

# RESIDENTIAL BUILDING SURVEY

XXXX

XXXX

Tenbury Wells,  
Worcestershire  
WR15 XXX



Aerial view – 360 photo

FOR

Miss X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS



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## **CONTENTS**

INTRODUCTION  
REPORT FORMAT  
SYNOPSIS  
EXECUTIVE SUMMARY  
SUMMARY UPON REFLECTION

### **EXTERNAL**

CHIMNEY STACKS, FLUES  
ROOF COVERINGS AND UNDERLAYERS  
ROOF STRUCTURE AND LOFT  
GUTTERS AND DOWNPIPES AND SOIL AND VENT PIPES  
EXTERNAL WALLS  
FOUNDATIONS  
TREES  
DAMP PROOF COURSE  
FASCIAS AND SOFFITS AND WINDOWS AND DOORS  
EXTERNAL DECORATIONS

### **INTERNAL**

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

### **SERVICES**

ELECTRICITY  
OIL  
PLUMBING AND HEATING  
BATHROOMS  
MAIN DRAINS

### **OUTSIDE AREAS**

PARKING  
EXTERNAL AREAS  
POINTS FOR LEGAL ADVISOR

### **APPENDICES**

LIMITATIONS  
ELECTRICAL REGULATIONS  
GENERAL INFORMATION ON THE PROPERTY MARKET

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## **INTRODUCTION**

Firstly, may we thank you for using our services once again and your kind instruction of XXXX; we have now undertaken an Independent Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on XXXX.

As you may recall 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 area and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

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

As always, we recommend that you set aside time to read the report in full, consider the comments, make notes of any areas that 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 house is yours but we will do our best to offer advice to make the decision as easy as possible.

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# REPORT FORMAT

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

## **GENERAL/HISTORICAL INFORMATION**

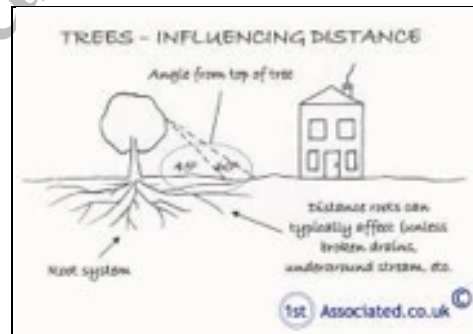
*This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.*

## **TECHNICAL TERMS DEFINED**

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

## **A PICTURE IS WORTH A THOUSAND WORDS**

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



Influencing distance of trees

## **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.

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## **SYNOPSIS**

## **SITUATION AND DESCRIPTION**

The main property is two-storey and has had alterations and amendments over the years. There is an adjoining barn construction to the left and a single storey storm porch running the entire length of the right gable/lower end of the property. The property sits on a sloping site in an isolated location.

There are gardens surrounding the property and we believe there is some acreage with it. You need to establish exactly what land is included and where the boundary is.

It is very difficult to date this property however we believe that the property was built in late the 19<sup>th</sup> Century / early 20<sup>th</sup> Century. Based upon the brickwork from the stonework and timber work to the front of the property it may well be older. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

We have carried out a brief inspection to ascertain if the building is listed via the BritishListedBuildings.co.uk website. We have found it not to be recorded as listed.

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

### **Putting Life into Perspective!**

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

- 1878            Electric Street Lights are installed, lighting the way for Londoners
- 1896            The first modern Olympic Games in Athens was a great success
- 1901            The first ever Nobel Prizes are awarded
- 1910            Halley's comet is photographed for the first time.
- 1914 - 1918    World War I
- 1921            Winston Churchill is appointed Colonial Secretary and helps win

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## EXTERNAL PHOTOGRAPHS



Front view of main house



Rear of main house



Left gable



Right gable



Garden to left



Garden behind house

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**BARN**



Front view of barn



Left view



Rear of barn



Gate and fence to left adjacent to the barn

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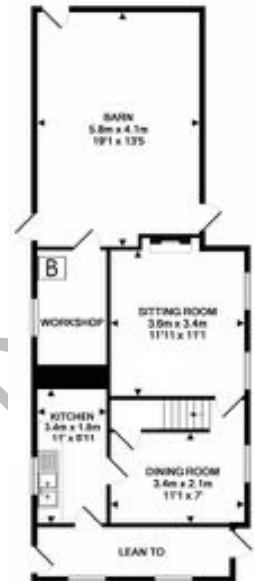
## **ACCOMMODATION AND FACILITIES**

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

### **Ground Floor**

The ground floor accommodation consists of:

- 1) Storm porch
- 2) Front right kitchen
- 3) Rear right dining room
- 4) Rear left reception room
- 5) Barn left
- 6) Front left services room



### **First Floor**

The first floor accommodation consists of:

- 1) Central staircase
- 2) Rear left bedroom
- 3) Rear right bedroom
- 4) Front bathroom
- 5) Storage room off bathroom



### **Outside Areas**

There are gardens surrounding the property with a road to the front (and some verge area). From our discussions with you, you advised there is also acreage; you need to confirm exactly what land is included. As we mentioned deeds need to be fairly precise with regard to land these days particularly with the likes of GPS (global positioning system) as some older deeds can be very vague.

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

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## 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).

### Ground Floor



Entrance porch right



Front right kitchen



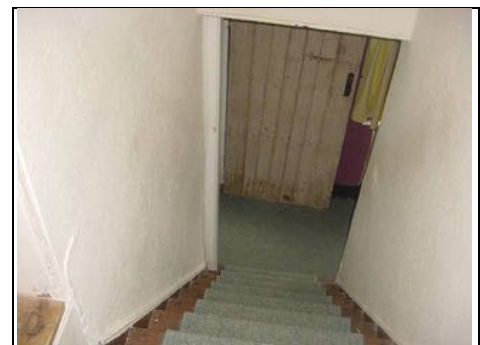
Rear left reception room



Rear right reception room/dining room



Service area front left



Central stairs

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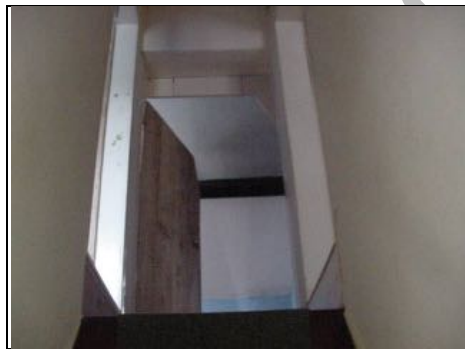
**First Floor**



Rear right bedroom



Rear left bedroom



Stairs/landing



Bathroom



Front left store

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**Barn**



Kingpost truss roof of sorts stabilised with a metal brace



Barn



Barn



Tension wire



View towards main house



Crack to gable of house visible within the barn

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## **MAIN HOUSE - SUMMARY OF CONSTRUCTION**

### **External**

Chimneys:	One brick chimney to left
Main Roof:	Pitched, clad with clay tiles
Main Roof Structure:	Kingpost New timbers and cross bracing
Porch Roof:	Flat felt roof
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Painted Flemish Bond brickwork (modern paint onto lime wash and moss covered walls in some areas) Stonework to front base Timber frame structure and cladding to entrance porch (all assumed)
Fascias and Soffits:	Dog tooth corbelling at high level, possibly with timber fascia board – limited view Painted timber to storm porch (all assumed)
Windows and Doors:	Timber casement windows and Metal Crittal windows

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## Internal

Ceilings:	Originally lath and plaster, some replaced with modern plaster Exposed timbers to some ceilings (all assumed)
Internal Walls:	Mixture of solid and hollow (assumed)
Perimeter Walls:	Predominantly lime plaster, some modern gypsum plaster for example near the kitchen door
Floors: Ground Floor:	Concrete and we believe tile on screed or tile on compacted earth to kitchen (all assumed)
First Floor:	Traditional timber floor style with exposed spine beam and joists Some parts look to be a modern version (all assumed)

## Services

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

Heating:	There is a floor mounted boiler located in the Services cupboard on the left side of the house accessible from the barn.
Electrics:	The electrics are located in the Services cupboard
Oil:	The oil tank is plastic and is located next to the parking area
Septic tank:	Not located – location needs to be confirmed and the construction
Drainage:	Not located

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## **BARN - SUMMARY OF CONSTRUCTION**

### **External**

Main Roof:	Pitched, clad with clay tiles
Main Roof Structure:	Medieval Kingpost style with raked struts (further investigation required) Additional timbers and cross bracing added for support and also metal cable tying wall plates together we assume to stop roof spread
Gutters and Downpipes:	None
Soil and Vent Pipe:	None
Structural Frame:	Timber – vertical transoms approximately 600mm to 700mm spacing which is wider than we would normally expect
Walls:	Single red brick and timber cladding (all assumed)
Windows and Doors:	Timber entrance door and boarded windows (all assumed)

### **Internal**

Ceilings:	Exposed roof structure
Internal Walls:	None
Perimeter Walls:	Not lined, one wall is the brick wall of the house
Floors: Ground Floor:	Brick paviors on earth (assumed), some areas giving way

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

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

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## **EXECUTIVE SUMMARY**



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

It is inevitable with a report on a building of this nature that some of the issues we have 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 300 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.

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.

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

### **The Good**

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

- 1.0) Potential with the house and barn.
- 2.0) Potential with the garden although you do need to understand exactly what land is included.

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

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## **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.*

As the property is in such a dilapidated state we are not going to include the some of the type of items we would usually put in the Bad Section however they will be in the main body of the report.

### **1.0) Chimney**

The chimney has suffered from a lack of maintenance, there is vegetation and plants growing out of it. It no doubt will require some repointing and repair work.

There is also an awkward detail where the chimney meets the barn roof.



Plants growing out of chimney

**ACTION REQUIRED:** Remove plant/vegetation, repoint and repair.

**ANTICIPATED COST:** We would set aside the sum of £250 to £500 assuming the work can be carried out off a ladder and crawler boards (roofing company to advise); please obtain quotations. These costs could double if you need to have specialist scaffolding to carry out the work.

Please see the Chimneystacks Section of this Report.

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## 2.0) Roofs

Ad hoc repairs required to the roofs of the main house and the barn.

### 2.1) Step between main roof and barn

This is an area where often dampness gets in. A cement flashing has been used; we would much prefer a lead flashing.



No lead flashing between barn and main building

### 2.2) Barn Roof

Ad hoc roof work is required generally to both roofs and specifically to the barn roof to make it watertight.



Barn roof



Part missing from barn roof

**ACTION REQUIRED:** We would recommend the moss is cleared with a soft brush and carry out ad hoc repairs to the roofs. The main repairs are required to the barn. Add lead flashing between the main house roof and the barn roof. Care needs to be taken when on the barn roof until the structure is stable.

**ANTICIPATED COST:** £750 to £1,000; please obtain quotations.

Please see the Roof Coverings Section of this Report.

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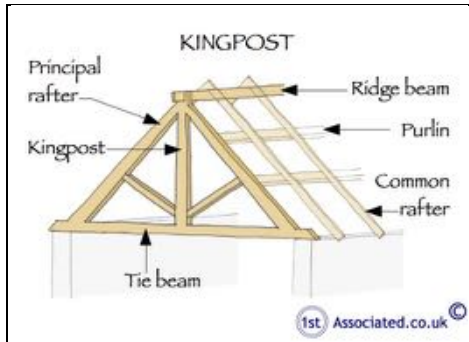
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### 3.0) Roof structure

There are two kingpost truss roofs; a more modern one to the main house and a medieval style kingpost in the barn with metal brackets and metal cable to help stabilise it.

Interestingly, the kingpost to the house looks relatively new, in this case we mean the last fifty or so years. However, looking at the tiles externally it does not look like any work has been carried out to these.



Kingpost



King post roof of main house



Barn has medieval style kingpost truss of sorts stabilised with a metal brace

#### King Post Truss Defined

A traditional timber roof truss with a vertical post from the apex to the centre of the bottom tie beam, suitable for spans up to about 11m, but like the queen-post truss not now used for new build work in Britain but can be found on restorations and conservation projects.

#### Barn medieval style kingpost truss

We are really not sure how old this roof is and never really know until it is dendro dated.

#### Dendro chronology

Often called tree ring dating. It is much more scientific than simply counting the number of rings and relates to patterns of growth. There are tables available on this and now our knowledge grows as we gain more knowledge.

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## Additional Kingposts

We spoke about having an exposed roof in the barn and possibly one for the first floor. If this is the case, we would recommend adding additional timbers possibly additional Kingposts. We would recommend making the two structures separate to each other; at present the barn seems to sit against the main building.

**ACTION REQUIRED:** Repair work required to both roof structures.

**ANTICIPATED COST:** For repairs to existing roofs and possibly new kingposts we would set aside the sum of £2,500 - £5,000; please obtain quotations.

### 4.0) Woodworm to roofs

#### 4.1) Main house timber roof structure

The roof area is slightly damp and we noted woodworm. It is very difficult to confirm whether it is still active, we would air on the side of it not being active as we could see some new timbers in the roof that do not seem to have woodworm.



Dampness coming through painted walls



Dampness coming in through walls



Dampness to right gable



Woodworm

The only true time we know for certain is during the woodworm breeding season of the spring months.

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We always recommend having traps for the woodworm to make sure they are active as many of the holes that are treated by 'woodworm specialists' are flight holes where the woodworm has flown away and they are effectively treating nothing.

### **Make the environment not good for the woodworm**

You need to resolve dampness getting into the property which will involve repointing of the gable end and all the usual things you do when occupying a property such as having the heat on and generally warming it up as well as making the roof watertight which we have mentioned earlier within the report.

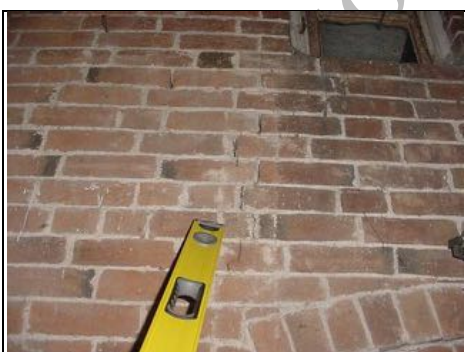
**ACTION REQUIRED:** Repoint and repair the gable end walls and stop the dampness getting in with repairs to the roof. Monitor the woodworm using woodworm traps whilst you live in the house with the heating on!

**ANTICIPATED COST:** To repoint the gable end we would set aside the sum of £500 - £1,000; please obtain quotations.

Please see the Roof Structure Section of this Report.

### **5.0) Cracking to brickwork of left gable of main house adjoining the barn**

We believe that where the door is and the window on the left gable of the main house is a weak area. The barn is also taking support off this wall in the form of point loads from the purlins. This combination, we believe, has caused movement in the main property.



Crack to left gable of main house



Crack to left gable



Point load created by purlin has had metal bracket added

**ACTION REQUIRED:** Ideally, we would recommend the existing owners take out an insurance claim, advising that the cracking has been noted by a

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structural surveyor (this should cost them nothing other than time to write the letter). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement. Your future liability will be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

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

We believe the work needed will be to separate the barn to make it a self-supporting structure although obviously, it has stood the test of time as it is. Once this has been carried out, carry out repairs to the wall structure to re-bond it together.

**ANTICIPATED COST:** This should be covered under insurance (assuming the existing owners have insurance). If not we would set aside the sum of £1,000 - £3,000 for repairs. This is assuming that you are carrying out the work mentioned earlier; quotations required.

Please see the Roof Structure Section of this Report.

#### 6.0) Additional structural movement and cracking

We have already discussed cracking within the left gable wall visible within the barn. There is also some movement throughout the property. To some extent it could be argued it has stood the test of time with very little appropriate maintenance from what we can see and things will only get better as you carry out the work.



Vertical crack which follows line of mortar

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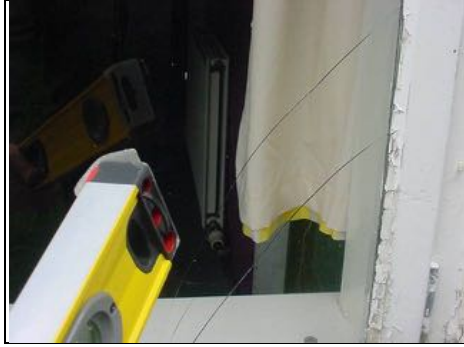
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Movement around window



Cracked glass possibly indicating there is movement in the property



Movement around front window likely to be due to the timber lintel

**ACTION REQUIRED:** If you wish to be on the safe side then an insurance claim placed by the existing owners would be the best way of limiting your future liability.

#### 7.0) Main house gutters, downpipes and drainage

Again, once you have carried out repairs to the main roof check the guttering actually catches the rainwater (which you can only do next time it rains heavily by standing outside the property). It does look like it may be running down the wall which is why there is moss to the rear of the property which has been painted over. As well of course as this being partly to do with the overgrown trees.



Front guttering needs checking



Rear guttering allowing water to discharge down the wall causing moss



Awkward downpipes to rear left of main house

The rainwater discharging down the building is also damaging the timber lintels that we can see to the front of the property.

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**ACTION REQUIRED:** Re-align the guttering, make sure it is discharging away from the building, clear the moss off the walls which in turn should start to remove some of the modern paint as well.

**ANTICIPATED COST:** £1,500 to £3,000 for re-aligning of the gutters and also adding in any new soakaways to get the rainwater away from the building; please obtain quotations. It may be far less if you can put the drains into an existing drainage system.

Please see the Gutters and Downpipes Section of this Report.

## 8.0) Walls

### Main House

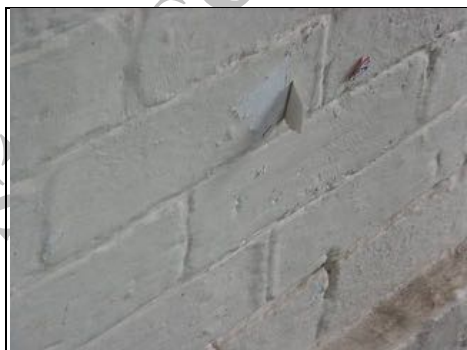
The walls to the main house are paint finish onto a red brick (relatively soft) in a Flemish bond brickwork. We can see moss has been painted over to the rear of the building. This could be misalignment of gutters (as mentioned) and also the surrounding trees.



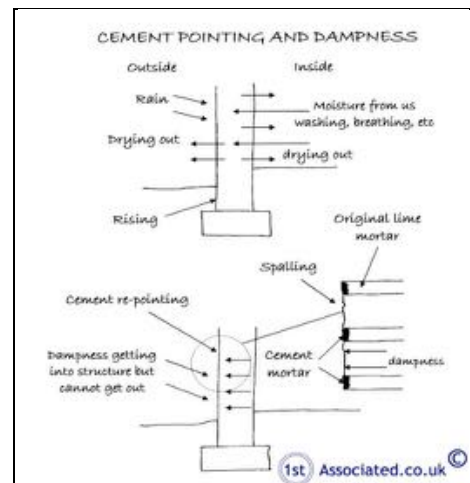
Painted over moss and mould

### Wrong paint

A wrong type of modern paint has been used which has painted over a lime wash. Luckily the lime is rejecting the modern paint so it is starting to peel away. You need the walls to breathe.



Paint flaking revealing lime wash behind



Walls need to breathe

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The dampness, we believe, is getting in through the joints and can be seen in the form of efflorescence in the roof.



Efflorescence, bonding timber will be affected by dampness

### Timber lintels

To the front of the property there are timber lintels. It may well be worth taking these out completely. You can replace them with a timber lintel or with a metal lintel.



Timber lintel



Timber lintel over front window

**ACTION REQUIRED:** There is a lot of work required to the walls once you have stopped the water discharging down them by mending the gutters and get them back to a state where they are breathing again. Gently and gradually remove the modern paint that has been painted over the lime with a soft brush ensuring the brickwork is not damaged and then repoint and redecorate using a lime wash or modern microporous paint. This is likely to take several summer months (sunny days). We would anticipate this work to be carried out over a few years. Within it we would also incorporate repairs to the timber lintels and also underneath the windows which look to have been repaired in some areas with a modern cement rather than a lime plaster.



Damage under windows

**ANTICIPATED COST:** £2,000 - £4,000; please obtain quotations.

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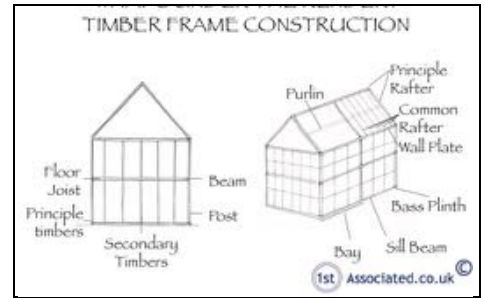
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**9.0) Why has the property got beams and open/exposed flooring?**

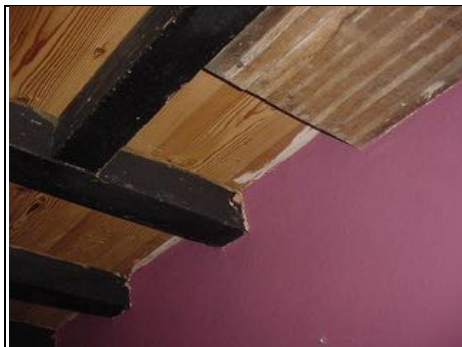
There is some unusual timber work in the building for example the kingpost roof in the main building which looks relatively new. It may be that this was once a timber frame structure and it has had brick walls built around it over the years; we simply do not know. It would be great to speak to someone from the family who owns this property.



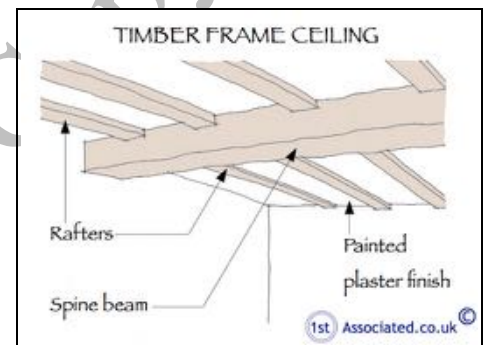
Timber frame structure



Kingpost truss roof



Timber to underside of ceiling/floors



Timber frame ceiling

**ACTION REQUIRED:** It would be interesting to find out the history of this property and look at any old photographs.

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## 10.0) External joinery – windows, doors and timber lintels and bonding timbers

The external windows are in a poor state.



Rot to windows



Window put in flush and timber lintel above

**ACTION REQUIRED:** We would normally recommend you splice in new timber however these windows are relatively modern and it may be better to replace them with a good quality timber window. We suggest that the new windows are set back slightly to allow a drip detail so that the rainwater from the walls does not go impact the timber as much.

At the same time as carrying out repairs to the windows you will also need to check the lintels above them as we have already mentioned. Many of them are timber and may need replacing/repair.

**ANTICIPATED COST:** In the region of £1,000 to £3,000 to repair fully and £4,000 to £6,000 for new timber windows; please obtain quotations.

Please see the External Joinery Section of this Report.

## 11.0) Deflection to right side of structure at first floor level

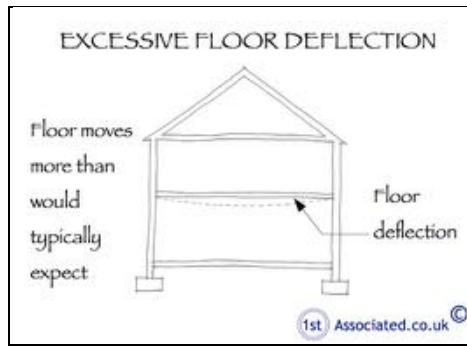
When we carried out an impact test (literally jumping up and down on the floor) we felt deflection/reverberation more than we would expect to. This could be due to a combination of things such as the original floor structure being too thin to dampness getting in the ends of the timbers where they sit into the walls (known as embedded timbers).

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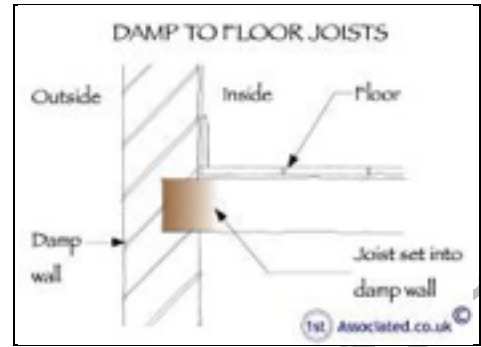
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Excessive floor deflection



Damp to floor joists

**ACTION REQUIRED:** Add additional timbers in although there is an exposed floor structure so it may not be possible without covering this area over.

**ANTICIPATED COST:** Depending upon what you want to do costs will range from zero cost and accept the deflection to £1,000; please obtain quotations.

## 12.0) Concrete to ground floor

Unfortunately, the floor is now a concrete floor, originally it was probably tiles onto earth or maybe even a timber floor. A concrete floor does act like blotting paper.

We discussed whether a timber floor could be put on top of it; normal good practice would be to batten particularly if an oak floor was going in as we discussed. You could in theory scabble/cut back the concrete floor. There should have been a screed of 50 to 75mm put on it before you have the concrete underneath. With this type of property in the middle of nowhere it really is anyone's guess what has happened. You could take a core sample of the floor to see what is in it before you did anything. We would add that if you were going to do a lot of work to the floor we would add a warm floor heating system as well.

**ACTION REQUIRED:** Live in the building and see how dry it gets as this floor will act like a piece of blotting paper. We mentioned elsewhere within this report about lowering the ground level which should help.



Concrete floor

Please see the Floors Section of this Report.

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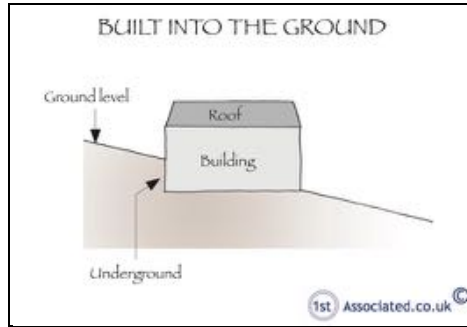


### 13.0) High ground level

Both the house and the barn sit on a sloping site and to some extent suffers from a high ground level. There has been a build up to the area where the parking is and there is also concrete added around the building to form a pathway. All of this also allows dampness to get into the building.



High ground level



High ground level



Grass growing against property/dampness

### Sloping site

In addition, the property sits on a sloping site (sketch is an exaggeration of slope of course) and because of this rainwater and ground water need to travel from the top of the site (car port/barn area) to the bottom and doing this brings dampness into the building. Sloping sites are not as good as level sites and buildings on them are integrally unstable. You need to understand this is a characteristic of any building sitting on a sloping site.



Sloping site



Sloping site

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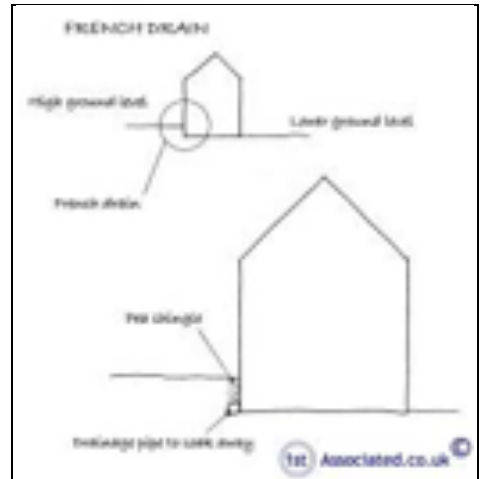


**ACTION REQUIRED:** We would recommend that you reduce the ground level around the building wherever possible and add a drain around the building in the form of a French drain, traditionally approximately a shovel width by two shovels deep and in more recent times it has a perforated pipe at the base of it to take the water away to a drainage system.

**Care when carrying out work around the barn**

You need to be take care when carrying out work around the barn and you should have stabilised the barn first as we believe the barn is probably getting some strength from the gable end being supported partly in the ground.

**ANTICIPATED COST:** To add a French drain system around the property and also form a drainage system of soakaways is quite expensive. We would expect costs in the region of £2,500 - £5,000; please obtain quotations.



French drain

**14.0) Plaster and redecoration**

There is a lot of loose plaster (known as the plaster losing its key) which to some extent has been held in place by the wallpaper. If you do remove the wallpaper then expect quite a bit of the wall to come with it. As a holding position you could paste the wallpaper down or even add another lining paper over the top of what is there and redecorate.

You need to look for the cause of the plaster losing its bond which we believe is dampness in the property. The deteriorating plaster (losing its key) is being caused partly by dampness coming through the walls, probably old age in the plaster in this particular instance but mainly dampness. We would refer you to our earlier comments about walls needing to breathe and removing the existing modern paintwork and repointing and also reducing the high ground level around the property.



Dampness/grass growing at base of property

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### **Chemical damp proof course inserted**

We can also see that the previous owners did not understand/were wrongly advised with regards to this property as we can see where the modern chemical damp proof course has been added horizontally and vertically which is not the way to resolve dampness in this particular property in our opinion.



Chemical damp proofing

**ACTION REQUIRED:** Once the work externally has been carried out to help the property dry internally the best way is to remove the wallpaper and this would then allow some of the plaster that has not lost its key to remain and dry. You could patch repair other areas. If and when you remove the plaster the walls are still very damp then it may be necessary to remove all of the plaster. In some cases, expose the brickwork to allow it to dry out.

**ANTICIPATED COST:** £200 to £300 per room to re-plaster in a lime based plaster (do not use a modern gypsum plaster) assuming you would be prepared to remove the plaster yourself; please obtain quotations.

Please see the Dampness Section of this Report.

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### 15.0) Dampness in the kitchen

We discussed the dampness in the ceiling timbers which we thought related to water getting in from the roof. You commented it may also be from the toilet which is a possibility.

**ACTION REQUIRED:** This is something that you will need to investigate further as work proceeds. We mentioned carrying out work to the roof and flashing which may rectify this problem.

**ANTICIPATED COST:** See comments on roof work.



Dampness to timbers in rear lounge

### 16.0) Condensation/black mould

The property suffers from some condensation/black mould which could relate to how the building has been lived in, i.e. it has been heated but not aired by opening of the windows, extract fans, etc. (in fact, it would be difficult to open some of the windows).



Mould to corner



Black mould to timbers

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

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

Please see the Dampness Section of this Report.

**17.0) Percentage contingency sum**

As this is likely to be an old property you would expect a percentage contingency sum of the overall cost of the work that you are doing. In a new build project, this is typically ten to fifteen percent. In this type of property, we would expect it to be fifteen to twenty five percent. Hopefully the more research you do and the more comfortable you get with the project the less likely you are to use the contingency as we feel you can almost reduce the likelihood of finding something unexpected to zero on a property such as this.

**18.0) Storm porch area on right side**

**Roof**

There is a storm porch running the length of the right-hand gable. The roof was covered with moss indicating that it is a flat roof and water is not discharging from it.



Flat roof to porch on right



Moss to flat roof



Flashing starting to come away from wall

**ACTION REQUIRED:** We would suggest you clear the roof to see its condition and it is probably best if you put a layer of felt over the top of it and check the flashings. Also, add guttering. Ultimately, we would recommend that you put a pitched roof on this.

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**Porch building structure (timber)**

When we discussed this porch area you said that you would like to carry out work to it to a minimal standard as it offers protection.



Timber deteriorated to left side

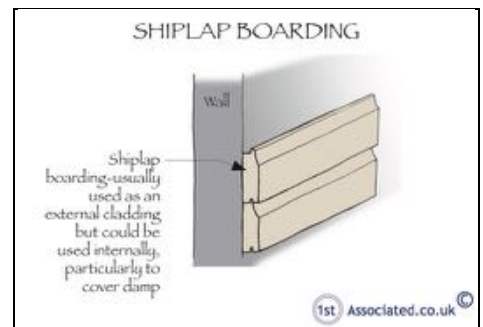


No gutters



Rotten timber

**ACTION REQUIRED:** We recommend stripping back all of the shiplap boarding, adding insulation between the timber frame and then putting new shiplap boarding on the entire structure and redecorating. There would be some associated repairs with this around the windows and doors as well as adding the guttering of course.



Shiplap boarding

**ANTICIPATED COST:** £1,500 - £3,000 depending on whether you are happy with some DIY work; please obtain quotations.

Please see the Roof Coverings Section of this Report.

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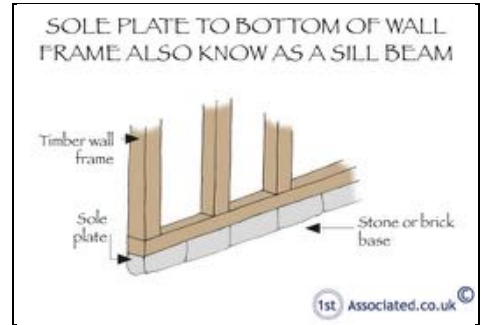
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### 19.0) Barn repairs

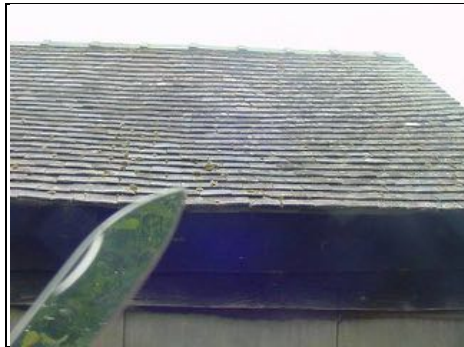
As mentioned you need to carry out work to the structure of the roof and also the repairs to the roof tiles as well as adding guttering. This in turn will then stop the mould and the dampness that we can see for example to the rear base of the barn. Rainwater is discharging onto the brickwork and to the front it is discharging onto the timber sole plate.



Sole plate



No gutters

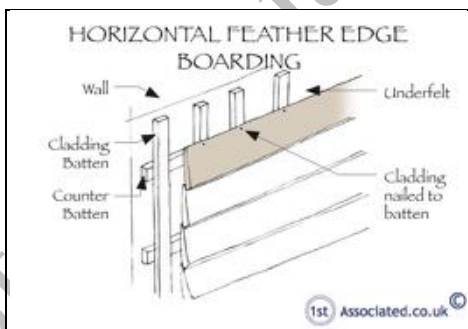


Water discharging down front of barn

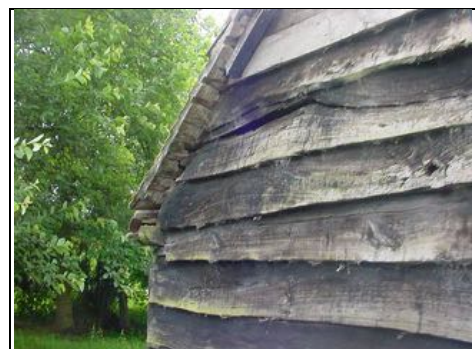


Dampness to rear base of barn due to not having gutters

Guttering needs to be added to the barn. Once you have added gutters you then need to replace the shiplap boarding to the side and to the gable end, you may well be able to re-use some of the cladding. By adding guttering to the building will make it a lot better.



Feather edge boarding



Deterioration to boarding on gable end

**ANTICIPATED COST:** £1,000 to £3,000 assuming you are prepared to do some DIY work; please obtain quotations

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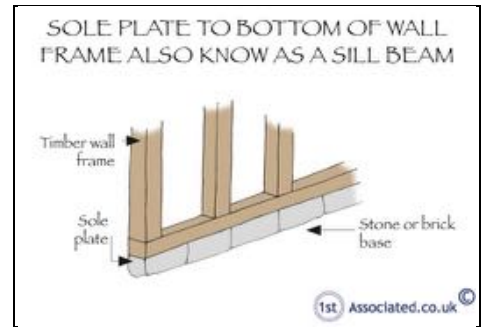
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## Walls to the barn and possible conversion to a kitchen?

We discussed converting this into a kitchen area which means it would have to be brought up to modern day standards. The framework within the barn is 600mm to 700mm wide; we would expect it more typically to be 400mm to 450mm.



Sole plate



Sole plate and vertical timbers



Base of vertical timbers



Rot to sole plate

### Sole plate defined

Base timber that sits against the earth or onto a brick or stone base.

**ACTION REQUIRED:** The timber that we knife tested is not doing too badly. We would suggest extra timbers are added in between the existing timbers and that repairs are carried out to some of the existing timbers including the sole plate that had some wet rot in it. There was not an excessive amount considering it was a sole plate.

**ANTICIPATED COST:** £1,000 - £3,000; please obtain quotations. You can spend more however it really depends upon how far you want to go. We have describing getting a basic wall construction in place. To meet Building Regulations, you would need to add insulation to the walls, also probably to the floors although it could be argued due to the historic nature of this building that you do not have to meet building regulations completely.

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### **Is it more economic to knock down the barn and start again?**

You need to be aware that some may consider it more economical, particularly if you are looking for building regulations and planning permission with regard to the barn to make this area part of the house as a kitchen, to literally take down the whole structure and start again with a new frame.

We believe this would be a great shame as there is certainly a fair amount of history in the barn particularly with its medieval style kingpost roof. It needs to be looked at by an expert; it may be something that the local VAG (Vernacular Architectural Group) would be interested in carrying out historic research on for you. We are a member of the National VAG; if you are interested in this please contact us and we will put you in contact with the right people.

#### **20.0) Private road access**

The property has what we would term as a non-adopted road meaning that the local authority will not look after it.

This is also likely to be true of any drainage you have which will be a private system of drainage.

**ACTION REQUIRED:** You need to ensure your solicitor checks as to what your liabilities are and repair responsibilities with regard to the road.

**ANTICIPATED COST:** These searches should be included in your solicitor's searches. The costly part would be if you have a liability to maintain the road; please obtain quotations.



Private access road

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## 21.0) Trees

There are trees to the rear of the property which we believe are shading it which is probably why you are getting moss on the property.

Generally, we would comment that tree problems are being exaggerated in our opinion by industries that have vested interest. You need to ensure that the trees are regularly maintained, not cut down as this would allow any water they take away to saturate the area. They should not be left to overgrow as the root system could then affect the property.



Trees need cutting back

**ACTION REQUIRED:** We believe that all of the trees need maintenance around the property and cut back to appropriate size for this property which we believe is much smaller. We would recommend an arboriculturalist (not a tree surgeon) is asked to view the property and give a ten-year plan for maintenance. There was a lot of tree cutting taking place on the day of our survey around the electrical lines.

**ANTICIPATED COST:** £250 - £750 for report plus associated costs for cutting and trimming back the trees; please obtain quotations.

Please see the Trees Section of this Report.

## SERVICES

### 22.0) Dated electrics

Whilst the fuse board is newer than we would expect the electrics within the house were dated with single socket points noted and older switch points.

**ACTION REQUIRED:** We would recommend a complete re-wiring of the property to be carried out by an NICEIC registered and approved electrical contractor or equivalent.



Fuse board

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**ANTICIPATED COST:** £2,000 - £4,000 for complete re-wiring; please obtain quotations.

### 23.0) Heating

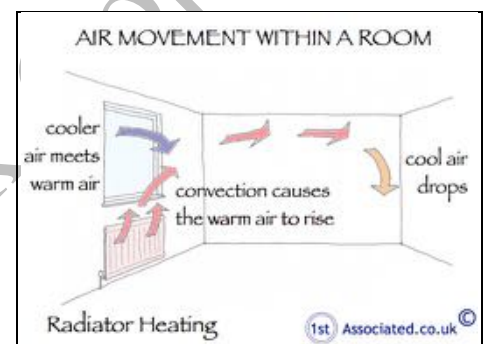
The property has a Worcester floor mounted boiler. This may or may not work; it was not working on the day of our survey. It would be great if you could get it to work as to replace it would be costly.



Boiler

### 23.1) Internal radiators – wrong location

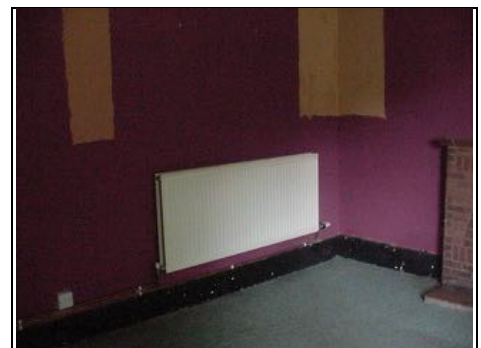
We noted the radiators are internal in some areas. This is often carried out on cheaper central heating systems to save the labour and piping costs of positioning the radiators underneath the windows. However, it then reduces the air movement in the room, which can lead to black mould.



Air movement

**ACTION REQUIRED:** Qualified heating engineer to establish whether boiler is working. This would be worth carrying out before you purchase the property as this would be a major cost.

**ANTICIPATED COST:** For a new heating system including radiators, etc expect costs in the region of £3,000 - £5,000 assuming the oil supply from the tank is usable; please obtain quotations.



Internal radiators

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## 24.0) Drainage

We were not able to check the drains other than to run the tap in the bathroom. We have not found the usual indicators as to where these are such as manholes. There are no obvious signs of drainage problems such as overflowing drains however it does look like the property has not been lived in for some considerable time.

The existing system may be good however we have no way of knowing therefore we would suggest that the existing drains are rodded and a closed-circuit TV camera is put through them to allow you to see the condition. It may well be that the drains are working satisfactorily and going to a septic tank.

As mentioned, we believe that additional drainage is required around the property to take the rainwater/groundwater away from the property via a French drain particularly at the left gable end where there is the high ground level and following on with a French drain around the property to take all the rain water and ground water away. This should go into a soakaway or existing septic tank system assuming it works.

**ACTION REQUIRED:** We would recommend a closed circuit TV camera report of the drains before you legally commit to purchase the property.

**ANTICIPATED COST:** In the region of £250-£400 for closed circuit TV camera report; quotations required. It may be more cost efficient to put in a sewerage/drainage system at the same time.

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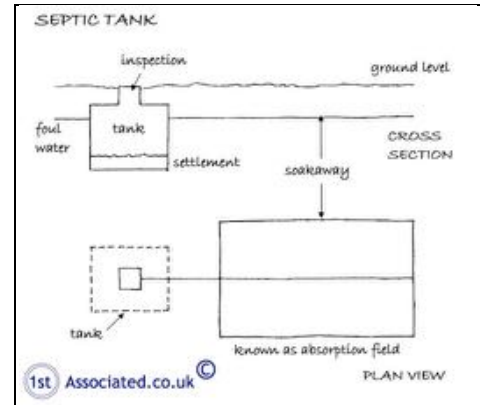
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## 24.1) Septic tank

We assume the property has a septic tank however we were unable to find where the septic tank is. It is usually at the lower end of the site which would be the right end. There was no obvious manhole/drainage system to indicate where it is.

**ACTION REQUIRED:** Your legal advisor to specifically ask where the septic tank is.



Septic tank

We would recommend that you have the septic tank emptied and whoever empties it takes photographs of the outside and most importantly the inside and we are provided with the telephone number of the company emptying it to discuss with them.

In this age of property, it is very typically a brick built septic tank, sometimes having pipework that then displaces the liquids into the ground. Your legal advisor needs to investigate what the situation is in this case with regard to where the liquids are discharged (we have seen a property where the septic tank was discharging into an adjoining framers field not in their ownership). Any photographs taken we will be more than happy to comment upon if they are sent electronically to us.

**ANTICIPATED COST:** New septic tanks and drainage can be very expensive. The last time we dealt with one was for a pub which cost £35,000. You would not need something as large as this. We would still expect you to have the majority of the digging out costs to sink in the new septic tank, etc. If at all possible it would be good if you could use the existing septic tank otherwise we believe it would cost in the region of £20,000 - £25,000 for a new septic tank and associated drains to it as you would not want old drains feeding into a new septic tank; please obtain quotations.

Please see the Services Section of this Report.

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## **The Ugly**

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

As you are aware the property is in what we would term as a dilapidated condition, even for a farm building/farmhouse it is lower than what we would normally expect. There are some unusual features to this building such as the kingpost roofs to both the barn and also the main property and also the beams to the ceiling as well as the stone base to the front of the property. It would have been very interesting to talk to whoever lived in this property or anyone who knew about this property.

The building is a higher risk than most people would be willing to take on as we feel you are aware from our discussions with you at the property on the day of our survey.

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## **Other Items**

Moving on to more general information.

### **Future design areas**

- 1) Moving the kitchen to the barn area
- 2) Vaulted ceilings in the barn area
- 3) Vaulted ceilings to bedroom area
- 4) Units for renting in the garden area

### **Eco-warrior 'stuff'**

We discussed what eco items could be used on this property for example:

### **Solar / Photovoltaic Panels (known as PV panels)**

Things are progressing on these, Tesla the car company have recently produced a lifetime solar panel slate and whilst these have been produced by Marley and other manufacturers before it is the fact they have a lifetime guarantee (we are not sure whether it is your lifetime or the houses lifetime) that we feel is extra appealing and it may well move the slate/tile/solar/PV market to change and improve. You need to investigate the market fully.

You could actually have solar panels on a building in the garden. We have seen some solar panels which are quite decorative that you can curve, etc.

### **Eco alternatives to septic tank**

You could also look to have ponds, etc that create filtration plants for sewerage etc if you so wish although we do appreciate this is not everyone's cup of tea.

We have included an article in the Appendices. We would be more than happy to have a chat with you when you get to this stage in your project – just invite us back for a cup of tea!

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## **Maintenance**

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

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

## **Getting to know more about older properties - SPAB course**

We would recommend that you go on a Society for Protection of Ancient Buildings (SPAB) weekend course on looking after and maintaining older properties. Even if you do not intend to carry out the work yourself it does give you a far better idea of what work should be carried out. The website for this is [www.SPAB.org](http://www.SPAB.org).

## **Services**

Whilst we have carried out a visual inspection of the services within the property we also need to advise you of the following:

### **Electrics**

The fuse board is located in the Services cupboard off the barn. The electrics were switched off at the time of our inspection therefore we were unable to carry out our usual earth test.

The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

### **Heating**

There is a floor mounted Worcester boiler located in the Services cupboard off the barn. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

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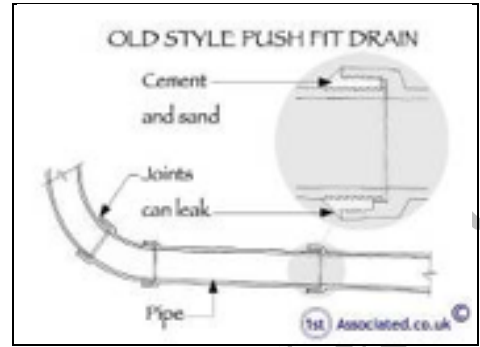
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## Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years. Whilst we ran the tap for 15 minutes without any build up or blockages the only way to be one hundred percent certain of the condition of the drains is to have a closed-circuit TV camera report.



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

## Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

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

## DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as removing the paint on the outside wall, removing and making good the plaster and repainting the property in the colours you wish (as opposed to the very bright colours at present). 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.

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## **Every Business Transaction has a Risk**

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

## **Estimates of Building Costs**

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour, we currently use between £75 and £125 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 usually be best to have work supervised if it is complex, both of which we can do if so required.

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## SUMMARY UPON REFLECTION



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

You need to make absolutely sure you carry out investigation work with regard to costings on each of the items. We have included budget costings in this report however some of these items need further investigation. Some of the work can be put off until you have the budget required to do the work properly.

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

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 in full and contact us on any issues that you require further clarification on. We would be more than happy to help at any time – just phone us.

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## **MORE ABOUT THE REPORT FORMAT**

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

### **TENURE – FREEHOLD (OR AS GOOD AS)**

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

### **ESTATE AGENTS – FRIEND OR FOE?**

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

### **SOLICITOR/LEGAL ADVISOR**

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

### **TERMS OF ENGAGEMENT/LIMITATIONS**

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

### **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.

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## **LIMITATIONS**

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

## **CONDITIONS OF ENGAGEMENT**

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

## **APPROVALS/GUARANTEES**

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

## **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.

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## **LAYOUT PLAN**

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

## **WEATHER**

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

In recent times our weather seems to be moving towards the extremities from its usual relatively mid-range. Extremes of weather can affect the property.

## **NOT LOCAL**

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

## **EMPTY PROPERTY**

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

## **JAPANESE KNOTWEED**

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

**ACTION REQUIRED:** You need to carry out your own investigations on this matter before you commit to purchase the property and be aware that it could be in neighbouring properties which you do not have direct control over.

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## **INSPECTION LIMITED**

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

- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists and general configuration of the roof. We could not see the left side very well.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 4) The property was empty we did not have the benefit of talking to the owners or them answering our usual question and answers.

We thank you for taking the time to meet us during the survey.

## **BUILDING INSURANCE**

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

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

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

## **TERMS AND CONDITIONS**

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

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