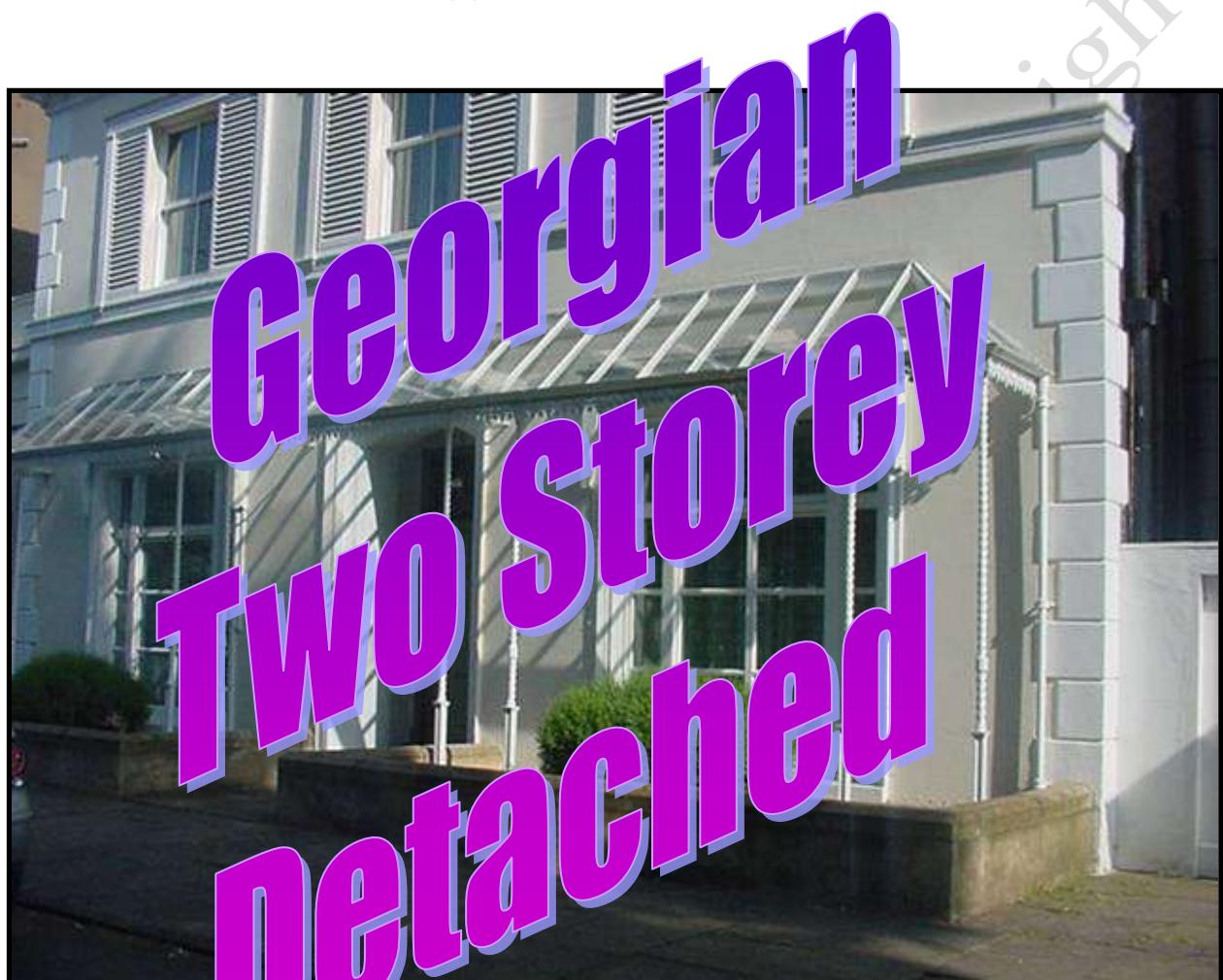


**RESIDENTIAL BUILDING SURVEY
OF
Warwickshire**



Marketing by:

www.1stAssociated.co.uk

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INTRODUCTION

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

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

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

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

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

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

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

REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey detached property with rooms in the roof space and also a basement area. It has been altered and modified and refurbished over the years. There is a good sized garden to the rear and there is parking adjacent to the property.

We believe that the property was built in the Georgian/early Victorian era, the owner advised 1860, the extension was eleven years ago. 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:

1793-1800	The Grand Union Canal was built
1819	Factory work outlawed in England for children under nine years old.
1823	Macintosh invents waterproof fabric.
1825	Railway transportation was born in England when Stephenson's 'Locomotion' ran from Darlington to Stockton, carrying 450 persons at 15 miles per hour (24km/h).
1833	The Factory Act of 1833 introduced a compulsory two hours schooling each day for children. It wasn't until the 1880 Education Act that school attendance became compulsory for all children up to the age of ten.
1837	Victoria becomes Queen of Great Britain.
1840	The First Postage Stamp
1851	First World Exhibition held in London
1854	Florence Nightingale pioneers modern nursing in the Crimea
1859	Charles Darwin proposes the Theory of Evolution
1863	The Opening of London Underground
1878	Electric Street Lights are installed in London
1896	First modern Olympic Games (Athens)

EXTERNAL PHOTOGRAPHS



Front view



Rear view



Front garden and path



Street view



Rear garden



Right hand side of property (all directions given as you face the front of the property)

ACCOMMODATION AND FACILITIES

Basement/lower ground floor

The basement accommodation consists of:

- Three rooms
- Service cupboard
- Boiler Room

Ground Floor

The ground floor accommodation consists of:

- Entrance hallway
- Two reception rooms
- Dining room
- Study
- Two staircases
- Kitchen
- Utility room
- WC

First Floor

The first floor accommodation consists of:

- Three bedrooms with adjacent en suite shower rooms/bathrooms
- Four further bedrooms
- Two bathrooms

Second Floor

The second floor accommodation consists of:

- One bedroom with adjacent shower room
- Store room

Outside Areas

There is parking adjacent to the property (your legal advisor to check and confirm whether this is a private road or not and your rights and responsibilities in relation to it).

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.

Basement/lower ground floor



Sitting room – *rear left hand side*



The snug – *rear right hand side*



Games room – *front left hand side*



Boiler room – *front right hand side*

Ground Floor



Reception room



Dining room

Ground floor (contd)



Reception room



Study – rear right hand side



Kitchen – *left side*



Kitchen – *right side*



Utility room – *rear right side*



Rear Hall

First Floor



Front left hand bedroom



En suite



Front right hand bedroom



En suite



Dressing room rear right hand side



Adjacent bathroom

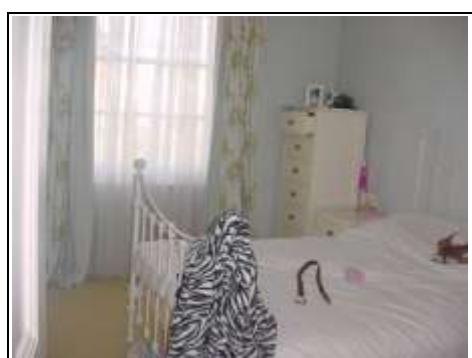
First Floor (contd)



Rear left hand bedroom



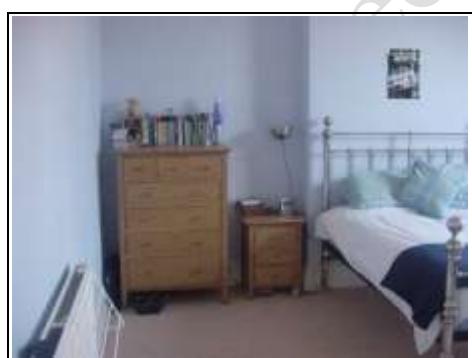
Adjoining bathroom



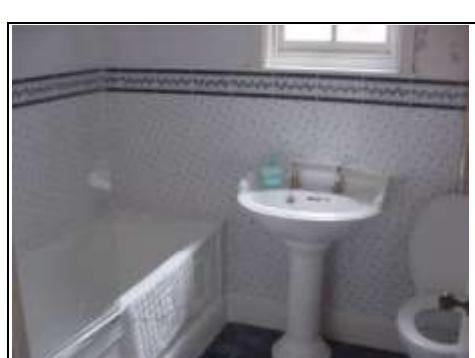
Middle rear bedroom



Rear right hand bedroom



Rear bedroom



Rear right hand bathroom

Second Floor



Bedroom



Shower room



Store room/services room

SUMMARY OF CONSTRUCTION

External

Chimneys:	Brick chimneys
Main Roof:	Two pitched slate roofs with parapet wall to the front and valley gutter to the rear
Gutters and Downpipes:	Mixture of cast iron and plastic
Soil and Vent Pipe:	Mixture of cast iron and plastic
Walls:	Flemish bond brickwork (assumed) and painted render
Fascias and Soffits:	Painted timber
Windows and Doors:	Timber sliding sash, some double glazed, some with secondary glazing

Internal

Ceilings:	Mixture of lath and plaster and plasterboard (assumed)								
Walls:	Mixture of solid studwork and dry-lined (false walls) (assumed)								
Floors:	<table><tr><td>Basement:</td><td>Firm underfoot, assumed concrete</td></tr><tr><td>Ground Floor:</td><td>Joist and floor board to the front and concrete to the rear (assumed)</td></tr><tr><td>First Floor:</td><td>Joist and floorboard, embedded timbers (assumed)</td></tr><tr><td>Second Floor:</td><td>Joist and floorboard, embedded timbers (assumed)</td></tr></table>	Basement:	Firm underfoot, assumed concrete	Ground Floor:	Joist and floor board to the front and concrete to the rear (assumed)	First Floor:	Joist and floorboard, embedded timbers (assumed)	Second Floor:	Joist and floorboard, embedded timbers (assumed)
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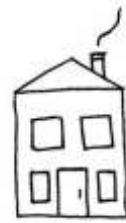
Services

We are advised by the owner that the property has a mains water supply, mains drainage, electricity and gas (assumed).

There are numerous boilers throughout the property, there are also numerous electric fuse boards.

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

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



EXECUTIVE SUMMARY

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

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

Generally we found the property to be in slightly below average condition considering the property's age, type and style, we would specifically draw your attention to the following areas which we have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

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

The location.

The property has many of the original features left, which add to the character of the property.

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) Chimneys and parapet walls

We note that the property has numerous chimneys and parapet walls, we noted that some of them where we could see them had cement flashings rather than lead flashings. This does ultimately lead to dampness getting into the property as the cement is brittle and breaks away whereas traditional lead flashings are more pliable and last longer.



ACTION REQUIRED: We therefore recommend that all the chimneys and parapet walls have work carried out on them to replace the cement flashings before the summer of 2010 ideally to ensure they are watertight for the winter. This work can be carried out in conjunction with the roof work. We do need to put this into perspective, we wouldn't be recommending this work so soon if work to the roof wasn't being proposed to be carried out.

ANTICIPATED COSTS: £2,000 - £5,000 dependent upon the difficulty of access; quotations required.

2) Pitched roofs have seen better days

We had a limited view of the pitched roofs but we were able to access and view the front of the property very well. We would comment that the roof's days are numbered without a reasonable amount of repair. We can see some “DIY standard” repairs have been carried out to the roof. You can also see an above average number of tingles are holding the slates in place. We do however feel that the roof is saveable providing the work is started relatively soon. Most importantly it will



Slate roof to the front of the property

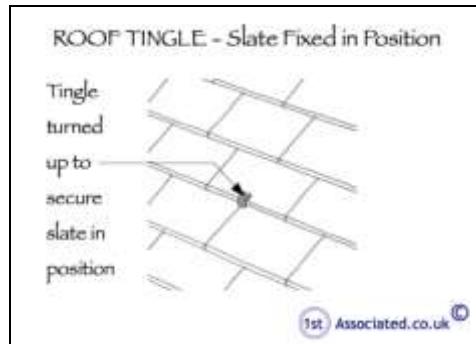


Tingles holding the slates in place

need the work carried out by a skilled tradesperson using the right materials.

Lead Tingles or Lead Slaps Defined

These are strips of lead usually about 25mm wide which are used to secure slates where they have slipped.



ACTION REQUIRED: It is so easy with the roof to glibly say that it all needs replacing. You need to obtain a selection of the right slates and good tradesmen . A good place for this and a good day out is a building reclaims yard such as Solar Park based near Cambridge (rumoured to be one of the biggest in the country). We propose a section by section repair and replacement of the slate. Whilst it is not the most economic way to carry out work (also the continuation of work that will allow you to get to know the roofer allowing him to understand the property) we feel it is probably the best option providing you have the right roofer carrying out the work. We would also suggest that you speak to the local council before you purchase the property to get a feel for the type of requirements that they will have (ensuring they are not too onerous before you purchase the property) and to ensure that you are happy to liaise with them or whether you wish to employ someone such as ourselves to carry this out for you. We would advise that we haven't been able to see the rear roof at all other than from ground level. It is very often rear roofs that are the bigger problem as they tend to use



Mastic repair to roof slates



Flash band repairs



inferior slates and workmanship on roofs that can't be seen as well. It may even be worth you purchasing a tower scaffolding to allow access to this area for viewing before the work commences. We would be more than happy to return and comment on it for you.



You will also need to repoint the ridge of the roof

As mentioned we would recommend a section by section approach to the repair and replacement of the roof. Whilst this is not the most economical way to carry out the work we feel that it is better to do some work rather than no work at all. This will also ensure that you get to know and understand your building better.

ANTICIPATED COST: We would expect costs to be in the region of £40,000 - £50,000 over several years (no more than three years). We would also add the caveat that as mentioned we have been unable to see the back of the front roof properly so this needs a close examination as soon as possible. You also need to establish a safe way of accessing that rear roof which may in itself be very costly, sometimes the scaffolding can cost as much if not more than the actual work. We would recommend three quotations from companies experienced in this type of work.

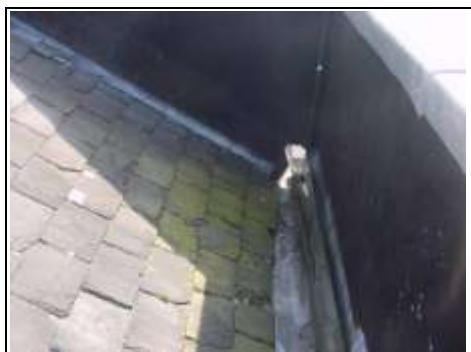
Flashband Defined

Flashband is a sticky backed felt which is best used for temporary repairs only.

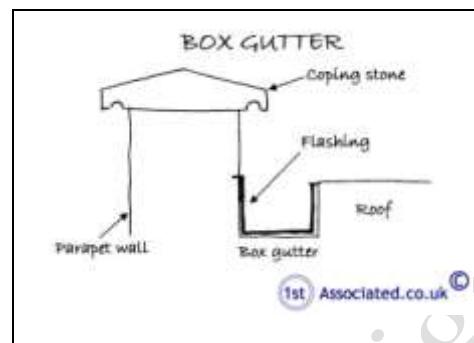
Please see the Roof Coverings and Underlayers Section of this Report.

3) Box gutter to the front of the property and valley gutter to the rear of the property

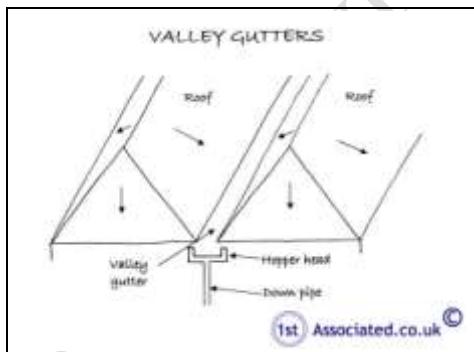
We couldn't see any major problems with these areas which does surprise us! Part of the battle is regular maintenance and for this you need to add good access. We were pleased to see that there was access, many roofs have very limited access.



Box gutter



Valley gutter



This is not exactly as your roof detail as there is a wall rather than a second roof, we hope it gives you an indication of how valley gutters work. You can see on our sketch that there is a large hopper head which is what you need.

ACTION REQUIRED: Regular maintenance of these areas needs to take place to ensure that they don't block. Sometimes out of sight out of mind is not good! We would also recommend that another access is added to the rear roof in the form of a roof light so there is another area where you can view the condition of the roof. You would need to obtain Local Authority approval for this.

ANTICIPATED COST: £2,000 - £4,000 plus regular maintenance; quotations required.

Please see the Roof Coverings and Underlayers Section of this Report.

4) Roof – thermal efficiency and condensation

Unfortunately thermal efficiency and condensation go hand in hand with older properties. Within the roof there has been a lot of insulation added, some is what is known as solid core insulation which is between the rafters and some is a more traditional fibreglass type insulation between the ceiling joists. Our concern is that so much insulation has been added in this type of property it could cause condensation. Unfortunately it is very difficult to tell the difference between condensation and a roof leaking in lots of instances.

We have moved some sections of the insulation to check (although we are aware this probably only represents less than one percent of the entire roof structure) but didn't find anything untoward however this is certainly a risk so we therefore recommend that when you do have the roof work carried out you add quite a number of vents. We particularly noticed condensation/dampness in the rear roof and as mentioned we were not able to view this so it could be either.



Roof insulation



Condensation and possibly damp coming in on the rear roof

ACTION REQUIRED: We recommend to reduce the risk of deterioration of the roof from condensation that air vents are added to the gable ends where possible and within the roofs at both high and low level where not possible. Again Local Authority approval/opinion will need to be obtained. You have to be so careful with older properties when you mix old and new materials/technologies. I would say that we still don't fully understand the implications of what we are doing with regards to adding additional insulation to properties.

ANTICIPATED COST: £1,000 - £2,000 depending upon whether it is condensation or dampness coming in through the roof. We would be more than happy to return and advise you further if the roof is opened up further; quotations required.

Please see the Roof Structure and Loft Section of this Report.

5) Rainwater drainage

We think there needs to be a general overhaul of the gutters and downpipes. Whilst we didn't see the property when it was raining we suspect for example that the hopper heads to the rear left hand side are too small and will overflow during not too heavy a downpour of rain.



Hopper heads are too small and should be increased in size

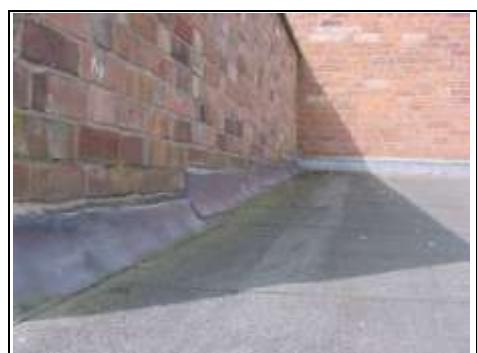
ACTION REQUIRED: We recommend a larger hopper head along with an overflow discharge on it in case it gets blocked with leaves, etc.

ANTICIPATED COST: This will be fairly expensive, we would estimate costs to be in the region of £2,000 - £5,000, this would include such things as repairing and redecorating cast iron pipes, checking and positioning of clips, etc. quotations required. Finally we would add that we would not use plastic guttering on this age of property but use an aluminium or more appropriate cast iron. Although these have initial more expensive capital cost in the long run reports show that they last longer.

Please see the Gutters and Downpipes Section of this Report.

6) Flat Roof to the garage

We noted that the ceiling joists have rotted and new timbers have been put in place and bolted through (sometimes known as back to backing) into the new timber. However the rotting of the timbers is likely to be the effect rather than the cause.



ACTION REQUIRED: You do need to inspect this flat roof next time it rains heavily to see if the rainwater is travelling off it or sitting on it otherwise the original problem will just be recreated.

Please see the Roof Coverings and Underlayers Section of this Report.



New timbers added into the ceiling joists in the garage

7) Cracking

We noted some hairline cracking to the right hand side (all directions given as you face the front of the property) which is the drainage side of the property. We often find that where the cracking is on the drainage side it is due to minor leaks and drains and causing additional settlement in the ground below. Having said that in this instance unfortunately we were unable to have a comparable look at the left hand side due to our view/access being limited in this area. We thought it best to record the hairline crack. As you can see there have been repairs previously.



Cracking to brickwork

ACTION REQUIRED: Your solicitor to specifically ask the existing owners if they have had any problems with subsidence and movement in the property and also to ask them to place an insurance claim with regards to the cracking as a safety measure as this then would limit any liability and the excess of the insurance assuming that you take on the same insurance company.

8) Dampness

In an older property you should expect some dampness and you really shouldn't be buying an older property if you are not happy with living with some dampness to some extent as it is part of the character of an older property! In any property of this age there is likely to be some dampness.



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Marketing by: Looking out of window you can see how much below ground level the basement is
www.1stAssociated.co.uk and therefore is bound to be damp
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We feel that many damp proofing companies often exaggerate the problems associated with dampness in older properties (we would refer you to the Damp Proof Myth, a book by Geoff Howell which has caused revelations in the damp proofing industry!) however you do need to take a pragmatic approach. We can see areas where a modern liquid damp proof course has been inserted where we would have looked at traditional materials such as lime based materials (lime every time) which allows the property to breath and dissipate dampness. The repairs in an older property should be appropriate to the property as well and sometimes don't necessarily mean you have a quick fix solution.

We found dampness to the rear of the property. We feel you may well be able to live with this so we suggest that you do live with it for a while. If however you are unhappy with this we would then suggest a French gulley is placed around the property to reduce the dampness.

With regards to the basement you do need to accept that dampness is coming in as you are below ground and ground water table level and presently you have false walls that are hiding the dampness. We noted radiators were on when we went into the basement/lower ground floor and therefore suspect that there is dampness in the area and remember we are looking at selling at the best time of year, ie. during the drier summer months, things can only get worse!



Plastic caps indicate a liquid damp proof course has been inserted which we generally find don't work

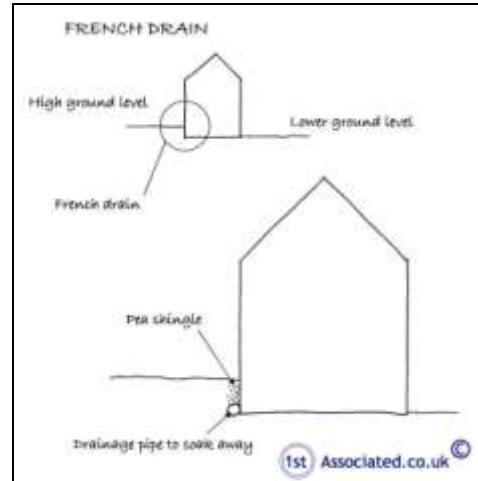


Damp proof membrane photographed within the basement area

ACTION REQUIRED: We spoke to you about how you intended to use this area. You mentioned a gym. If this is the case then you do need to have some form of air circulation and ultimately you may need to replace some of the dry lining which we personally have done to properties we have owned in the past.

ANTICIPATED COST: Initially it will be for getting air handling units – cooling and heating units; quotations required.

Please see the Dampness Section of this Report.



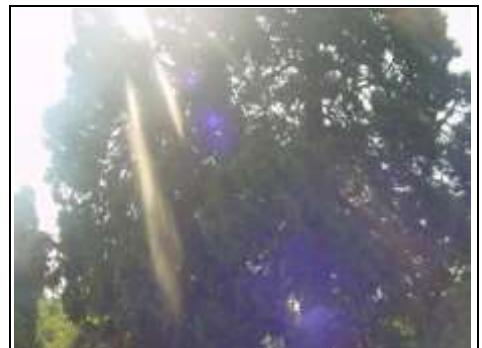
9) Trees

There are some large trees to the front of the property and some reasonably sized trees to the rear of the property which are within influencing distance of the property.

Influencing Distance Defined

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

ACTION REQUIRED: For the trees that are not on your land your solicitor needs to make further investigation as to how they are maintained, whether you have a shared liability, etc. In the meantime we would suggest not parking underneath them due to the branches that could fall off them!



Large trees to front of property taken from the roof of your property



Trees to rear of property

Please see the Trees Section of this Report.

10) Commercial property to the end of the garden

We noted that there is a property for sale/to let at the end of the garden (or very close by).

ACTION REQUIRED: You need to check and confirm what business user clause the premises is and what sort of business would typically use it, whether this is acceptable to you.

SERVICES

11) Electrics

The property has a number of different fuse boards which we were pleased to see although they are all dated, some go back to the 1960's which isn't ideal. The electrics were last tested in 1999/2000 therefore it is due a test.

ACTION REQUIRED: Generally we believe it is best to replace fuse boards to the modern equivalent as this in turn has a far better tripping mechanism should anything go wrong with the electrics in the property. We would also recommend that an Institute of Electrical Engineers test and report is carried out by an NICEIC approved electrician.

ANTICIPATED COST: £3,000 - £5,000; quotations required.

Please see the Electricity Section of this Report.

12) Boilers

There are numerous boilers throughout the property. Each one ranges in age and efficiency. We were advised by the owner that they are between ten and twelve years of age. Typically we find they are lasting for fifteen to twenty years. The newer boilers are lasting to the latter of these figures.



ACTION REQUIRED: You need to request service records for all the various boilers and if the present owners have a regular servicing company we would be more than happy to contact them if you forward their phone number particularly as today new boilers are in the thousands of pounds.

ANTICIPATED COST: You do need to set aside a budget of a few thousand pounds for checking and maintaining them; quotations required.

Please see the Plumbing and Heating Section of this Report.

The Ugly

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

Whilst there is nothing which we feel falls within this category there are an above average number of items in the bad section. The roof in particular will need work and although the cost of the work very much depends upon how poor a condition the rear roof that we can't see properly is in, it also does depend upon the condition of the timbers when it is opened up. As you are aware the last purchaser was put off by the roof. To some extent it is a blank cheque book but we think from what we have seen that our estimate represents a realistic view. The other item that needs to be brought to your attention is the cracking. This does need the existing owners to place an insurance claim, a system which we have used many times in the past and it works well.

Other Items

Moving on to more general information.

Maintenance

When we had a brief chat with you at the property you advised that you hadn't dealt with older properties. You should appreciate that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

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.

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 would specifically draw your attention to the roof and also the cracking which may also ultimately mean that you have to carry out close circuit tv camera report on the drains, although we are talking about a worst case scenario. If it helps we would be more than happy to provide specifications, drawings and supervision of work to ensure the work is carried out to an appropriate standard for a listed property together with obtaining all the correct local authority approvals.

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.

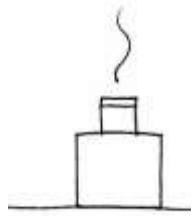
THE DETAILED PART OF THE REPORT FOLLOWS, WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

The property is Listed or within a Conservation Area (your Legal Advisor should confirm this and make their own enquiries) and as such it will require various permissions to be obtained before work is carried out, over and above that normally required and possibly the use of appropriate materials for the age, type and style of property.



EXTERNAL

CHIMNEYSTACKS, FLUES, PARAPET WALLS



Chimneystacks

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 has five chimneys, where a property has this many chimneys, we offer a general overview of the condition.



View of rear roof chimneys

Chimney One – Located to the front left hand side of the property

All directions given as you face the front of the property.

A brick built chimney with chimney pots and a lead flashing in reasonable condition requiring some minor repointing. This is mainly a preventative measure.



Chimney One

Chimney Two – Located to the front right hand side of the property

Again, a brick built chimney with chimney pots and a lead flashing in reasonable condition requiring some minor repointing.



Chimney two

Chimney Three – Located to the rear left hand side of the property

Brick built with a cement flashing which we recommend is replaced with lead as we do on the parapet wall. You can see the tree growing out of the end of the parapet wall.



Chimney three

Chimney Four – central chimney

Brick built in reasonable condition, again it looks to have a cement flashing.



Central chimney – cement flashing needs replacing

Chimney Five

A difficult chimney to see. From what we can see of the other chimneys we would recommend a closer inspection.



Chimney Five

We think it is well worth carrying out work to the chimneys to replace the cement fillet flashings with a lead flashing to the rear chimneys. The difficulty is accessing this area. We think it can probably be carried out on crawler boards although you do need to get roofing contractor quotations as soon as possible. Please see our comments in the Executive Summary.

Flaunchings Defined

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

Cement Fillets/Cement Flashings Defined

This is where cement has been used to cover up or fill the junctions between two areas, for example between a roof and a wall to help prevent dampness. Cement is a brittle material and prone to cracking which in turn allows dampness into the structure. We would always recommend the use of lead flashings.

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.

Flues

To the front right hand side a flue is present. Our immediate concern was that it would need planning permission and it may not have been applied for.

ACTION REQUIRED: Your solicitor needs to check and confirm that planning permission has been obtained for the flue on the front right hand side.



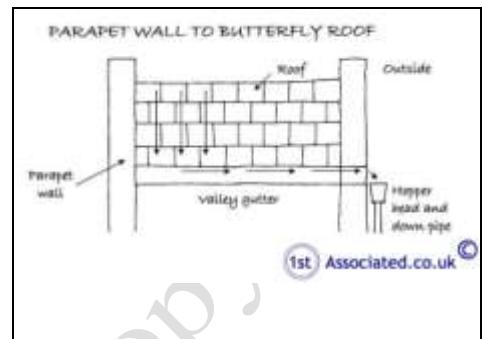
Flue

Parapet Walls

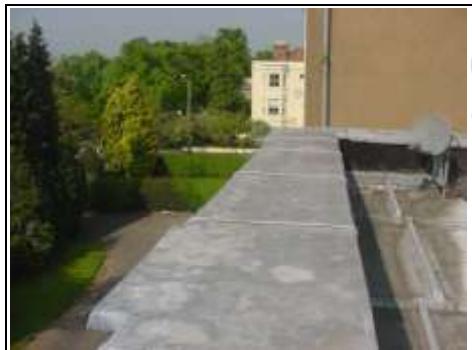
Parapet walls are usually walls that are above roof level and often sit on the boundary of the property.

There are parapet walls to the front and both sides of the property. The front parapet wall has a lead capping and is in average condition for this age of property.

The rear parapet wall running on the right and left hand side is brick built but unfortunately has a cement flashing and also the coping stone is not particularly good as you can see with the tree growing out of it.



ACTION REQUIRED: We therefore recommend replacing the cement flashing with a lead flashing and overcladding coping stones. This is likely to need local authority approval for this work.



Front parapet wall



Lead capping to left hand parapet wall



Chimneys 1 & 2 and parapet wall



Parapet wall with tree growing out of it

Finally, we were only able to see approximately sixty percent of the parapet wall, therefore we have made our best assumptions based upon what we could see. A closer inspection may reveal more.

Render Defined

A sand and cement external coating applied in two or three coats or layers.

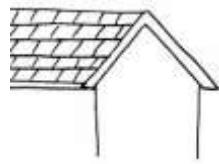
Cement Fillets/Cement Flashings Defined

This is where cement has been used to cover up or fill the junctions between two areas, for example between a roof and a wall to help prevent dampness. Cement is a brittle material and prone to cracking which in turn allows dampness into the structure. We would always recommend the use of lead flashings.

Finally, we have made our best assumptions on the overall condition of the chimneystacks, flues and parapet walls 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 the Chimneybreasts, 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:

We will consider this roof in two areas; the main roof and the rear roof. Both are double pitched and clad in slate where we could see them.

Main Roof

This is a slate finished roof. We can see it has been repaired many different times in many different ways.

ACTION REQUIRED: The roof needs now repairing systematically and properly. Please see our comments in the Executive Summary.



Front slate roof

Rear roof

This is also a slate roof, we were able to view both roofs relatively closely and feel they are in average condition for their age, type and style but nevertheless we would recommend they are checked.



Rear roof

In the close up of the rear roof you can see some vents in it which indicate that it is relatively new (in roofing terms this is less than fifty years) due to the vents we can see.



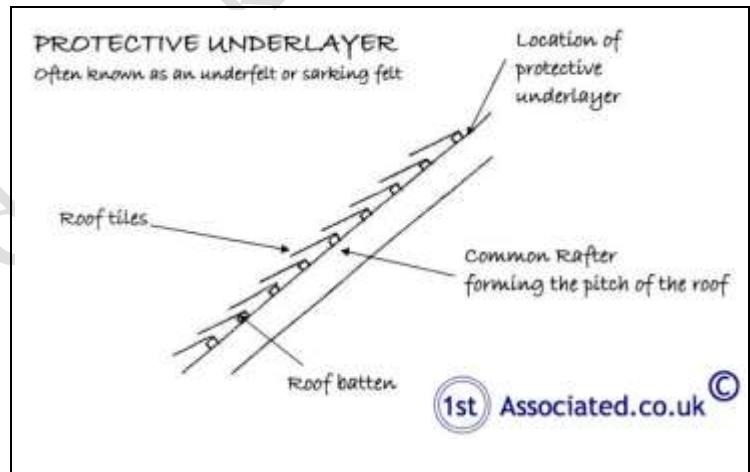
Box gutters and valley gutters

Rear roofs

We would refer you to our comments within the Executive Summary about these areas but would add that they are generally problematic.

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.



We were able to access both the front and the rear roofs. The front roof was hidden with insulation, this is where we have our concerns about the amount of insulation. Please see our comments in the Executive Summary.



Sacking felt/Underlayer

Both roofs have sarking felt indicating that they have been re-roofed since the 1960's possibly slightly earlier. We generally found the sarking felt to be in average condition where we could see it to the rear roof, we couldn't see it to the front roof due to the insulation.



Insulation in front roof

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.

Flat roof to the garage

Please see our comments in the Executive Summary where we have identified that previously there has been considerable problems that have meant that the ceiling joists have need replacing. Please see our recommendations in the Executive Summary.



Garage roof

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

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

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

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

Roof Access

The roof structures are accessed via two loft hatches to the main roof and one to the rear. The main roof entrance is via small double doors to the front and removing of panel to the rear. Both accesses you can walk straight into but probably more accurate to say you can squeeze into both areas. The front access then leads onto the roof, the rear leads into the void. In both cases they have been heavily insulated. Please see our comments in the Executive Summary about too much insulation without ventilation in this age of property.



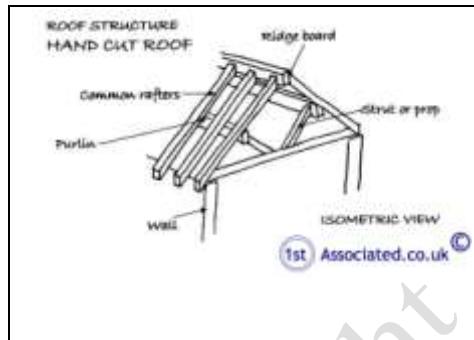
Entrance to front roof



Rear roof access

Roof Structures

Both roof structures are what is known as, a cut timber roof, which is a roof that is purpose made and hand built on site. The rear roof is a much newer construction. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see.



Front roof



Rear extension roof – modern cut timber roof

Roof Timbers

We found the roof timbers generally in average condition considering their age, however please note our view was very limited in the older part of the roof due to the mass of insulation (we could only see approximately twenty percent of the roof timbers). We have inspected the roof structure for:



Front roof view

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



Condensation and possibly damp coming in on the rear roof 40

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 with some minor condensation and damp considering its age.

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

Water Tanks

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!



Water tank

Ventilation

To the rear roof we could see vents, please see our comments earlier on. On the front roof we cannot see any vents and also we are aware that the roofs have been heavily insulated therefore condensation is possible and likely.

ACTION REQUIRED: Ideally add ventilation. Please see our comments in the Executive Summary. You will need Local Authority approval to add the vents.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case we couldn't see them due to the mass of insulation. Please see our further comments in the Services Section of this Report.

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

GUTTERS AND DOWNPPIPES



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

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

Gutters, Downpipes and Hopper heads

The property has a mixture of the original cast iron gutters, downpipes and hopper heads and the more modern replacement. What we found were in typical condition for this age, type and style where there is a mixture of materials.

Please note our comments in the Executive Summary about an overhaul being needed of the rainwater system and our specific comments in relation to the Hooper heads not being able to cope with heavy rain fall, which needs to be inspected the next time it rains heavily.



We were pleased to see larger downpipes were being used.

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

Soil and Vent Pipe

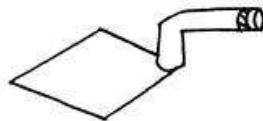
The property has a mixture of the original cast iron soil and vent pipes and the more modern replacement plastic strapped together. What we found were in typical condition for this mixture of materials. There is often some leaks, there is some corrosion of the cast iron, however we feel that most people could live with this. Some of the waste pipes have a torturous route which is not surprising with all the en suite bathrooms/shower rooms that have been added over the years.



Some of the waste pipes have a torturous route

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 / Render

Render

The front of the property has a classic render/stone look of stucco render with nice detailing. When this property was built it would have been a lime based mortar with lime finish. Over the years this has changed and from the feel of the render it would seem to now be cement at the lower levels. Without taking a sample we cannot one hundred per cent be certain. This does mean that the characteristics of the property have changed and should dampness occur to the front of the property where we can see there has been treatment in the past we would therefore recommend a proper analysis of the render. It is in reasonable condition for its age, type and style.



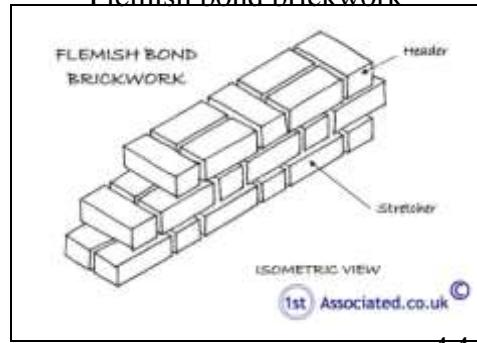
Front render and quins

Brickwork

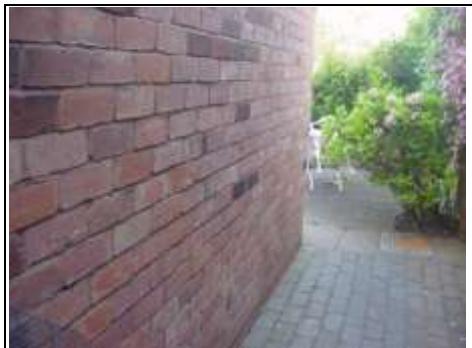
The side and the rear walls are built in brickwork of varying ages. There is Flemish bond to the front of the property which was originally lime bedded but has now been repointed in cement and mortar. Unfortunately we find in many cases this then leads to the spalling of the brickwork that you can see in this photo.



Flemish bond brickwork



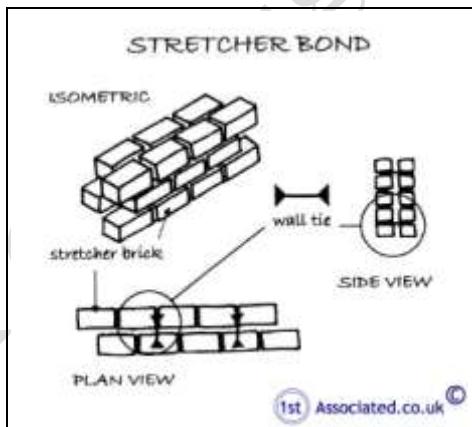
The brickwork to the rear is stretcher bond brickwork as is used in more modern construction.



Stretcher bond brickwork to rear

ACTION REQUIRED: As a general comment we would recommend that all future repointing is carried out in a lime mortar and a gradual repairing and removal of the cement mortar takes place.

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



Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. In this case it has been incorrectly repointed in cement mortar but this is find in ninety per cent of all cases although with listed buildings it is now less common. It is essential that external faces be kept in good condition.

Cracking

Please note our comments in the Executive Summary that your solicitor needs to specifically ask the existing owners about the cracking and what if any advice they have sought or insurance claims they have made.



Cracking to brickwork

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 painted render, brickwork and plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels in the older parts, possibly rubbed brick lintels with metal or concrete lintels in the newer parts 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 painted render, brickwork and plasterwork has been finished. We have made various assumptions based upon what we could see and how we think the painted render, brickwork and plasterwork would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.



FOUNDATIONS

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

Foundations

Given that the property is predominantly brick built and its age, we would expect to find a stepped brick 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.

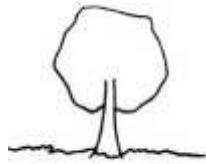
Building Insurance Claim

Please see our comments within the Executive Summary about the present owners making a claim with regards to the cracking.

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

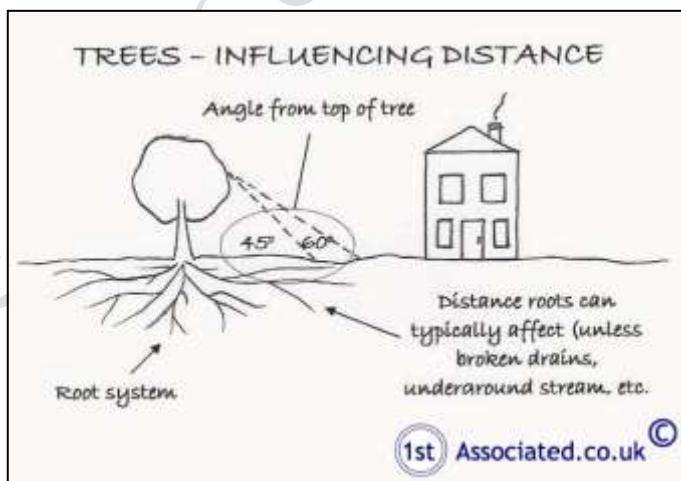
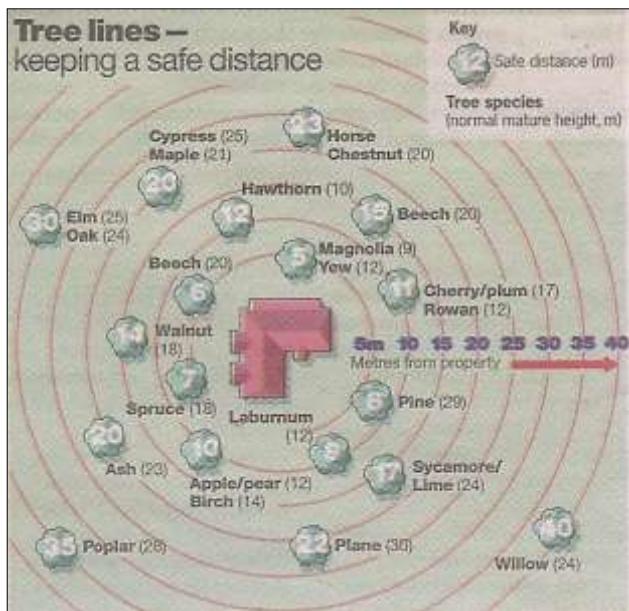
As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES



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

There are some very large trees to the front of the property within influencing distance of the main house and also some reasonably large trees to the rear. We have commented elsewhere within this report that you need to establish who maintains the trees prior to legally committing to purchasing the property. As the trees are of a similar age to the house usually the trees do not cause problems unless left to overgrow or are not maintained

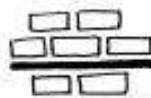


Influencing Distance Defined

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

Please also refer to the External Areas Section.

DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. We believe the older front part of the property would not have had a damp proof course originally and the rear has. In this case, we can see holes to the outside of the front part of the building. This is a typical sign that a chemical injection damp proof course has been inserted.

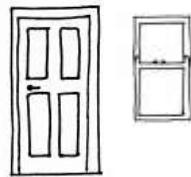


Old inserted damp proof course

Our main concern is that the floor construction is damp where the timbers are embedded into the wall. Please see our comments in the Floors Section, the Dampness Section and in the Executive Summary.

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

FASCIAS AND SOFFITS AND WINDOWS AND DOORS



This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbeling 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

To the front of the property there is a rendered parapet. To the sides there are fascia boards and some soffit boards which are painted timber.

ACTION REQUIRED: Ideally re render parapet and re decorate in the next three years.



Fascia and soffit

Windows and Doors

The property predominantly has sliding sash windows formed in timber with the older part of the property being single glazed and the newer part being double glazed.



Front single glazed sliding sash window



Rear double glazed windows



Secondary double glazing in some areas



Double glazed window of original building



We noted some plastic windows to basement area

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



EXTERNAL DECORATIONS

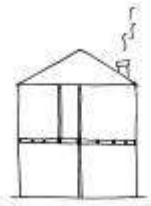
The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

We would comment that the painted render acts as a protective coat to the property. The owner advised that it was last painted externally in 2009. When you redecorate in a few years time it will be fairly expensive, you should not underestimate the importance and cost of re-decorating the render and the fact that you have to redecorate it fairly regularly to ensure it is watertight. Water getting into the older part of this property will cause deterioration very quickly.

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

Please see our comments in the Fascias and Soffits and Windows and Doors section.

INTERNAL



CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions. The concept of internal finishes is relatively modern. Partitioning developed originally to separate the livestock from the human occupants. Finishes have developed from this very functional beginning to their decorative nature of today.

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are originally lath and plaster (see sketch below) for the older part of the property and in the more modern part of the property it is likely to be plasterboard or lath and plasterboard skim coated over.



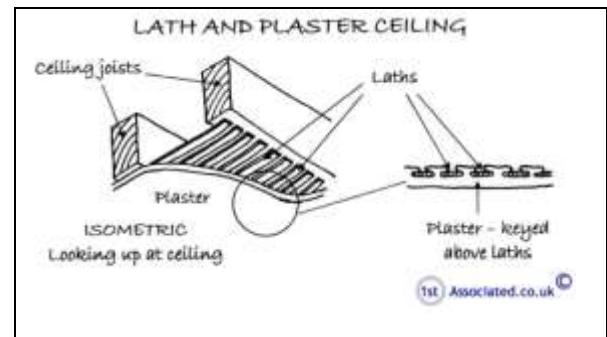
Cornicing and ceiling rose detail

The older lath and plaster has in part lost its key due to its general age, although having said that there is no obvious signs of sagging within the ceilings indicating that there may have been repairs carried out in the not too distant past.

The detailing on the cornicing and ceiling rose has in our opinion given an elegance to the rooms.

Lath and Plaster Defined

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



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

In some of the older parts of the property the inner walls have had lath and plaster as you can see in the adjoining photo.



Lath and plaster forms some internal walls

Basement/Lower Ground floor

All the walls within this area are dry lined and therefore we believe damp.



Generally it is a reasonable assumption that the solid walls are likely to be made from brickwork and will be the structural walls, with the studwork walls being purely to divide the rooms.

Damp proof membrane behind some of the dry lining of both the internal and external perimeter walls in the basement area

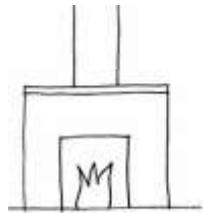
Perimeter Walls

The older part of the property we believe has a lime plaster base. The more modern section having a gypsum plaster base. Although it is difficult to be certain without analysis.

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.

This property was built in an era when all rooms would have had real fires, these fire places are now more often a decorative feature.

The chimneybreasts are located throughout the property.

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.

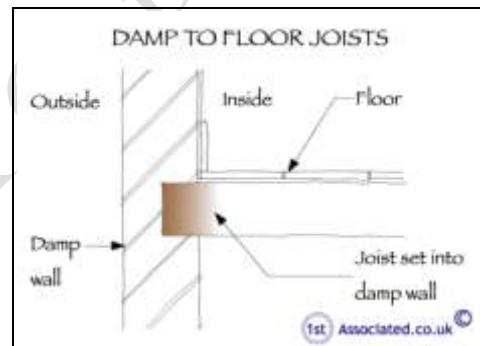
Basement/Lower ground floor

Firm underfoot, assumed concrete. The floor did change in levels indicating to us that it may have blown or been damaged by water pressure underneath it which is not that unusual although very hard to resolve if you do want a perfectly flat level floor.

Ground Floor

We have assumed that the ground floor construction is joist and floorboards as this is typical in this age of property. Given the age of the property the timbers are likely to be embedded in the walls which means wet rot is likely. Without opening the floors up we cannot comment further.

ACTION REQUIRED: Ensure that the floors are vented. We can see in some of the rooms in the basement area that RSJ's have been added indicating that there have been quite a lot of changes within the floor area.



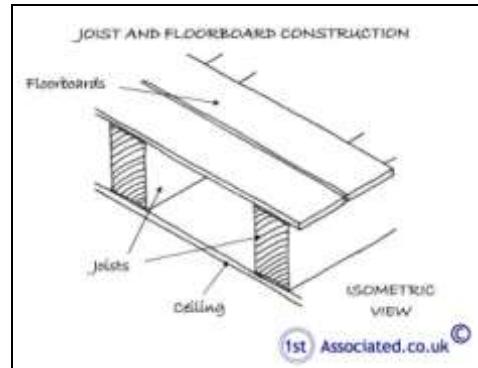
RSJ viewed from basement

First/Second Floors

We feel the first and second floor construction is joist and floorboards as this is typical in this age of property. Given the age of the property the timbers are likely to be embedded in the walls as per the ground floor which means that they could be susceptible to wet rot. Without opening the floors up we cannot comment further.

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, 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.

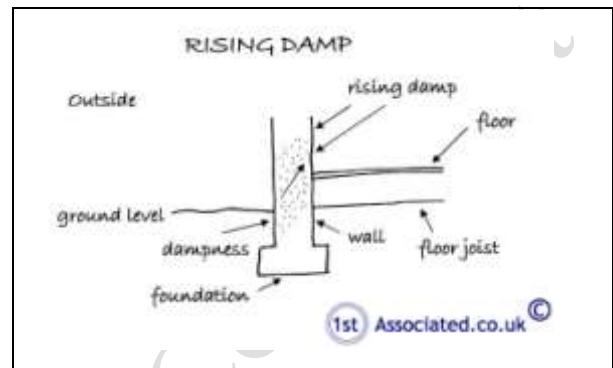
DAMPNESS



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.



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

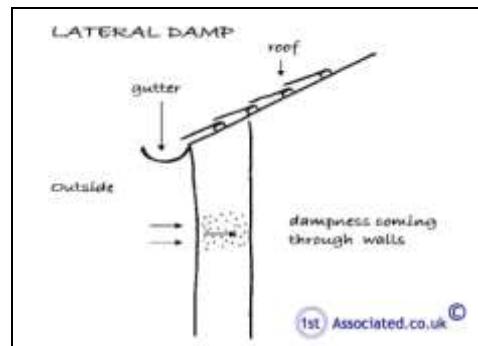
Where we have taken damp readings on the ground floor they were always within acceptable limits although there is some dampness with the exception of the rear right hand side of the property. In the basement area we were unable to take any meter readings (except in the service cupboard) as all walls are dry lined which does indicate to us that there is dampness in the basement which we believe is perfectly normal and the dry lining/false walls have been used to hide this.



Checking for dampness in damp proof membrane area

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. Our readings were in line with what we would expect for this age of property, i.e. minor dampness. No evidence of any significant penetrating/lateral dampness was detected, however if the chimneys and the parapet walls are not repaired then you will get dampness.

Condensation

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

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

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

INTERNAL JOINERY



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

Doors

The property has traditional painted panel doors and, all things considered, they are in good condition and generally fit acceptably.

Staircase

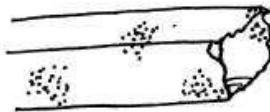
The property has two staircases carrying you from the ground floor to the first floor and one to the second floor.

Kitchen

From our cursory visual inspection the kitchen looked in average condition and includes an Aga. We have not tested any of the kitchen appliances.

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Fascias and Soffits and Windows and Doors Section.

TIMBER DEFECTS



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

Dry Rot

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

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

Wet Rot

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

Generally no evidence was found of any wet rot, with the exception of some of the rafters within the rear part of the main roof which we could see darker areas caused by condensation, wet rot is possible.

Please see our comments in the executive summary.



Condensation and possibly damp coming in on the rear roof



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 owner advised that they had the whole house was treated in the year 2000. If this is the case then guarantees should be asked for.

In many properties of this age, there is an element of woodworm that is not active. Our inspection is usually restricted in the roof by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property (for example the floors) by general fixtures and fittings.

The roof is the main area that we look for woodworm. Within the roof we found no obvious visual signs of woodworm activity or indeed signs of past woodworm activity that has caused what we would term ‘structurally significant’ damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings. We would comment in this instance that our inspection has been very limited by the mass of insulation in the roof.

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

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

INTERNAL DECORATIONS



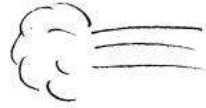
With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paint (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

The decoration is average, with minor marks as you would expect in a home that's been lived in. The owner advised that the last internal decoration was in 2000.

You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place, as it very much depends upon the use and abuse the decoration gets, for example, hallways will need tending to more often than a spare bedroom.

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

Roof insulation is present and looks to be to the current building regulation standard of 200mm/300mm. With this level of insulation it is important to ensure the roof is suitably ventilated to minimise condensation. If you cant see the ceiling joists properly its likely to be 300mm in that area. Generally these roofs need ventilation.

Walls

The older walls to this property are solid. The newer walls are cavity which does give the opportunity to put insulation in.

It is very difficult to improve thermal efficiency in solid wall construction without major alterations, which will usually affect the external appearance or reduce the internal space.

Windows

The windows are single glazed and double glazed. We noticed some of the single glazed have secondary glazing on them. The thermal properties will be reasonable.

Services

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

Summary

Overall, provided our assumptions correct and considering the properties age, type and style, it has average thermal properties for what we typically see however it is likely to get a low reading in the HIPs report as do many old properties. This is partly because the reports are written for more modern construction.

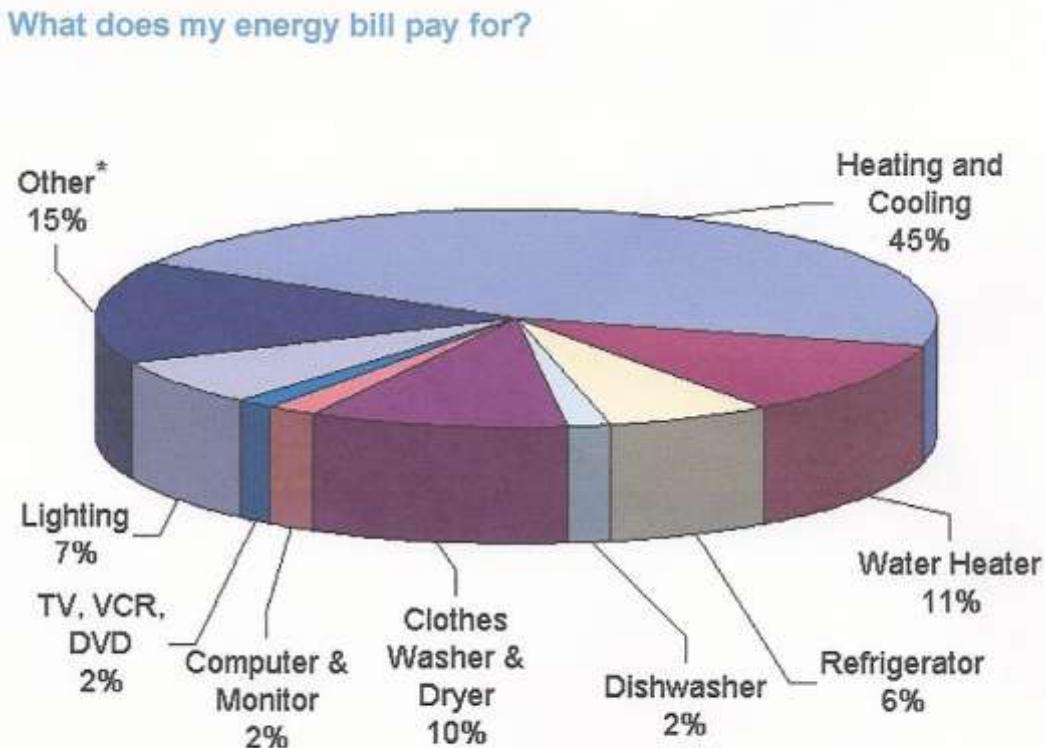
Further information can be obtained with regard to energy saving via the Internet on the following pages:

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

or alternatively www.cat.org.uk

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

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



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

OTHER MATTERS



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

Security System

We believe there is a security System. We haven't made investigations with regards to this.

ACTION REQUIRED: Discuss with existing owner.

Fire / Smoke Alarms

We noted a few throughout the property. We are a great believer in hard wired fire alarm systems and this is what we would recommend in this instance. Also fire alarm panels which identify where fire is.

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.

Insurance Claim

We would recommend that the existing owner places an insurance claim with regards to the cracking.

Asbestos

In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time. We are not asbestos surveyors.

ACTION REQUIRED: If you wish to confirm you are 100 percent free of asbestos you need to have an asbestos survey carried out.

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

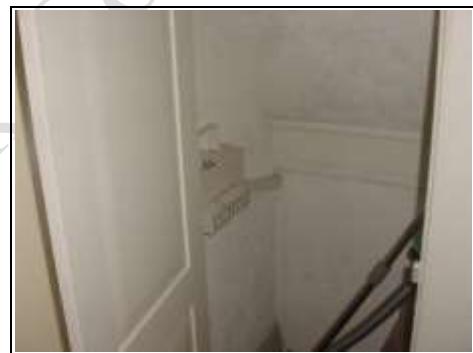


It is strange to think that electricity only started to be used in domestic properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

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

Fuse boards are located in various locations throughout the property. The oldest of these dates we believe from the 1960's. The owner advised that the main switch off for all the electrics was in the cellar. The electrics were last tested in 1999/2000 therefore it is due a test.



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 proved satisfactory.



Earth test in kitchen

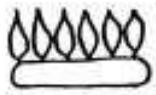
ACTION REQUIRED: We would recommend an upgrade of all fuse boards. If there is no record of an electrical test having been undertaken within the last five years, it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter,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

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

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

GAS



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

The owner advised us that the gas meter is in the basement.

All gas appliances, pipework and flues should be the subject of an annual service by a Gas Safe registered heating engineer; works to any gas appliance by an unregistered person is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

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

PLUMBING AND HEATING



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

Water Pressure

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

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

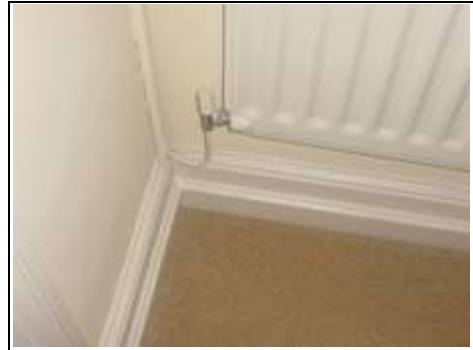
We have not used a listening stick to check for water leaks

Cold Water Cistern

The cold water cistern is located in the second floor roof storage area.

Plumbing

We noticed some areas were in micro ball pipe, a system that we are not keen on as it does tend to block up quicker than a normal sized pipe. The plumbing, where visible, comprises copper pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors.



Heating system micro ball pipes

Heating

The boilers range in types and qualities and manufacturers. During our question and answer session the owner advised that the majority of them were ten to twelve years old. We do state elsewhere within this report this is coming to the end of their natural life.

ACTION REQUIRD: Full service record required for all boilers

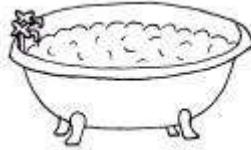


Unmarked boiler and factory lagged cylinder

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 numerous shower rooms and bathrooms all to a reasonable standard. We did note a leak to the rear shower room.

ACTION REQUIRED: Replace with a good quality shower tray that doesn't move or allow movement.



Leak to shower room

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

MAIN DRAINS



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

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

The cold taps have been run for approximately quarter of an hour in two of the bathrooms. No build up or back up was noted although we should imagine given the torturous run of some of the drainage system that we showed you in the soil and vent pipe section that there will be a slow run off if many of the rooms are being used at once.

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 have identified four inspection chambers / manholes.

Inspection Chamber / Manhole One located at the front right hand side of the property

We were unable to lift this manhole cover.



Inspection Chamber / Manhole Two close to the front

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



Inspection Chamber / Manhole Three located to the middle right hand side

We duly lifted the man hole/ inspection chamber cover and found the drain to be free flowing, we noted it was finished in a precast concrete ring.



Inspection Chamber / Manhole Four located to the rear right hand side

This man hole was lifted and found to be free flow and built as previously described.



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.

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

Rainwater/Surface Water Drainage

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

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

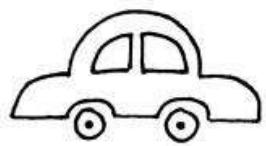
We have been unable to determine the ultimate means of rain/surface water disposal. We think it is a mixture of going into the foul water and also going onto the ground.

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/ OUTBUILDING /PARKING



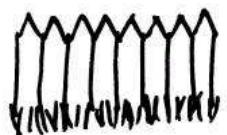
There is a garage to the rear of the property, we have made comments elsewhere with regard to roof timber rot.



There is a covered area adjacent to the garage.



EXTERNAL AREAS



Front Garden

The brief conversation my colleague had with your right hand neighbour advised not to park on the pavement due to the tunnels underneath them.



Rear Garden

A level garden that is both planted and has hardstanding areas.



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

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

Neighbours

Left Hand Neighbours

No-one answered the door when we were there.

Right Hand Neighbours

My colleague had a brief chat with your right hand neighbour, she was busy to leave.

POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) 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 see our article link on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

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

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated XXXXX 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 hot day at the time of the inspection. The weather did not hamper the survey.

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

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

BBC News www.bbc.co.uk

References

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, 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 as we haven't opened up the floor and were unable to gain access to part of the roofs or see the rear roof covering.

TERMS AND CONDITIONS

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

THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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.