant' damage. However we did see woodworm flight holes and found some frass (the dust they leave behind).



A small amount of woodworm, found around the hatch as you enter the room

ACTION REQUIRED: Please see Executive Summary.

If you wish to be 100% certain of no future problems, you must get them roof sprayed properly.

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

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

INTERNAL DECORATIONS



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

Generally we thought the internal decorations were very dated. You may wish to redecorate to your own personal taste, once, of course, the leaking gutters, roofs, etc. have been sorted out.

It is very difficult to advise on how frequently redecoration should take place. This very much depends upon the use and abuse the decoration gets, for example, hallways will need to be tended to more often.

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

THERMAL EFFICIENCY



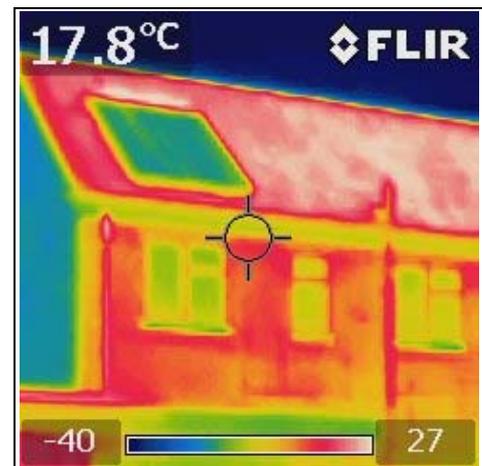
Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation.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

HIPs (Home Information Packs) Report

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

Roof Insulation

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



Walls

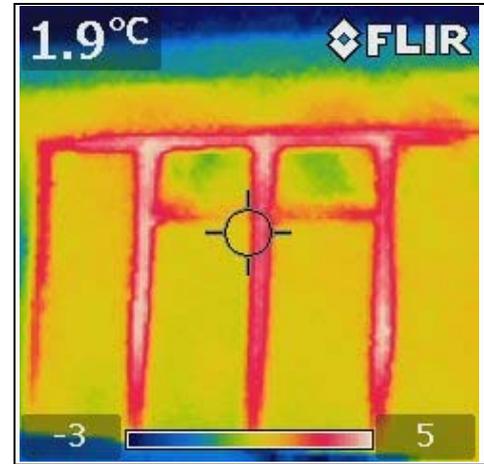
Whilst the cavity wall construction allows the opportunity to put insulation in, in this age of property it was not originally common practice. Without opening up the wall we cannot confirm if insulation has been added or not.

Please see our comments in the executive summary.

ACTION REQUIRED: Your legal adviser should make full enquires and investigation to see if insulation has been added and report any findings to us immediately. Problems can occur where insulation has been added at a later date.

Windows

A mix of double glazed windows, which will have reasonable thermal properties and single glazed windows, which will have poor thermal properties, particularly as these are metal windows.



Services

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

Summary

Overall, considering the properties age, type and style, it has below average thermal properties.

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

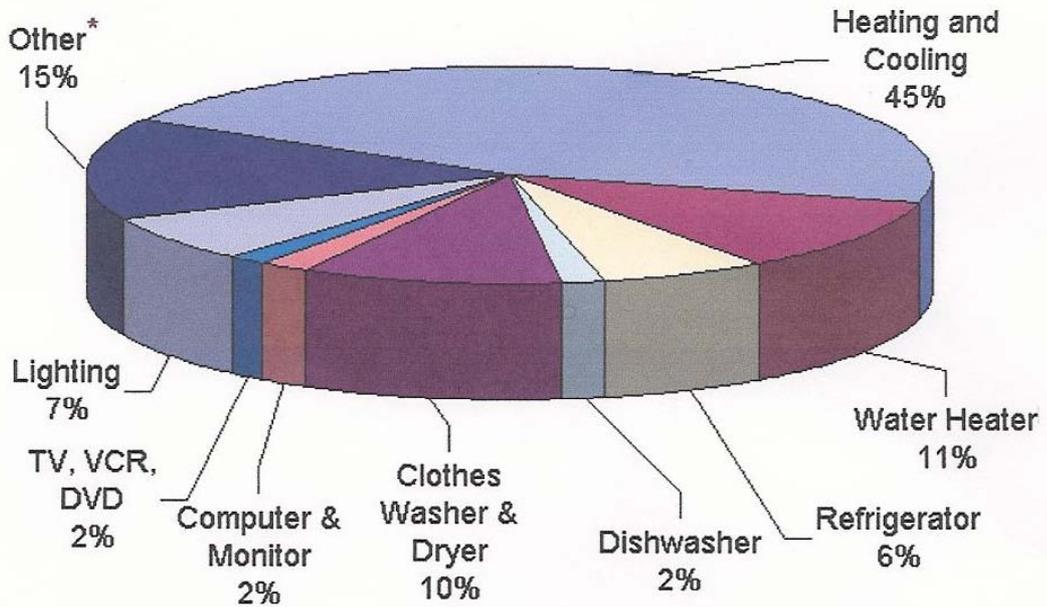
[HTTP//www.est.org.uk](http://www.est.org.uk), which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk

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

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

What does my energy bill pay for?



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

Independent Chartered Surveyors

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

OTHER MATTERS



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

Security System

We did not note a security system within the house. 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 NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Any property on a sloping site is more susceptible than one on a flat site; it is simply the laws of gravity. Foundations normally allow for such occurrences, particularly in newer properties, although there can still be some minor movement.

Fire Systems and Smoke Alarms

No smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in an existing property that is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be installed. We have seen recently a smoke detector that fits within a light fitting (although we have not used these personally), which is charged when the light is switched on (providing it is switched on a certain number of times a year). We feel this is an excellent idea as it alleviates the problems of batteries running out.

We also like the radio activated fire/smoke alarms. If one goes off they all go off.

We would also advise that if you wish to have any general advice the local Fire Authority are usually happy to help.

Insurance

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

Asbestos

Given the age of this property you may have asbestos, as it was once used almost as generally as wood. For example to the service ducts, and linings to the lift etc etc.

We are finding that generally buyers are unhappy to purchase property with any defective asbestos. We have inspected for visible damaged/ degrading asbestos, (no tests have been taken) and not found any. See asbestos article www.1stassociated.co.uk

ACTION REQUIRED: We are not specialist asbestos surveyors.

The landlord should keep a register ask to see it and copy it to us

If you want to be 100% free of asbestos you need a specialist asbestos survey, where samples are taken.

You should, note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

SERVICES

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

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

ELECTRICITY



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

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

Fuse Board

The electric fuses and consumer units were located in the utilities room. We would date the fuseboard as being from the 1960s and, whilst not the best now available, it is reasonable.



Earth Test

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

ACTION REQUIRED: If there is no record of an electrical test having been undertaken within the last five years, it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter, the installation should be re-tested every five years.



Also note that Building Regulations require certain electrical work to be certified by an approved contractor. Please see the appendices at the end of this survey for further details.

Visible wiring and fittings are dated.

Power Points

You may wish to add more power points, as demand for electricity seems to be ever increasing! We generally recommend to have double power points throughout a property, at least two per room and two per wall in the kitchen.

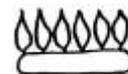
ACTION REQUIRED: Obtain a quotation to upgrade.

Solar Panel

We have no idea whether the solar panel works or not as the property was unoccupied when we carried out the survey and we did not have the chance to carry out our normal questionnaire during a question and answer session with the occupier/owner.



Solar panel



GAS

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

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

We are advised mains gas is available but the meter has not been found. It is recommended that you check with the relevant gas company to ascertain whether the supply is still live and what the appropriate re-connection charges are.

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

PLUMBING AND HEATING



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

Water Supply

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

ACTION REQUIRED: Ask the Owners.

Water Pressure

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

Cold Water Cistern

Please see our comments in the Roof Section.

Hot Water Cylinder

The property has two hot water cylinders, one located in the airing cupboard and one in the cupboard within the left hand bedroom (all directions given as you face the property). We assume that one of these is for the solar panels.



Plumbing

The plumbing, where visible, comprises copper pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors. However, given the general lack of maintenance throughout the property it may well be worth you pressure draining the central heating system and refilling it with a rust resistant agent.

Heating

The boiler was located in the laundry room,

The heating system predominately are double panel radiators.

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

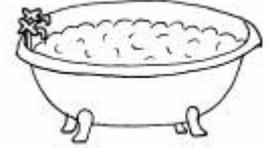
Ten Minute Heating Test

The heating was on at the time of the survey, the rooms were warm.

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

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

BATHROOM



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

The property has a dated bathroom suite in interesting colours, which has been subject to some day-to-day wear and tear. You may wish to change the bathroom suite in due course.

There is also a WC on the ground floor as an “en-suite” and, again, we would make similar comments.

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

MAIN DRAINS



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

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

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

Inspection Chambers / Manholes

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

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

We duly lift the man hole/ inspection chamber cover and found the drain to be free flowing, we noted it was finished in brick.

We have identified one inspection chamber / manhole.

Inspection Chamber / Manhole One (located to the rear of the property)

We duly lifted the cover and found it to be free flowing at the time of our inspection.

From what we could see it is finished in concrete.



We have only undertaken a visual inspection of the property's foul drains by lifting covers and running water from the taps within the house.

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 age of property it could be literally anywhere!

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

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

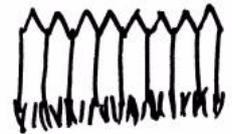
OUTSIDE AREAS

GARAGES/ PARKING



We did not have access to the garage, other than looking through the window. There is off-road parking available.

EXTERNAL AREAS



Front, Rear and Side Gardens

The property has good sized gardens, with some off-road parking to the front, and is need of some tender loving care and attention.

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

ACTION REQUIRED: Many of the fences need straightening and re-securing.

ANTICIPATED COST: This will depend upon how repairable they are.

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

Neighbours

Left Hand Neighbours

You have a BT unit to the left hand side. There was no-one there when we knocked on the door.

Right Hand Neighbours

No-one answered the door.

POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Double glazing or replacement windows.
 - v) Roof and similar renewals.
 - vi) Central heating installation.
 - vii) Planning and Building Regulation Approvals.
 - viii) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

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

However, with regard to Envirosearch or similar general reports please read the article on our website by following the quick link 'Environmental Reports' on our home page: www.1stAssociated.co.uk.

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

LOCAL AUTHORITY ENQUIRIES

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

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

Independent Chartered Surveyors

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

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

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

Independent Chartered Surveyors

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

Surveying buildings
*By Malcolm Hollis 4th edition published by Royal Institution of
Chartered Surveyors Books.*

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

Independent Chartered Surveyors

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

WEATHER

It was a sunny, but cold, spring day at the time of the inspection. The weather did not hamper the survey.

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

NOT LOCAL

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

OCCUPIED PROPERTY

The property was occupied at the time of our survey, though the owner was not there, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to us not being able to carry out our usual question and answer session with the occupier/owner. Ideally we would have liked to have been able to open up the floors and part of the ceiling.

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

Motleyfool.co.uk

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

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

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

www.globrix.com

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

Independent Chartered Surveyors

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424