

RESIDENTIAL BUILDING SURVEY

XXXXXXX

XXXXXXX

XXXXXXXXXXXX

Hertfordshire

XXXXXX



Aerial view – 360 photo

FOR

XXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION
REPORT FORMAT
SYNOPSIS
EXECUTIVE SUMMARY
SUMMARY UPON REFLECTION

EXTERNAL

CHIMNEY STACKS, FLUES, DORMER WINDOWS
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
THERMAL EFFICIENCY
OTHER MATTERS

SERVICES

ELECTRICITY
GAS
PLUMBING AND HEATING
BATHROOMS
MAIN DRAINS

OUTSIDE AREAS

OUTBUILDINGS / PARKING
EXTERNAL AREAS
POINTS FOR LEGAL ADVISOR

APPENDICES

LIMITATIONS
ELECTRICAL REGULATIONS
GENERAL INFORMATION ON THE PROPERTY MARKET

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



INTRODUCTION

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

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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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

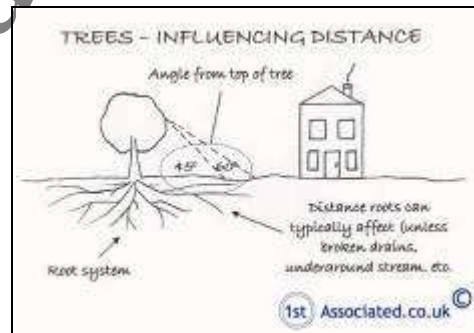
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

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 100% 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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



SYNOPSIS

SITUATION AND DESCRIPTION

This is a two-storey thatched property with a master bedroom and an en-suite in the roof. The property is set on a corner plot with a separate garage and also a wooden thatched outbuilding and surrounding gardens.

The building is Listed, HistoricEngland.co.uk website confirms it is Grade II Listed. Reference: xxxxxxxxxxxxxxxx. It probably has more onerous requirements on the property as it is listed / under the xxxxxxxxxxxxxxxx. The Listed building details are (we have rearranged the wording slightly to make it more readable):

Overview

1911 by C H Hignett. Designed in the style of a Wealden Hall house ('cottage orne with Art Nouveau trimmings' - Pevsner).

Two storeys and large central dormer. Symmetrical facade with 3 bay front.

Roof

Hipped thatch roof with decorative ridge and tall red brick chimneys with moulded caps.

Property Description

Roughcast first floor with brick header patterns between windows.

Gault brick. First floor with tile string at first floor level. Outer bays with 3 windows each of small casement type with leaded lights.

Central bay with characteristic Art Nouveau T-shaped window of 7 lights.

Four light dormer window with thatch hood and apron. Central entrance with canopy.

The owner advised that the property was built in xxxx which is slightly different to the listing. If the exact age of the property interests, you your Legal Advisor may be able to find out more information from the Deeds.

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Putting Life into Perspective!

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

- 1909 The country's first roundabout is built in Letchworth city, just off the Broadway.
<http://www.leetchworth.com/heritage-foundation/leetchworth-garden-city/timeline>
- 1910 Halley's comet is photographed for the first time.
- 1914 - 1918 World War I
- 1918 Daylight saving time introduced giving us long summer evenings.
- 1921 Winston Churchill is appointed Colonial Secretary and helps win the War yet does not get re-elected at the end of the War.
- 1922 Insulin was discovered helping those suffering with Diabetes
- 1925 John Logie Baird transmits the first television image in London
- 1926 A.A. Milne Publishes Winnie-the-Pooh, a favourite children's story
- 1928 Alexander Fleming accidentally discovers penicillin, now a miracle drug!

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Location Plans



Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



EXTERNAL PHOTOGRAPHS



Front view



Rear view



Left view



Right view



Front garden



Rear garden and fish pond

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



ACCOMMODATION AND FACILITIES

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

Apologies for the quality of the layout plans.

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance hallway
- 2) Left kitchen with cloakroom
- 3) Middle dining room
- 4) Right reception room



Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



First Floor

The first-floor accommodation consists of:

- 1) Left bathroom
- 2) Rear left bedroom / office
- 3) Rear Middle bedroom
- 4) Rear right bedroom



Top Floor

The top floor accommodation consists of:

- 1) Master bedroom with en-suite



Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



Outside Areas

There is a double garage and off road parking. The property has surrounding gardens with fish pond and timber outbuilding which we were advised is also listed. Everything within the curtilage of a listed building is generally listed unless it is specifically excluded; this is to stop inappropriate development.

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

1stAssociated.co.uk Copyright

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience.

Ground Floor



Left cloakroom



Kitchen/Breakfast room



Kitchen fire



Entrance hallway/stairs



Middle dining room



Dining room



Beams in right reception room



Right reception room



Right reception room

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



First Floor



Front left bathroom



Rear left bedroom/office



Rear middle bedroom



Rear right bedroom

Top Floor



Master bedroom



En-suite

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



SUMMARY OF CONSTRUCTION

External

Chimneys:	Rear middle large brick chimney Rear right large brick chimney
Main Roof:	Thatched with straw
Main Roof Structure:	Cut timber roof
Foundations:	Original foundations likely to be a stepped brick foundation. Subsidence work from what we understand to the kitchen area is a pre-augered (drilled) piling system (limited information available) ACTION REQUIRED: Your legal advisor to contact xxxxxxxxxxxxxxxx to obtain full information
Soil and Vent Pipe:	Cast iron
Walls:	Painted roughcast render Solid wall construction (all assumed)
Fascias and Soffits:	Painted / stained timber and exposed rafter feet
Windows and Doors:	Single glazed lead light windows

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Internal

Ceilings:	Mixture of older style plaster and modern plaster (assumed)
Internal Walls:	Mixture of solid and hollow (assumed)
Perimeter Walls:	Wet plaster and painted brickwork finish
Floors: Ground Floor:	Suspended timber floor (all assumed)
First Floor:	Joist and floorboards with embedded timbers (all assumed)
Top Floor:	Joist and floorboards with embedded timbers (all assumed)

Services

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

Heating:	There is a Worcester boiler located in the cloakroom feeding single and double panel radiators
Electrics:	The electrics are xxxxxxxxxx and are located in the cloakroom
Gas:	The consumer unit is located on the left hand side near the kitchen area.
Drainage:	The two manholes are located to front left, one by the kitchen and one next to/almost under the tree

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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





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 xxx 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) This is a period property imitating the style of an older Wealden hall house.
- 2.0) The property has most of the original features left, which add to the overall character of the property and form part of the reason why it is listed.
- 3.0) The property has off road parking with a double garage.

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

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



work is carried out rather than less right at the start of you owning the property as we feel then you get the full benefit of it; please obtain quotations.

For your information there tends to be three different ways of thatching a roof; be careful that you do not obtain quotes for something for a lesser material than water reed. We have included more detailed comments within the main body of the Report.

Trees

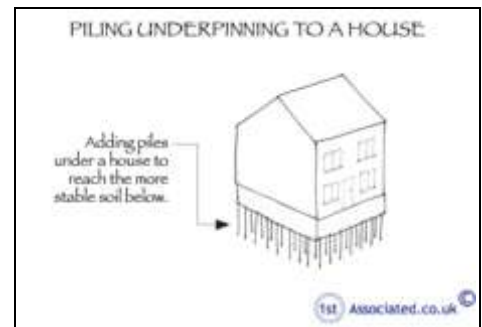
There are many large trees to the property. We believe the trees may be blocking sunlight from the thatch and also tends to restrict the airflow around the building which is causing accelerated deterioration.

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

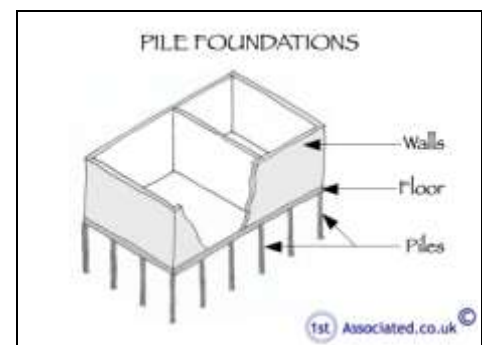
2.0) Underpinned

General comment

We will first of all talk generally about underpinning. If you have two properties exactly the same and one has been underpinned and this has been carried out successfully and one has never had any problems generally most people would go for the property without any problems. It will only be if you discount the underpinned property that more people start to get interested in an underpinned property. Whatever estate agents/structural engineers involved with underpinning say, people generally do not like the fact that there have been problems. We have seen discounts ranging from ten to thirty percent on underpinned properties. This percentage depends upon many factors from the condition of the housing market/economy generally to the desirability of the area and then to personal requirements of the individual.



Piling underpinning



Pile foundations

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



What work was carried out?

We are having slight difficulty obtaining information to understand exactly what work has been carried out. As with most underpinning work it is now hidden. In this case there are some undulations and poorer quality repairs to the painted render and there are different coloured paving slabs and the tree with the drain next to it however we do not have the exact details of what was carried out. We have the plans with piles around the kitchen area (please see overleaf). We were also given a cross section of piling work however were also advised this was not carried out. We would like to see sketches, drawings and details of information with regard to what has been carried out.



Marks to wall from movement visible after underpinning



Undulations in the wall



Area of underpinning

ACTION REQUIRED: Your legal advisor to provide and email electronic information pack to us on all the work carried out thereafter we can comment further.

Marketing by: ———

www.1stAssociated.co.uk

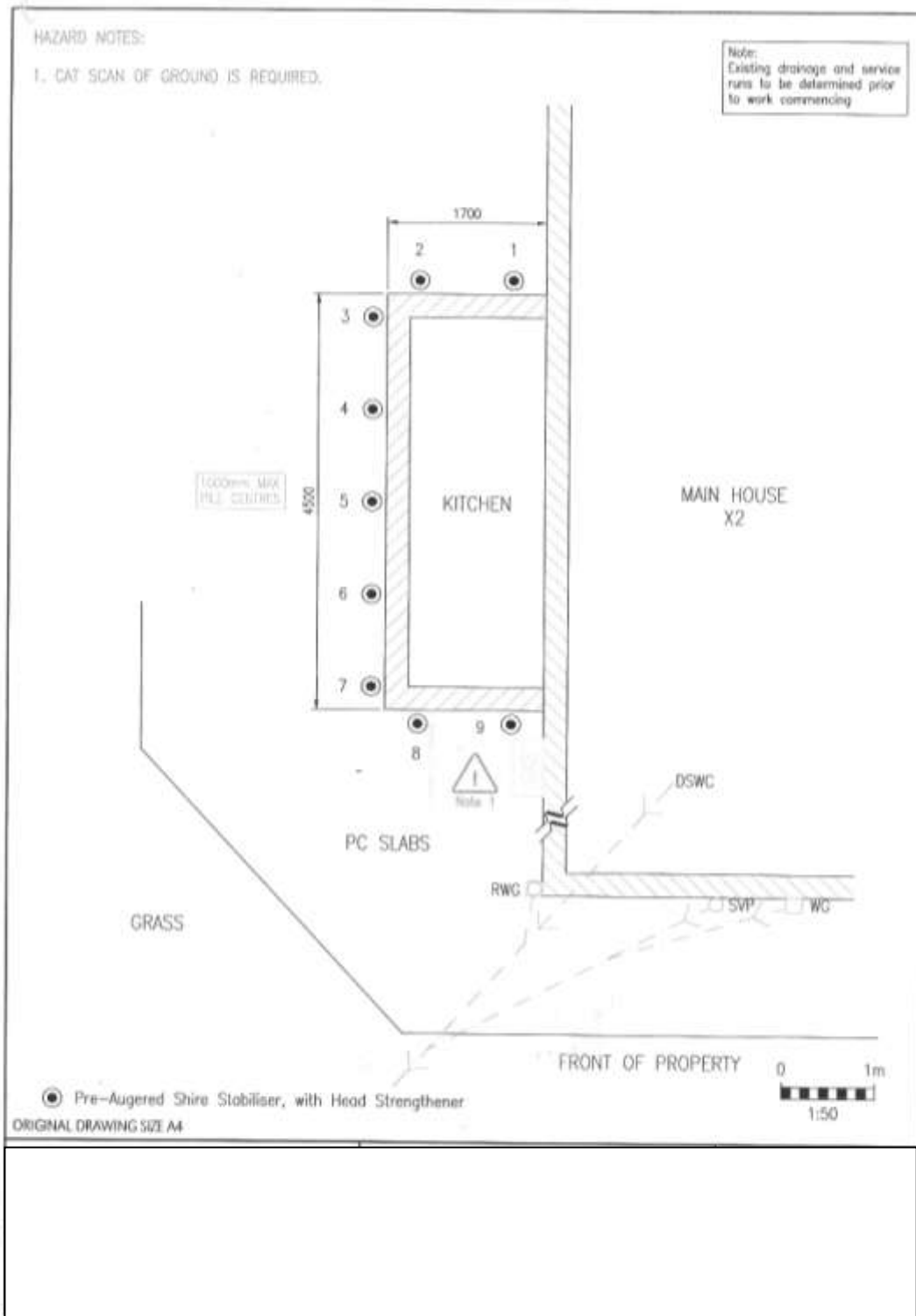
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Location of Underpinning

Information on the underpinning work was limited. We would request that we see a full copy of the underpinning documentation.



Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

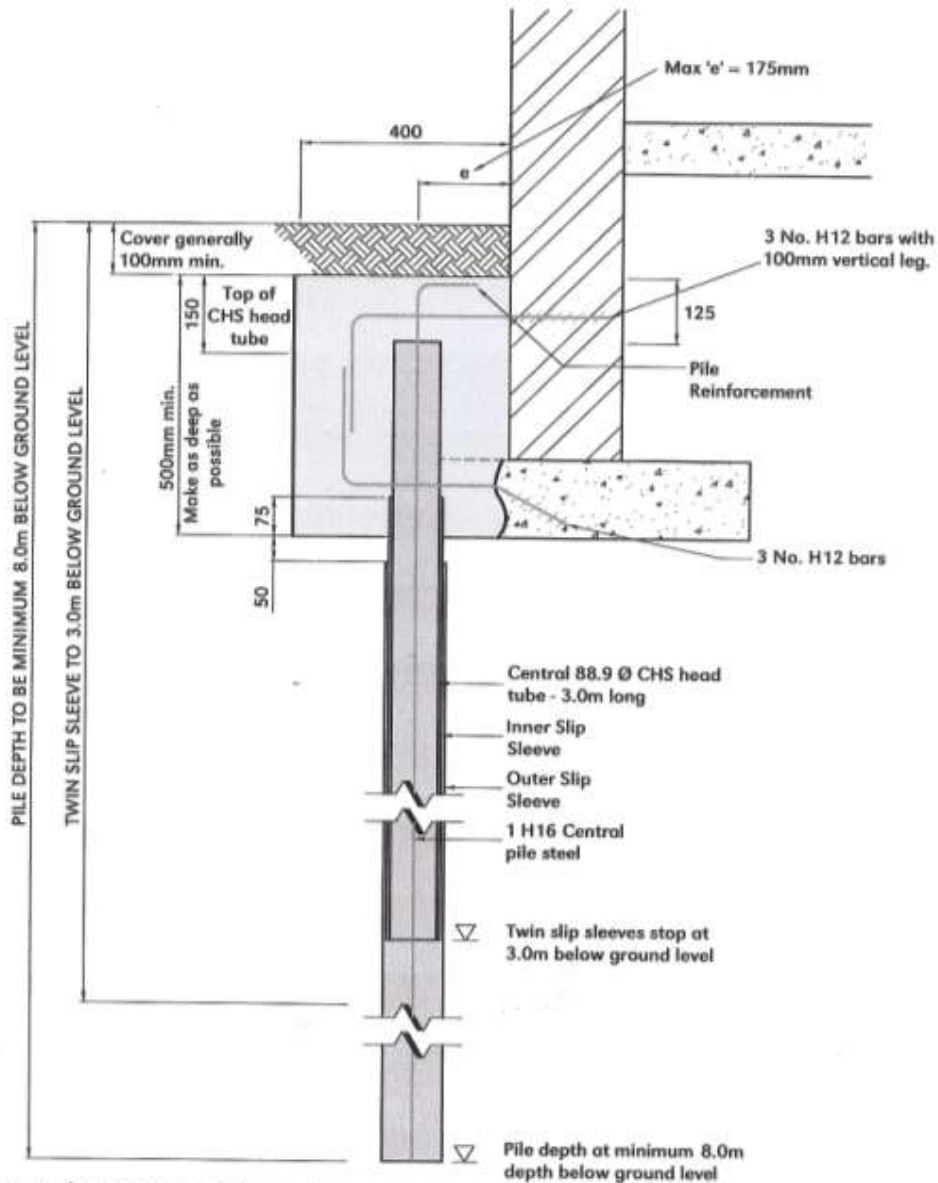
1st Associated.co.uk ©



Piling

(Owner advised this was not the type of piping system that was used on the property however it does interestingly show it going down to a depth of eight metres)

Remedial Connection Detail 3.2.1 Solid Wall & Concrete Foundation - 800-500mm Deep with cover to cap



Notes:

1. Pile cap to be 450mm wide on plan
2. Dowels to have 200mm vertical leg and 125mm penetration
3. Break back face of existing foundation to achieve eccentricity show. Scrape/wash face of wall to achieve shear key

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



Has the underpinning solved the problem in the long term?

One of our concerns with insurance work carried out is that sometimes the effect is dealt with and not the cause. In this instance we would be interested to know exactly what the cause is considered to be. There are trees that are relatively close to the property which we believe need a regular maintenance plan (ideally an overview ten year plan) from an arboriculturalist (not a tree surgeon) and we all need to understand what is stopping the problem from happening again.

3.0) Partial underpinning

There has been some debate in the surveying and engineering world about partial underpinning which has led to some surveyors / engineers preferring total underpinning or no underpinning. We obviously did not see the property when it had movement/cracks in it so it is difficult for us to comment about the severity of it other than we were advised it has ground heave which is an upward pressure from the soil rather than subsidence which is a downward pressure from the soil. It could relate to leaking drains or change in the water table level.

Ground heave defined

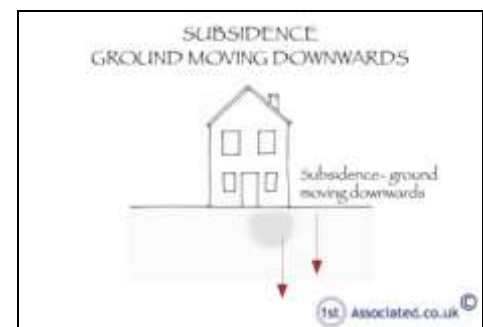
This is where a ground expands because of excessive water, this can be weather related, it can be a water supply pipe leaking or drainage leaking. It can be something that has changed in the area such as cutting down of trees or not maintaining trees.



Heave – ground moving upwards

Subsidence defined

Subsidence is when the ground under a building shrinks which can be through lack of water and ground movement of the ground, etc. Whichever way it shrinks it then results in movement in the building.



Subsidence - ground moving downwards

Marketing by: ———

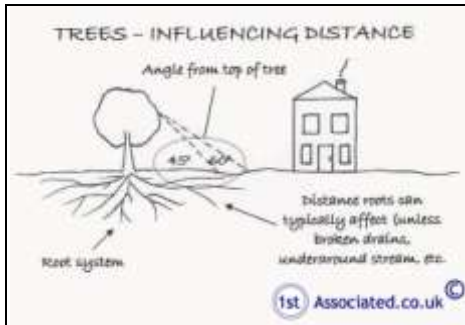
www.1stAssociated.co.uk

0800 298 5424

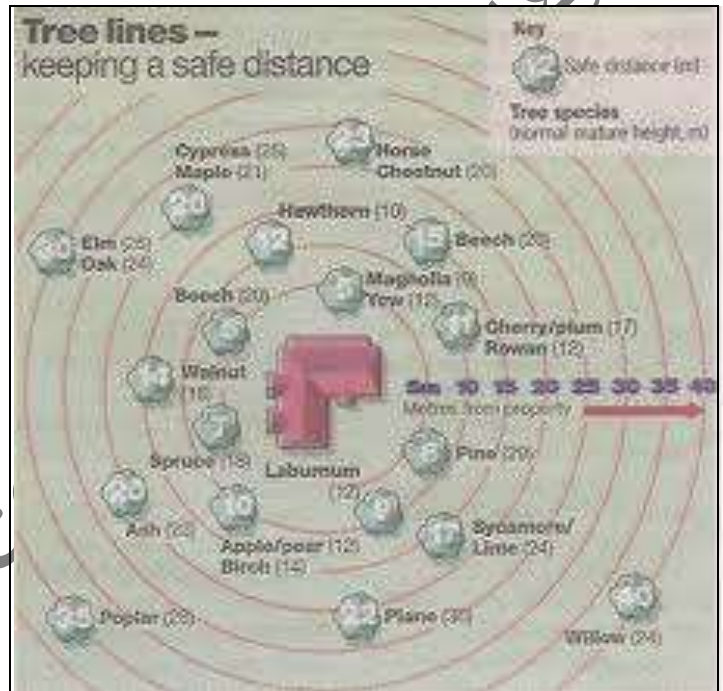


4.0) Trees

Trees will have a considerable effect on this property and the surrounding grounds and the sub-soil. Depending on the type of tree this will also have different root systems, etc. which is why we are recommending an arboriculturalist (not a tree surgeon) is asked to look at all the trees in the surrounding area to ensure you have a full understanding of what is going on.



Influencing distance of trees



Tree lines

Tree roots in drains

You also would be best to have a closed circuit TV camera report of the drains to ensure there are no tree roots in the drains.



Trees surrounding the property



Tree with manhole to base



Tree with manhole to base

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



ACTION REQUIRED: We believe you should have a ten-year plan by an arboriculturalist (not a tree surgeon) for all trees to ensure they are adequately maintained. Then you will have evidence of this if there is ever any future insurance claim.

ANTICIPATED COST: £500 to £1,000 (five hundred pounds to one thousand pounds) as we believe there will be some tree maintenance required; please obtain quotations.

5.0) Drains with trees on top

It is very unusual to have a drain with a tree on top of it as there is at this property. As mentioned, we do feel the tree roots are likely to get into the drains. We can see that the manhole is distorted and deteriorated and it is only a matter of time before the roots affect the drainage on this property.



Tree on the drain



Tree roots in the manhole



Close up

ACTION REQUIRED: We recommend a closed-circuit TV camera report to establish the condition of the drains and partial rebuilding of the manhole.

6.0) What are the soil conditions in this area?

From soil maps, etc you can get very general soil conditions in the area. As part of the insurance claim, we assume that they took soil samples in the area; we would like to see these so we can comment.

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



ACTION REQUIRED: As part of the information being obtained from your solicitors they need to also obtain the soil/auger samples that were taken in the area to allow them to decide on what underpinning to design and also if there is any ongoing sampling work that made them review what they were doing.

7.0) Insurance

Generally, where there has been an insurance claim we feel it is best that you keep with the existing insurance policy, insuring at the same level that the property is already insured at / checking that it is adequate. We feel that this insurance is likely to have a high premium as it is a listed building and it has a history of movement and there are a number of trees around it.

ACTION REQUIRED: Test the insurance market however we feel that it is best that you keep the existing insurance policy. The existing owner should be fully transparent in all their dealings with regard to the insurance valuation. The Royal Institute of Chartered Surveyors recommend that insurance on listed buildings is carried out on an element by element basis from what we recall as opposed to a metre squared basis which is what the owner was asking about at the time of our inspection.

8.0) Top floor extension- does it have Planning Permission and Building Regulations Approval?

It did occur to us, it probably was originally built like this, but we have not seen any original photographs so we are assuming the top floor was built as part of the original design? We would recommend that your legal advisor double checks this as you need to be aware any contraventions with regard to listed buildings become your liability when you take on the property.

Planning Permission Defined

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

Building Regulations Defined

This looks at the way the building is built ensuring that good practice occurs, setting out a minimum standard of building and also Health and Safety.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



ACTION REQUIRED: We would recommend that your legal advisor specifically asks the owner to put in writing details of any alterations/modifications whatsoever carried out whilst they have been at the property.

9.0) Listed Building alterations without permission

We would recommend you speak to the Listed Building Officer with regard to this property to see if they have a photographic record of its condition as many local authorities do have. It will then be worth comparing this against the condition and way the building presently is, as we do feel a lot of alterations and amendments have been carried out.

You should be aware that any amendments that have been carried out without approval become your liability and your risk. This can be insured against by the owners but you do need to establish this before you purchase the property.

ACTION REQUIRED: We would always recommend a visit to the Listed Building Control Officer before you commit to purchase.

10.0) Higher than average chance of condensation

The extract systems in the bathroom and the en-suite are via light extracts and extract into the thatch which we are not keen on. We would recommend these are relocated so they extract to external air however, often this is easier said than done.

It is very important that you have good extraction in the humidity generated areas such as the bathrooms, en-suites and kitchens. We would also advise that you do need to air the building as well as ensuring that things like clothes are not dried on radiators etc. otherwise the property we believe will be prone to black mould.



Checking the draw of the extract fan within the light



Extractor in the bathroom

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



ACTION REQUIRED: We would recommend large good quality humidity controlled extract fans are added to the kitchen, bathroom, en-suite 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.

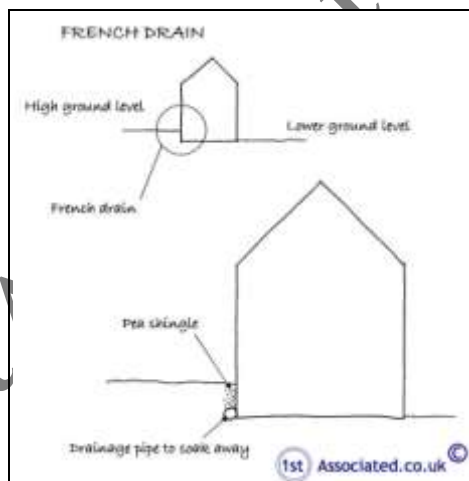


Extractor in en-suite shower room

ANTICIPATED COST: We would anticipate costs between £250 - £500 (two hundred and fifty pounds to five hundred pounds) per extract fan depending upon the wiring required. We always recommend quotes are obtained before work is agreed/commenced.

11.0) Water discharging against the property

It does look like water discharges against the property at the base. Ideally we would recommend a French drain against the building and also the paving slabs being adjusted so they run away from the building.



French drain



Water marks against the building



Vegetation against the building

ACTION REQUIRED: Once you have established what the ground conditions are and seen the property when it has rained heavily it may be

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



necessary to either adjust the paving slabs around the property to ensure that they discharge away from the building or to add a French drain. We would be more than happy to talk to you further about this once you are in the property.

12.0) Painted / presented to sell / higher than average chance of condensation

We do believe as many people do that has a property being presented to sell, particularly with the decorations standard we do feel that it may be prone to condensation/black mould particularly when a family is living in the property.

Below are thermal image photographs with the bluer colours being colder areas and the red being the warmer areas, in this case the radiators.



Thermal image
Colder walls in upstairs bedroom



Thermal image
Cold walls to first floor landing

Marketing by: _____

www.1stAssociated.co.uk

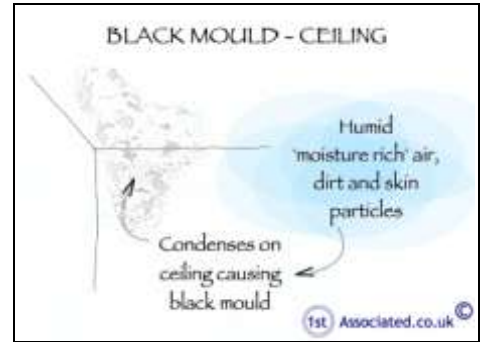
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Black mould defined

This is when humid air carries dust and skin particles to colder areas of the walls which are known as cold bridging.



Black mould

Cold Bridging Defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property, often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.



Cold bridging/thermal bridging

ACTION REQUIRED: Please see our comments with regard to adding large good quality humidity controlled extract fans.

Services

13.0) Dated electrics

The electrics are located in the cloakroom and are dated.

ACTION REQUIRED: As the fuse board is dated we recommend replacement particularly as this property is thatched. The Institution of Engineering and Technology (IET) recommend a test and report when properties change hands, to be carried out by an NICEIC registered and approved electrical contractor or equivalent.



Dated electrics

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



ANTICIPATED COST: £250 - £500 (two hundred and fifty pounds to five hundred pounds) for a test plus any work recommended; please obtain quotations.

14.0) Fire alarm

Smoke detectors need to be installed. We believe that most insurance companies require these in a thatched property.

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

15.0) Radiators

There is a mixture of single and double panel radiators.

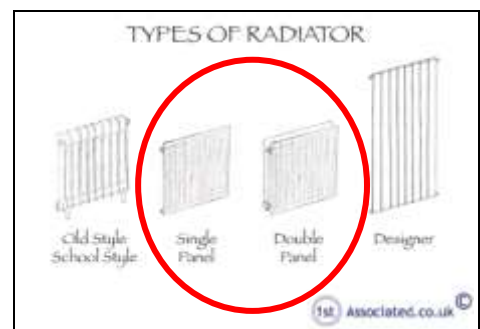


Double panel radiator



Single panel radiator

ACTION REQUIRED: We would recommend these are changed to double panel convection radiators and thermostatic radiator valves etc. are checked and ensured they are in working order. It is probably worth a pressure flush of the system as well.



Single panel radiator

ANTICIPATED COST:

£200 - £250 (two hundred pounds to two hundred and fifty pounds) per radiator and a few hundred pounds to pressure flush the system; please obtain quotations.

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



The Ugly

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

Movement/Insurance claim/Cause and effect

We are concerned with this property that the insurance company may have dealt with the effect of the problem rather than the cause and that this could happen again. It is difficult for us to be conclusive without having the paperwork with regard to exactly what went on.

The effect we consider is the cracking and the movement in the property and the cause may be the ground conditions, it may be the trees, it may be the water table level or a combination of all of these; we simply cannot be sure without seeing the information from the insurance company/loss adjusters. It is likely to be a combination of several things. We would like to know what measures have been put in place to prevent this from happening again.

It does look like there have been very deep pile foundations added, the sketch that we saw (that we were advised was not used) showed piles of 8 metres which is a deep pile on a residential property particularly bearing in mind that the existing foundations are not likely to be more than a metre (foot or two) deep.

ACTION REQUIRED: Your legal advisor needs to investigate with the insurance company / loss adjusters as to what work was carried out in relation to dealing with the cause of the problem.

Insurance claim

During our discussions with the owner they advised that they had placed a call to the loss adjusters / insurers to ask them to come back and make a better job of the finish of the render.

ACTION REQUIRED: You need to speak to the owner and check and confirm if there is any other outstanding work or issues on this underpinning.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Thatch properties

The difficulties we have with thatch these days is where does it come from and part of this question is what quality will it be and how would it weather in the English climate?

In my time as a chartered building surveyor carrying out building surveys, we have moved from using the term Norfolk reed to using the term Water reed. We originally said it is more likely that this property has used reed from abroad, now we have had a chat with xxxxxx he has confirmed the reed is from Turkey, normally it seems to be from Poland. We have been involved in some cases where there has been considerable weathering to the reed in a relatively short time span. We consider it should last thirty to sixty years depending upon who you talk to, location, weather conditions, etc.

ACTION REQUIRED: Your legal advisor needs to specifically ask what type of reed has been used on the roof. We asked for details of the companies that carried out the work. These need to also be forwarded onto your solicitor.

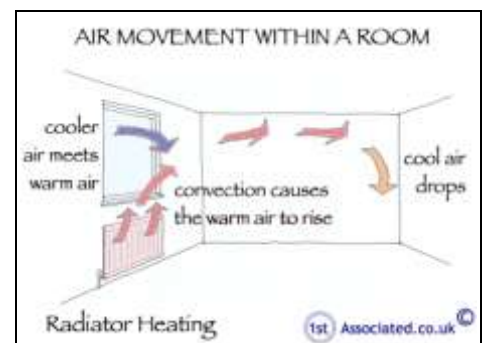
Higher than average possibility of condensation

Another fact that needs to be considered is how people live in properties today. We used to live in a lot colder internal conditions within a property whereas today we tend to want to live in houses which are t-shirt weather warm all year round and we have a lot more showers than we used to do when baths were the only option.

Generally, we create more heat and humidity than we ever did which in turn can cause condensation. This can occur to the walls and we also believe it is likely to affect the thatch roof.

Air movement

Our concern within this property and many other properties is that they have minimum air movement in them. With the removal of real fires which used to create movement through the property we are left with air movement being created by radiators that are located under windows and we have the usual draughts from the windows to move the air around the property.



Air movement within a room

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Effects of condensation

As well as creating black mould the humid air will also generally cause some expansion to windows and doors making them a bit more difficult to open and once you do open them it is a bit more difficult to shut them. You do need to be aware that simply opening windows will not improve humidity in a property as it may be more humid outside than inside which is why you need an extract fan to extract the humid air and force it outside.

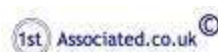
1stAssociated.co.uk Copyright

—— Marketing by: ——

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property (we consider modern to be less than one hundred years old however in this case it is a relatively modern property imitating an older style), 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 particularly the trees and the drains we suspect and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

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

There are dated electrics from 1980's to 1990's located in the cloakroom. We recommend the electrics are upgraded particularly as the property has a thatched roof. 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 Worcester boiler located in the cloakroom. On the day of our survey the boiler was being tested. We are not sure if it was being overhauled or not.

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

———— Marketing by: ————

www.1stAssociated.co.uk

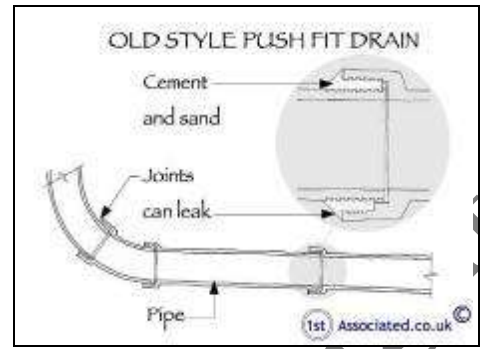
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Drainage

Whilst we have lifted the two manholes covers to the front left hand side of the property one of which is practically under a tree, the only true way to find out the condition of the drains is to have a closed-circuit TV camera report to establish the condition of the drains. In this age of property there have often been leaks over the years.



Push fit drain

ACTION REQUIRED:

Closed-circuit TV camera report to establish the condition 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 redecorating to turn the property into your home. We have detailed these and other issues within the main body of the Report.

Purchase Price

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

 1st Associated.co.uk



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 (seventy five pounds and one hundred and twenty five pounds) per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 (one hundred pounds and two hundred pounds) 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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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:

Structural repair

The main risk on a property that has had movement and an insurance claim is that it may move again which we would say is more likely where there is heave although we have never seen any figures on this. Also, underpinning structural repairs will affect the value of the property. It is always worth asking your friends, relatives and colleagues whether they would buy a building that has had structural repair to get a better feel for this.

Underpinning

Within the Appendices is the very limited information that we have received with regard to underpinning. One is a drawing from xxxxxxxxxx and the other is a cross section of the type of piling system that it was proposed to use although we are advised by the owner that it was not the exact system used. We would note that the pile goes down to a depth of a minimum of eight metres.

ACTION REQUIRED: Information on the underpinning work was limited. We would request that we see a full electronic copy of the underpinning documentation.

Higher than average possibility of condensation

You need to ensure that you are getting rid of the humidity at source, ie. in the kitchen, the bathroom and the showers and not just putting it into the roof space.

Thatch

Work is required to the thatch. We generally find that more work is required than you imagine once you have started so we recommend you budget appropriately for this although you do need to obtain three quotes from thatchers.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Trees

You need to have a maintenance plan with regards to the trees which is rigorously adhered to.

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.

1stAssociated.co.uk Copyright

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



AERIAL VIEW – 360 PHOTOS

Where permission has been obtained from the owners we have carried out aerial photographs using an aerial drone, stationary drone or a mono-pod pole where the environment (for example no cars parked near to the property) and weather (warm windless day) are suitable.



Drone



Front View



Rear View



Rear left chimney
Aerial view – 360 photo



Flue to front
Aerial view – 360 photo



Porch roof
Aerial view – 360 photo



Rear of Chimney

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

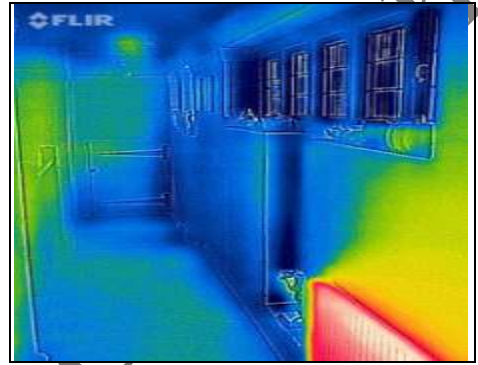


THERMAL IMAGE PHOTOGRAPHS

We use thermal imaging photography to help us with the survey. Not only does it establish warm and cold areas, it also helps us identify materials within the property.



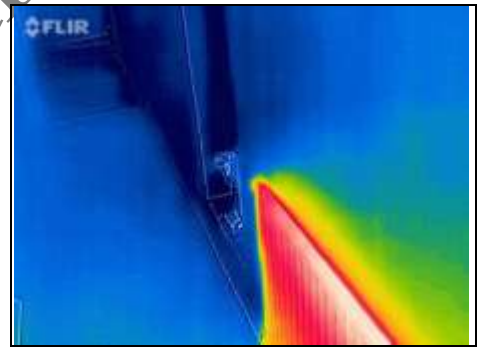
Colder walls in upstairs bedroom



Cold walls



Heating test (red is radiator, blue is coldness of wall)



Ten minute test (radiator is red)

The property was not pre-heated so there were not ideal conditions for thermal imaging; however we have taken some thermal images which helped us with the survey.

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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

From our investigations, the property is Grade II and/or falls 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.



Aerial view – 360 photo

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



EXTERNAL

CHIMNEY STACKS AND FLUES **AND DORMER WINDOWS**

Chimney Stacks

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

There are two chimneys to this property they are located to the rear left and the rear right (all directions given as you face the property).

Chimney One – Rear Left

This is a large brick finished chimney with one chimney pot and a lead flashing and a tile on edge. There is a thick mortar bedding the lead in. From what we could see from ground level it looked in below average condition considering its age, type and style.



Rear left chimney
Aerial view – 360 photo

Unusual detailing to the base of the property

There is a slightly unusual detailing to the base of the property where we can see a tile on edge and also a thickening of the mortar. We generally prefer lead to be bedded in a plumber's mastic as we find this works better than current day standards of pointing which are generally poor and use the wrong strength mortar. We have been unable to check around the back of the chimney.

We noted an aerial attached to the chimney which we are not keen on as it cuts into the brickwork rather like a cheese wire cutting into cheese.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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

ACTION REQUIRED: Periodically inspect the chimney. Anticipate ad hoc repairs in the next few years to both the chimney and the flashing. The sooner the work is carried out the better.



Flaunching

Chimney Two – Rear Right

This is a large brick finished chimney. The chimney is weathered quite badly to the rear and also again there looks to be problems with the way the flashing has been carried out.

ACTION REQUIRED: We would recommend in the next year or so that this chimney is looked at more closely and repointing is carried out in an appropriate mortar. Remember if a cement mortar is used this will cause accelerated deterioration to the red bricks. You need to ensure the bricklayers who carry out the repairs know exactly what they are doing with regard to mortars.



Rear right chimney



Rear of chimney

Again, we noted an aerial attached to the chimney; please see our previous comments particularly as the bricks seem to be a relatively soft red brick.

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.

Flaunching's Defined

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Spalling Defined

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

Tile on edge defined

Sometimes a tile on edge is used as a flashing. This does not work particularly well as the cement tends to crack and the tiles become dislodged.

Flues

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

The property has a metal flue to the front of the property through the render which is from the boiler within the cloakroom.

Render Defined

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



Flue to front
Aerial view – 360 photo

Dormer Windows

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

There is a type of dormer window formed within the roof, one to the front and one to the rear of the property. They have a thatched roof. The one to the rear is particularly susceptible to water getting in where it meets the chimney.

We could not see the sides particularly well however where the front sections of the dormers are formed in windows, where we could see these, they would benefit from some redecoration. Please see the Windows Section of this Report.



Front dormer



Rear dormer window susceptible to water getting in

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Finally, Dormer windows have been viewed from ground level and internally from the dormer windows themselves.

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

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

1stAssociated.co.uk Copyright

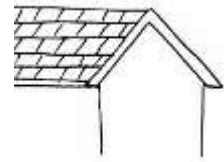
——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





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.

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

We will consider the roofs in three areas:

- 1) Main roof - thatched
- 2) Side roof - thatched
- 3) Porch roof – metal finish

Thatched Roofs

Thatch was the most common form of roofing in Britain until about the 17th Century on domestic structures, particularly in the South East of England. Its use was limited by legislation due to the risk of fire, initially in the City of London, (unfortunately after the fire of London!) which in turn, was followed by larger cities/towns, and eventually considered good building practice nationwide.

For example, in London, it was compulsory by 1212 to give thatch a coat of white wash to protect it from sparks, and new houses were not allowed to be thatched from this date. However, this legislation took some time to be adopted in other areas, but by the early/mid 18th Century, thatch was generally prohibited from use.

Types of Thatch

There are three main types of thatch common in England; Long straw, Water Reed (originally called Norfolk reed) and Combed wheat reed all usually laid on a pitch of about 55°.

Combed Wheat Reed (originally known as Devon Reed)

Wheat reed will tend to have a bristled finish and will typically have a life of 20 to 40 years from new. However, it will require maintenance throughout its life.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Long Straw

Long straw is typified by its "shaggy" soft look and it is typically considered to have a life of between 10 and 20 years from new. However, it will require some maintenance throughout this period

Water Reed (originally known as Norfolk reed)

Norfolk reed is typified by its solid, neat, clean cut appearance. It is typically considered to have a life of between 50 and 70 years from new. However, it will require some maintenance throughout this period.

Main Roof (including the two side roofs)

The main roof is thatched with reed and water reed. From ground level, this looks in slightly below average condition considering the roofs age type and style.

There is moss starting to occur particularly to the left side, which is the north side, however we do feel that the thatch will suffer from the trees surrounding it meaning that there is a lack of sunlight in some areas and also trees tend to reduce the amount of air movement around a property. It has been a fairly dry spring so far and it is still relatively early so some of the trees were still not fully leafed (and also the tree root systems are hunting for water).



Thatch main roof
Aerial view – 360 photo

We have been shown receipts for the ridge being re-done by xxxxxxxx in xxxx and that the whole of the property was re-roofed, we believe, by xxxxxxxxx in xxxx.

We have left messages/tried to speak to both thatchers. As of today (xxxxxxx) we have only managed to speak to xxxxxxxx in detail. xxxxxxx said he would try and drive by the property if at all possible in the next week or so and comment further.

ACTION REQUIRED: Please see our comments in the Executive Summary. We would recommend you budget for repairs.

———— Marketing by: ————

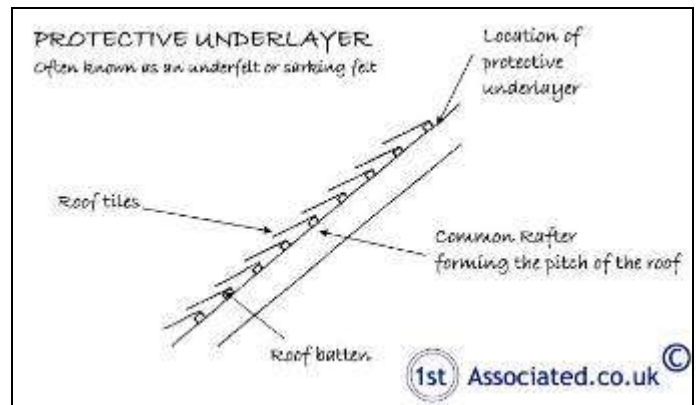
www.1stAssociated.co.uk

0800 298 5424



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 and give a secondary layer. With thatch it is probably best to say there is a difference in opinion as to what should be under thatch if anything at all.



Protective underlayer

Within this roof, there is to the main roof, where we can see it, a lining.

To the side roof visible from within the first floor office area we can actually see the back of the reed. It also looks like there may have been some straw used at some point in time; it is difficult to tell as there is limited access to the roof.



Back of reed within first floor office area

The ceiling in the kitchen was lined.



Kitchen ceiling lined

Marketing by: —————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



Porch Roof

The porch roof is metal covered. Water is leaking through it and we can see there is rot underneath. This needs some attention.



Porch roof
Aerial view – 360 photo



Rot



Knife test

ACTION REQUIRED: Repair and redecorate.

ANTICIPATED COST: We would recommend you set aside the sum of £150 - £300 (one hundred and fifty pounds to three hundred pounds); quotations required.

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera and aerial photographs.

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

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

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





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 main roof is accessed via the loft hatch located in the en-suite on the top floor. On the first floor access is within the office on the left hand side. On the ground floor access is within the kitchen entrance area on the left hand side.

We were unable to get into any of the roofs as the access hatches were relatively small. The accesses had no loft ladder, electric light or secured floorboards. None of the roof accesses were large enough to add anything to with the exception of the first floor roof.



Roof access

Roof Structure

We could see approximately five to ten percent of all of the roof structure in the property, which unfortunately gives us very little to comment on. The roof structure is very important with a thatch roof as if dampness is getting through the thatch it will cause deterioration to it.

———— Marketing by: ————

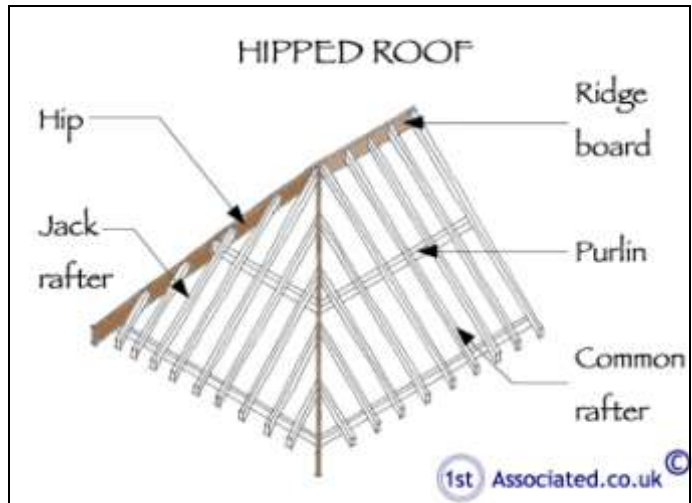
www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



The property has a hipped roof which are known for being integrally unstable.



Hipped roof

Roof Timbers

We have inspected the roof structure for:

1. Serious active woodworm
2. Structurally significant defects
3. Structurally significant dry rot
4. Structurally significant wet rot



Staining to timbers

Our examination was very limited therefore it is not possible to give a definitive comment as to the quality of the roof as we could only see five to ten percent of it. We would be more than happy to revisit when the roof is being thatched and comment further.

Ventilation

The roof is naturally ventilated due there being no protective underlayer.

Insulation

Please see the Thermal Efficiency Section of this Report.

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



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 had a very limited view of the roof. We could see an old extract fan; it does look like the extract is discharging to the roof which is what the owner confirmed when asked during our question and answer session.



Old extract

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.

1stAssociated.co.uk Copy

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



SOIL AND VENT PIPES



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.

Soil and Vent Pipe

The property has cast iron soil and vent pipes. Cast iron of this age can crack and rust and needs regular maintenance.



Soil and vent pipe

Finally, the 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.

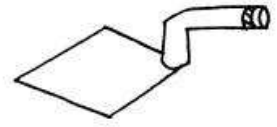
———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



WALLS



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

The walls are constructed of rough cast render.

Render

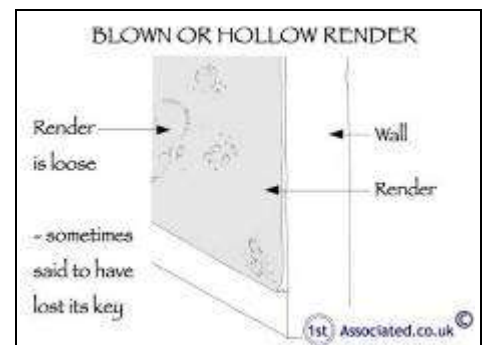
The external walls are finished in a roughcast painted render. We assume it is solid wall construction given the age of the property.

We are always wary when we see rendered properties as often the render can hide a lot such as in this case what work has or has not been carried out to the underpinning.



Render

We have carried out a tap test (we usually hit the render with the back of a hammer, in this case we hit it with our hand as the owner was present and we did not want to appear to be damaging the property). We found it to be in average condition for its age, type and style.



Blown or hollow render

Render Detailing

You can normally tell whether the render is good or not by the drip detail over the window and the bell mouth to the base of the property.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

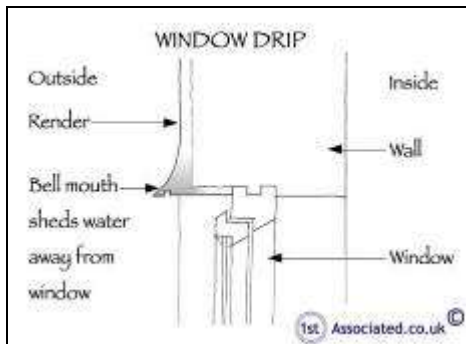


Window Drip Detail

In this case we found a drip detail to the ground floor windows. With rough cast render there is an argument that drip details are not required.



Drip detail to ground floor windows



Window drip



Close-up of drip detail above windows

Bell mouth to base of property

To the base of the render there was no bell mouth detail. As such there is some weathering to the brickwork.



Bell mouth detail



Weathering to brickwork

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk

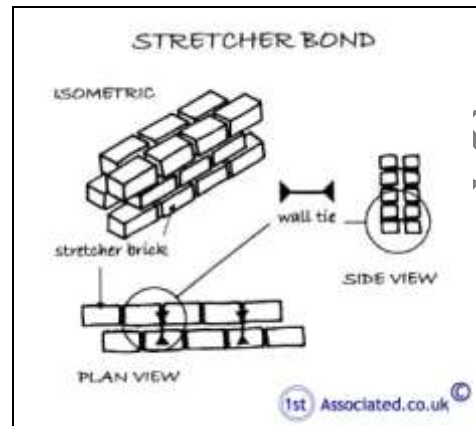


Brickwork to base

There is a brickwork to the base of the property which is in a Stretcher Bond pattern. We believe you will need to budget for carrying out some repointing work to the base of the property.

ACTION REQUIRED: Repoint

ANTICIPATED COST: In the region of £750 - £1,500 (seven hundred and fifty pounds to one thousand five hundred pounds); quotations required.



Stretcher Bond brickwork

Cracking

There is what remains of the cracking on the kitchen side; it would be interesting to see what the cracking was like before the work was carried out.



Cracking

Painted render/painted walls

Do not underestimate the amount of time/cost it will take to repaint the property particularly as there is high level work which is likely to need scaffolding which can be expensive.

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 render / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, concrete lintels, rubbed brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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

1stAssociated.co.uk Copyright

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



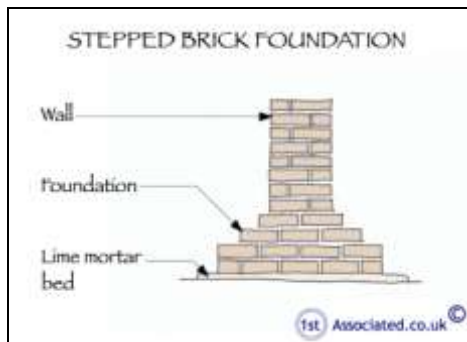


FOUNDATIONS

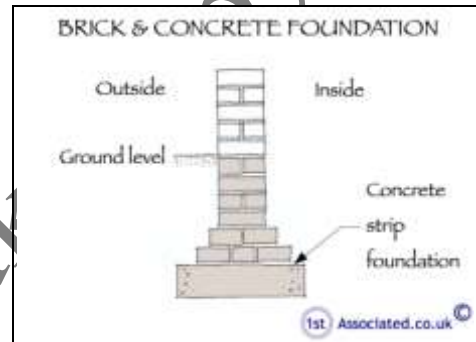
The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre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

Foundations

The original foundations are likely to be a stepped brick foundation. It could also be a brick foundation with a concrete strip.



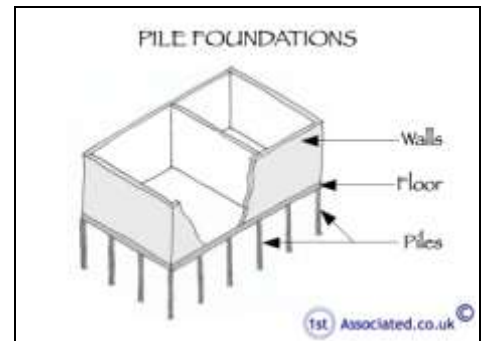
Stepped brick foundation



Brick and concrete foundation

Underpinning

From what we understand piles have been used to underpin the property. There are various types of piles. The basic process of a pile is that it goes into the ground until it gives adequate support either in the form of an end bearing pile which is where it bears on the end of the pile to give support or where it uses the friction of the pile to stabilise itself.



Pile foundations

Building Insurance Policy

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

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this.

Cracks

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

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

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

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

———— Marketing by: ————

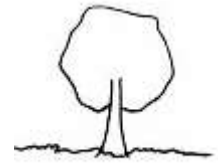
www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



TREES



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

There are trees in influencing distance of the foundations; you need to speak to your insurance company regarding this. The trees will have an impact on the soil condition and also affect the outside of the property with shading the thatch and reducing the air movement around the property.

ACTION REQUIRED: Please see our comments in the Executive Summary and our comments with regards to using continental thatches that we still are not sure of the longevity of or how they will be affected by the English climate.

We would recommend an arboriculturalist (not a tree surgeon) is asked to view the trees and give a ten year plan for maintenance.



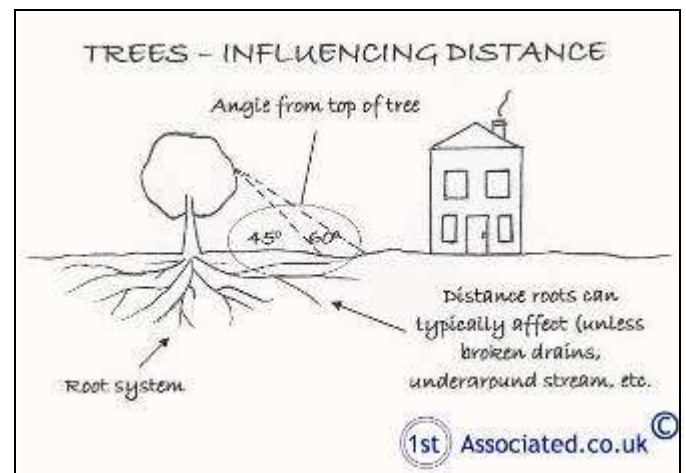
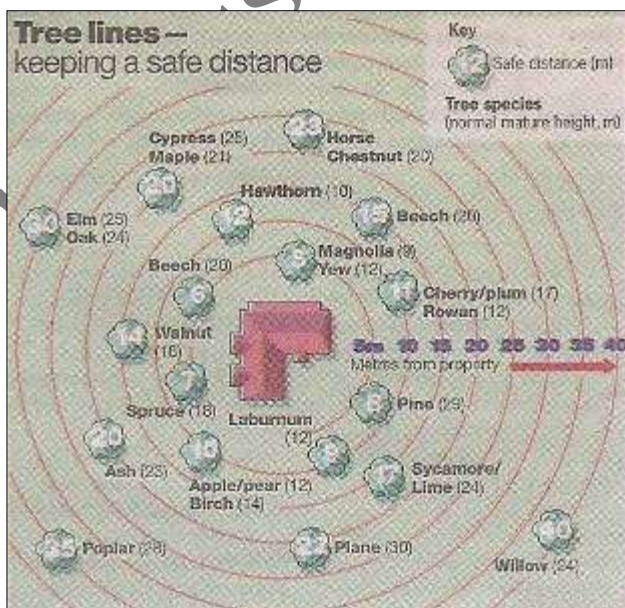
The trees are located to the front and rear garden
Aerial view – 360 photo



Tree roots

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.



Influencing distance of trees to a property

etected by: _____

www.1stAssociated.co.uk

0800 298 5424





Tree on manhole
Aerial view – 360 photo



Tree on the manhole



Substantial tree

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

Please also refer to the External Areas Section.

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





DAMP PROOF COURSE

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

In properties of this age it is unlikely that a damp proof course (DPC) would have been built in originally. However, often they have had damp proof courses added at a later date. In this case, we cannot see a DPC due to the render however there should be a DPC in this age of property.



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

Damp proof course not visible

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



AIRBRICKS



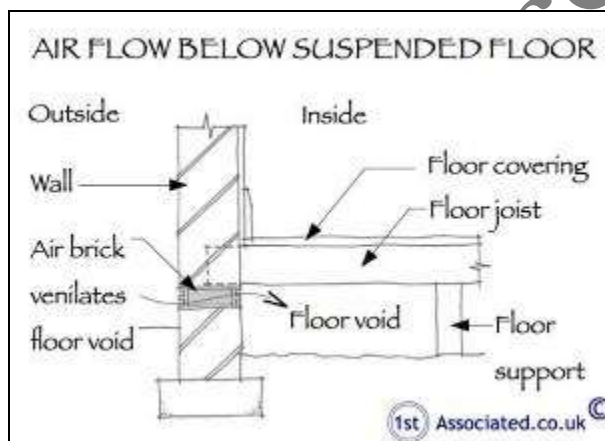
In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally, the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances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

Low Level Air Bricks

Air bricks are essential to have a through flow of air as this helps to reduce the chances of wet rot, dry rot and woodworm. In this case the airbricks are slightly lower than we would like; we would prefer to have two bricks from ground level. Also, in some areas, the water seems to be tipping towards the building. Please see our comments with regard to a French drain and releveling the paving slabs.



Airbrick acting as gutter



Suspended timber floor



Air brick

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

Marketing by:

www.1stAssociated.co.uk

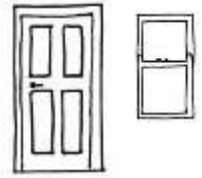
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



FASCIAS AND SOFFITS AND WINDOWS AND DOORS



This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

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

Fascias and Soffits

There are not fascias and soffits in the normal sense on a thatched roof however we can see there is a timber soffit board (for want of a better term) between the thatch and the wall which was slightly soft. There is also the feature of the exposed rafter feet which were slightly hidden away as you would have on a Wealden hall house. There is some minor soft rot to these.



Soffit under the thatch roof



Timbers



Timbers stained black



Timbers painted white

ACTION REQUIRED: The property, to us, looked relatively recently painted which could be hiding some deterioration. We spoke to the owners about this during our question and answer session who advised that it was last painted four years ago externally and interestingly they said painted every year internally.

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



Windows and Doors

The property has single glazed timber windows with square leaded lights. The windows are in below average condition.



Single glazed with square leaded lights



Window open in master bedroom



Angle brackets

ACTION REQUIRED: We would comment that the windows would benefit from redecorating the sooner the better ideally no later than 2018 with associated repair.

Knife Test

We have tested the windows by pushing a knife into a random selection. We generally tend to do the lower windows as access is easier. In this case we also tested the top floor windows. It was the top floor windows that appear to not have been painted recently.



Knife test

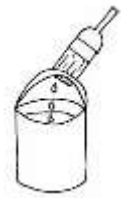
Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section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

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424





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.

There will be a fair amount of repair we believe with the external decorations to the windows. There is a large area of render to be redecorated. Do not underestimate the amount of time and cost this will incur.

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

Please see our comments in the External Joinery section.

———— Marketing by: ————

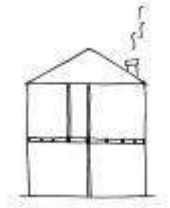
www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



INTERNAL



CEILINGS, WALLS, PARTITIONS AND FINISHES

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

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are mixture of older style plaster and modern plaster and some areas of timber boarding.



Part of the ceiling is boarded

Old Plaster Defined

Typically this was pre-War years and would usually have included lime and is often on laths.

Modern Plaster Defined

Usually a Gypsum plaster which can be applied with a skim coat to the ceilings or the walls over either an older or modern plaster.

Internal Walls and Partitions

These are, we believe a mixture of solid and studwork construction, we believe some of the walls have been finished in a lath and plaster. The photograph is taken from within the roof above the office looking at the side wall to the bathroom where there was once an old fan.



Lath and plaster walls to office

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

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



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.

Marks to wall in rear left office

We have not been able to work out what the mark relates to on the wall of the rear left office is. It feels almost like it is old glue where something has been stuck on and then removed.

ACTION REQUIRED: Specifically ask the owners.

Perimeter Walls

Originally these possibly would have been lime plastered; they were certainly cold when we thermal imaged them although you do have to remember the property has not been specially warmed up for thermal imaging. Our concern is there may be condensation and black mould on the perimeter walls. To be clear, we believe this is a higher risk that you would typically find on this age, type and style of property.

Again, we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this Report. This comment has been based on the visual look of the wall which is relatively “smooth” and normally means a modern finish.



Cold walls

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



Following our rose tinted spectacles view of how a Wealden Hall House would have been is painted brick.



Painted brick

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.

1stAssociated.co.uk Copyright

Marketing by: ———

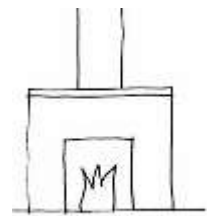
www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



CHIMNEY BREASTS, FLUES AND FIREPLACES



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

The chimney breasts are located to the rear left middle and rear right hand side (all directions given as you face the front of the property). There is a chimney in the breakfast room area and also a feature fireplace in the lounge.

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. Any chimneys you do intend to use should be swept and a check should be carried out that a lining is in place.

Please see our comments with regards to the flashings to the chimneys.



Fireplace in breakfast room



Feature fireplace in lounge
(Apologies for blurred photograph)

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

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

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building. Please also see the Chimney Stacks, Flues Section of this Report.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



FLOORS

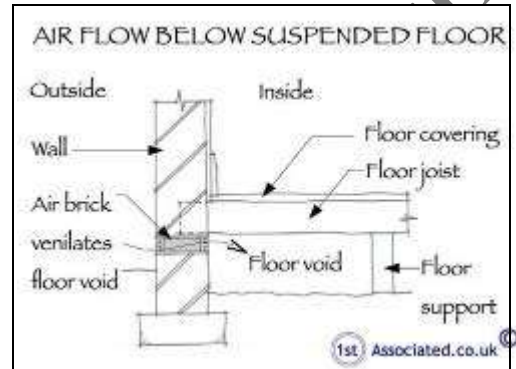


Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this, upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

There is a suspended timber floor to the front to the property, which require air movement underneath to minimise wet rot, dry rot and woodworm. There could be draughts coming underneath the floor.

The ground is tipping towards the vents and could be acting as gutters.



Suspended timber floor



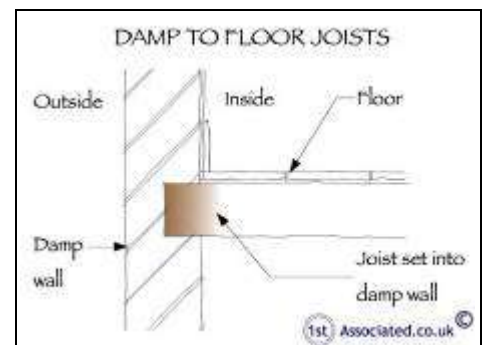
Vegetation



Ground tipping towards vents

First Floor

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



Embedded timbers

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

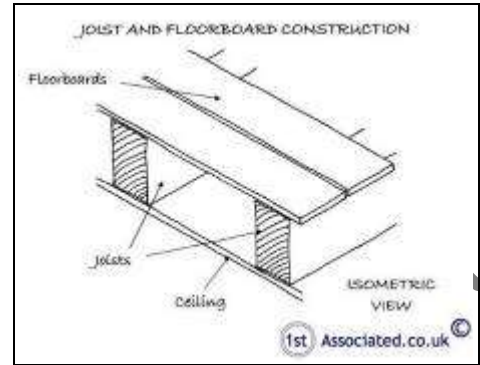
All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



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.



Joist and floorboards

Top Floor

We have also assumed that the top floor construction is joist and floorboards with embedded timbers.

Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, 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.

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



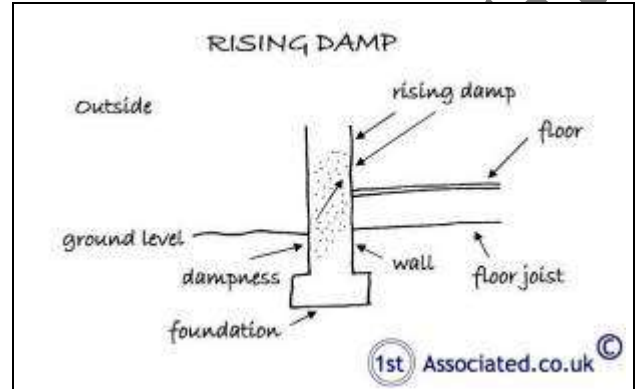


DAMPNESS

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. Much evidence points towards there being true rising damp in only very rare cases.



Rising damp

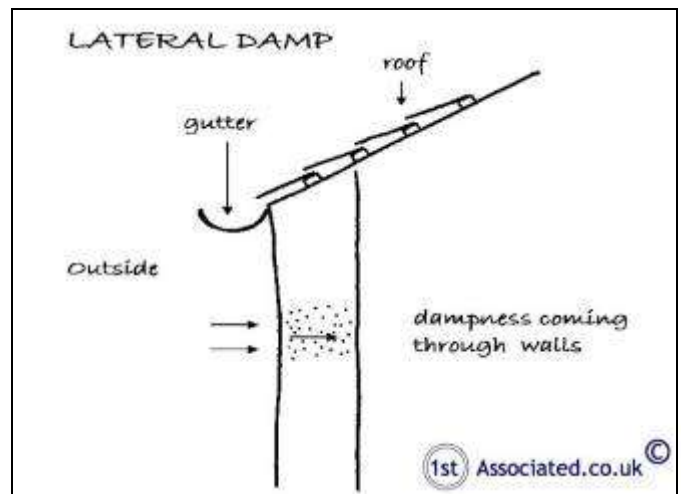
A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found no significant rising damp however we would comment that the property may suffer from condensation.



Testing for rising damp

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.



Lateral damp

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



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

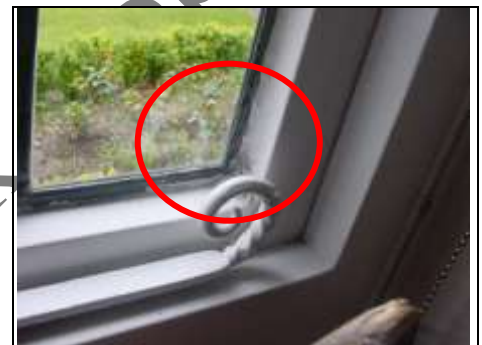


Testing for lateral dampness

Condensation

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

At the time of the inspection there were the slightest signs of black mould in some of the corners of the windows however the building had been kept generally in very good condition.



Black mould to the right bedroom corner

Condensation 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, cooling and ventilation of properties and opening windows to air the property regularly however this building we do believe is more prone to condensation than a typical building.

Extract fans in kitchens, bathrooms and drying areas

A way of helping to reduce condensation is to have good large extract fans with humidity controlled thermostats within the kitchens, bathrooms and en-suites and also in any areas where you intend to dry clothes which are moisture generating areas.

ACTION REQUIRED: We would recommend large good quality humidity controlled extract fans be added to kitchens, bathrooms and any rooms where you intend to dry clothes.

ANTICIPATED COST: We would anticipate costs between £250 - £500 (two hundred and fifty pounds to five hundred pounds) per extract fan, depending upon the wiring required; quotations required.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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.

1stAssociated.co.uk Copyright

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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 doors are timber plank style doors which looked to be original style.



Plank door

Staircase

We noted that the underside of the staircase from the first floor to the top floor was exposed. It is more normal today to have a half hour fire barrier to stop fire spreading from the ground floor to the first floor in a worst case scenario. You may wish to take a view on whether you add this.



Underside of first floor to top floor staircase exposed



Underside of staircase exposed

ACTION REQUIRED: We would recommend the staircase is lined.

Kitchen

We found the kitchen in average condition. We have not tested any of the kitchen appliances.

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

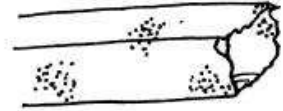
Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



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.*

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

Wet Rot

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

We suspect the windows will have some areas of wet rot as will what we would term as the 'fascia board' between the thatch and the wall.

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

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424





Woodworm

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

The roof is the main area that we look for woodworm; in this case we only viewed five to ten percent of the roof. There were no obvious visual signs of significant woodworm activity or indeed past signs of significant woodworm activity that has caused what we would term 'structurally significant' damage however our inspection was very limited.

In many properties there is an element of woodworm that is not active. Our inspection was limited by the rooms formed within 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.

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



INTERNAL DECORATIONS



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

Internal decorations are in average condition. Please note that the owners advised they redecorated every year; we do not know if this is a must or something that they like to do.

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.

1stAssociated.co.uk Copy

Marketing by: ———

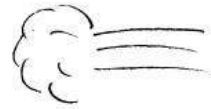
www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



THERMAL EFFICIENCY



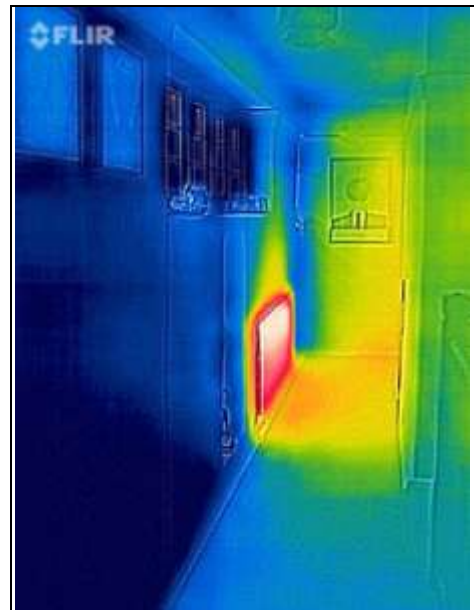
Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. 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.

General

Older properties will not be as thermal efficient as a modern property.

Thermal Imaging

A typical thermal image of this age of property would look like this.



Heating test (red is radiator, blue is coldness of wall)

Marketing by: ———

www.1stAssociated.co.uk

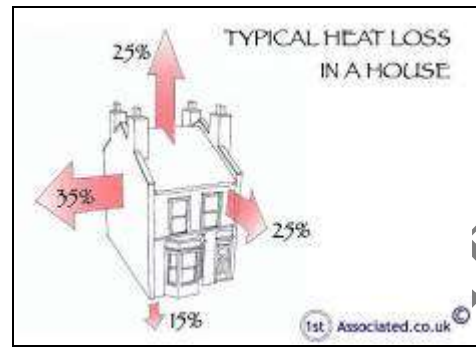
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Roofs

Current Building Regulations require insulation of 300mm. With a thatched roof the thatch itself is part of the insulation as long as it is not wet as wet thatch will have a much lower thermal efficiency than dry properly performing thatch which is why it is important to have work carried out to it.



Typical heat loss

Walls

The walls to this property are solid in the sense that they do not have a cavity as a modern property would have. Also, they are unlikely to have any substantial insulation, however, unfortunately it is generally very difficult to improve the insulation without affecting the external or the internal appearance of the property.

Windows

The windows are single glazed and therefore will have poor thermal properties.

Services

The wall mounted Worcester boiler was being serviced at the time of our inspection; we are advised it is approximately five years old. Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

Summary

Assuming the above is correct, this property is average to below average compared with what we typically see. We would add that older properties such as this can be colder than you would expect. Please note we have not seen the Energy Performance Certificate.

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



or alternatively www.cat.org.uk (Centre for Alternative Technology)

or *Sustainable Energy Without the Hot Air* by David J C MacKay
[HTTP://www.withouthotair.com/Videos.html](http://www.withouthotair.com/Videos.html) to download for free or buy a paper copy as we did.

It is worth watching the video How Many Light Bulbs? by David J C MacKay – can be viewed on YouTube

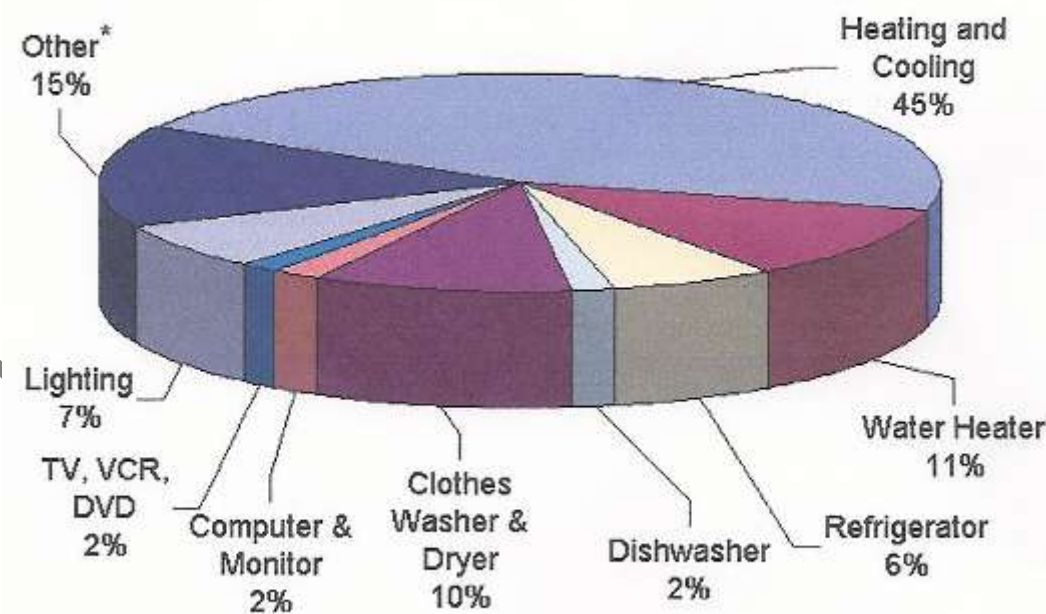
SPAB (Society for Protection of Ancient Buildings) are researching how best to insulate older properties and it is worth checking their website for the latest information at www.SPAB.org

HIPs

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are required before a sale completes.

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

What does my energy bill pay for?



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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



OTHER MATTERS



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

Security

We can see a box to the front and the rear of the property however the owners advised there is no alarm so we assume this is just an imitation alarm box. You need to make further enquiries.

A good alarm system should not only help reduce break-ins but also help reduce your insurance. We are not experts in this field and therefore cannot comment further.



Security alarm to the front
Aerial view – 360 photo

ACTION REQUIRED:

Further information should be obtained from the vendor.

Fire / Smoke Alarms

Some smoke detectors were noted, we were disappointed to see these were battery operated. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.



Smoke alarm on first floor landing

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

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



Insurance

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

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

Asbestos

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

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

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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.

1stAssociated.co.uk Copyright

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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 Institution of Engineering and Technology (IET) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

The electric fuses and consumer units were located in the cloakroom. The fuse board looked dated, possibly original, and better are now available.

ACTION REQUIRED:

We would recommend replacement.



Fuse Board

Earth Test

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



Earth test

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



ACTION REQUIRED: As the fuse board is dated we recommend replacement, particularly as this property is thatched. We would recommend an Institution of Engineering and Technology (IET) test and report and that any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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

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

1stAssociated.co.uk Copyright

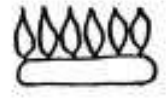
Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



GAS



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

We are advised that the property has mains gas. The consumer unit is located on the left hand side near the kitchen area.

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

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

Carbon Monoxide

No carbon monoxide monitors were noted.

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424





PLUMBING AND HEATING

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

Water Supply

The owners advised there is a stopcock in the cupboard to the right of the sink. We also thought we saw a stopcock located in the roof above the office and the external stopcock is on the pavement near the kitchen. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

Water Pressure

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

Plumbing

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Heating

The boiler was located in the cloakroom, it is manufactured by Worcester.

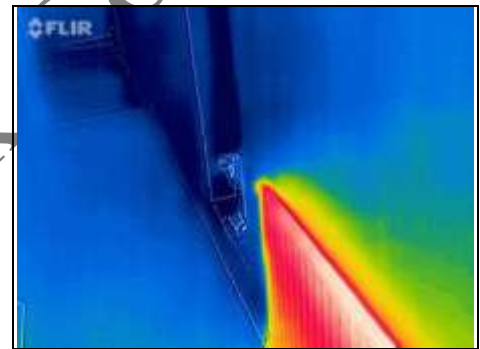
Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects, but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract is placed with an approved heating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



Boiler

Ten Minute Heating Test

The owner / occupier at our request turned on the heating for approximately ten minutes. We checked the radiators and these were warm.



Ten minute test
(Radiator is red)

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.

Marketing by: _____

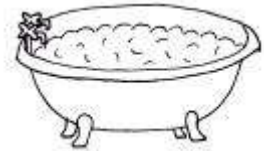
www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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.

Bathroom

The property has a four piece bathroom suite, consisting of a shower, bath, wash hand basin and WC, which looks in average condition, subject to some day-to-day wear and tear, as one would expect.



Bathroom

En-Suite Shower Room

The property also has a four piece en-suite shower room, consisting of shower, wash hand basin, bidet and WC which looks in average condition. We noted a shallow shower tray; we have come across problems with these leaking.



En-suite to master bedroom



Shallow shower tray

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





MAIN DRAINS

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

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

The cold taps have been run for approximately quarter of an hour in the kitchen. No build up or back up was noted however we do believe it is essential a closed circuit TV camera report of the drains is carried out.

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 two inspection chambers / manholes.

Manholes Defined

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

Inspection Chamber / Manhole One – Front Left by the kitchen

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

From what we could see it is concrete built.



Front left manhole by the kitchen

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Inspection Chamber / Manhole Two – Front left by the tree

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

From what we could see it was brick built and requires partially rebuilding.



Front left manhole by tree

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

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 you of any particular problems.

We have been unable to determine the ultimate means of rain/surface water disposal; it may be shared drain however we are unable to confirm.

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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



OUTSIDE AREAS

The main focus of this Report has been on the main building. We have taken a cursory inspection of the outbuilding and would be happy to return and carry out a survey if so required.

GARAGE/PARKING

Garage

There is a double garage to the rear left. Cracking was noted within the garage.



Rear left garage



Rear of garage



Cracking



Cracking to rear wall

ACTION REQUIRED: Your legal advisor to check and confirm if the cracking in the garage has been noted to the insurance company.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Parking

There is a double driveway to the left for off road parking.



Driveway to the left

EXTERNAL

Garden

The property has surrounding gardens with fish pond and timber outbuilding which we were advised is also listed.



Front Garden



Rear Garden

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Listed timber shed

It is mentioned several times that the timber shed is listed. It is fairly normal to list everything within the curtilage of the building. In an older style property sometimes the kitchens were separate due to the fear of fire which is maybe what this was in this instance.



Listed timber shed



Timber shed



Roof of timber shed

Boundaries

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

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

ACTION REQUIRED: Your legal adviser to check whose boundary is whose.

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

Neighbours

In this case the neighbours were quite a distance away so we have not actually checked on them, however it is well worth visiting them to see if there are any niggling problems.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



POINTS FOR YOUR LEGAL ADVISOR

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

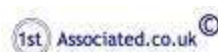
- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Removal of any chimneys in part or whole.
 - ii) Certificates confirming chimneys have been swept
 - iii) Roof and similar renewals.
 - iv) Removal of any walls in part or whole.
 - v) Double glazing or replacement windows.
 - vi) Drainage location, maintenance and repairs.
 - vii) Timber treatments, wet or dry rot infestations.
 - viii) Rising damp treatments.
 - ix) Asbestos
 - x) Boiler and central heating installation and maintenance.
 - xi) Electrical test and report.
 - xii) Planning and Building Regulation Approvals.
 - xiii) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - xiv) 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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Designated Planning Area.

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

However, with regard to Environmental reports or similar general reports on the environment please see our article link on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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

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

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

For and on Behalf of

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

This Report is dated: xxxxxxxxxx

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

Surveying buildings
*By Malcolm Hollis
Published by Royal Institution of Chartered Surveyors Books*

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

1stAssociated.co.uk Copyright

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



APPENDICES

1. Limitations
2. The electrical regulations – Part P of the Building Regulations
3. Information on the Property Market
4. Listing Details
5. Location of Underpinning
6. Piling (Not the type of piping system that was used on the property) Thatched Roofs
7. Contact Information
8. Wealden Hall House
9. The myth of opening windows to reduce condensation
10. French Drain Article
11. Condensation and Cold Bridging Article

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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 xxxxxxxxxxxx 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.

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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

LAYOUT PLAN

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

WEATHER

It was mild and dry day 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.

OCCUPIED PROPERTY

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

JAPANESE KNOTWEED

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

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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



INSPECTION LIMITED

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

- 1) We were unable to access the roofs due to the roof space areas being very small (all three of them). We could see approximately five to ten percent of all of the roof structure in the property. The roof structure is very important with a thatch roof as if dampness is getting through the thatch it will cause deterioration to it.
- 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, the first floor or top floor as we could not see a way to do it without causing damage.
- 4) 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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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.

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



www.hometrack.co.uk

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

www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

HistoricEngland.org.uk and BritishListedBuildings.co.uk

These are good websites for establishing if the property is Listed and general information on Listed buildings.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Listing Details

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

DESCRIPTION: XXXXXXXXXXXXXXXX

GRADE: xxxxxxxx

DATE LISTED: xxxxxxxxxxxxxxxx

ENGLISH HERITAGE BUILDING ID: xxxxxxxx

LOCATION: xx

LOCALITY: xxxxxxxxxxxxxxxx

LOCAL AUTHORITY: xxxxxxxxxxxxxxxxxxxxxxxx

COUNTY: xxxxxxxxxxxxxxxxxxxxxxxx

COUNTRY: England

POSTCODE: xxxxxxxxxxxxxxxx

Listing Text

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: xxxxx

UID: xxxxxxxxxxxxxxxx

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

Details

xxxxxxxxxxxxxxxx (south side) xxxxxxxxxxxxxxxxxxxxxxxxxxx. Designed in the style of a Wealden Hall house ('cottage orne with Art Nouveau trimmings' - Pevsner). Two storeys and large central dormer. Symmetrical facade with 3 bay front. Hipped thatch roof with decorative ridge and tall red brick chimneys with moulded caps. Roughcast first floor with brick header patterns between windows. Gault brick. First floor with tile string at first floor level. Outer bays with 3 windows each of small casement type with leaded lights. Central bay with characteristic Art Nouveau T-shaped window of 7 lights. Four light dormer window with thatch hood and apron. Central entrance with canopy.

Listing NGR: xxxxxxxxxxxxxxxxxxxxxxxx

———— Marketing by: ————

www.1stAssociated.co.uk

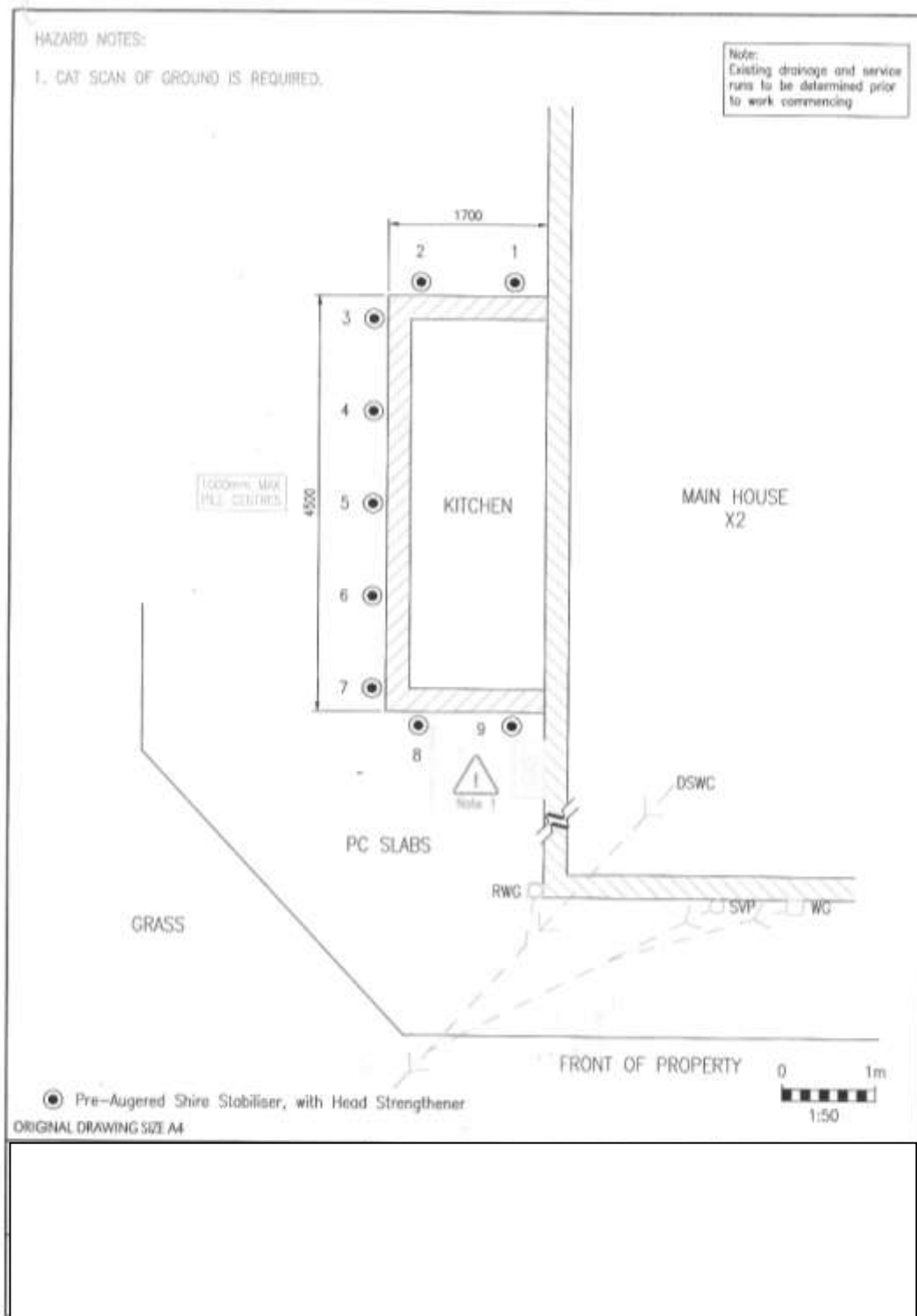
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Location of Underpinning

Information on the underpinning work was limited. We would request that we see a full copy of the underpinning documentation.



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



Thatched Roofs

Thatch was the most common form of roofing in Britain until about the 17th Century on domestic structures, particularly in the South East of England. Its use was limited by legislation due to the risk of fire, initially in the City of London, (unfortunately after the fire of London!) which in turn, was followed by larger cities/towns, and eventually considered good building practice nationwide.



For example, in London, it was compulsory by 1212 to give thatch a coat of white wash to protect it from sparks, and new houses were not allowed to be thatched from this date. However, this legislation took some time to be adopted in other areas, but by the early/mid 18th Century, thatch was generally prohibited from use.

Types of Thatch

There are three main types of thatch common in England; Long straw, Water Reed (originally called Norfolk reed) and Combed wheat reed all usually laid on a pitch of about 55°.

Combed Wheat Reed (originally known as Devon Reed)

Wheat reed will tend to have a bristled finish and will typically have a life of 20 to 40 years from new. However, it will require maintenance throughout its life.

Long Straw

Long straw is typified by its "shaggy" soft look and it is typically considered to have a life of between 10 and 20 years from new. However, it will require some maintenance throughout this period.

Water Reed (originally known as Norfolk reed)

Norfolk reed is typified by its solid, neat, clean cut appearance. It is typically considered to have a life of between 50 and 70 years from new. However, it will require some maintenance throughout this period.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



How do I repair my roof?

How do I find a good roofer?

This probably has to be equivalent to the how long is a piece of string question. First, we would say you need to ensure that whoever you use has your best interest at heart rather than their best interest and that they are not simply trying to sell you the most profitable solution to them. Word of mouth is a great way of finding good builders but do be aware that often word of mouth recommendations come via someone who doesn't have any experience or expertise or working with builders.

Therefore, the reasons for their word of mouth could be that the builder turned up on the day that he said he would, finished the job on the day that he said he would and charged the price he said he would, which ironically can be a good recommendation, but not if the work carried out was technically wrong or of poor quality. You should also take great care if your property is an old property as it could be a Listed Building or in a conservation area, or simply need a builder that knows how to deal with older properties.

Equally, a newer property also has to be dealt with in an appropriate manner, so the experience the builder has is very important. We have developed a specific defects report for looking at a specific problem, such as chimneys on your property. These originally developed from our engineer's report that specifically looked at structural cracks in properties, which then moved onto us giving specific advice on dampness in properties, due to many contractors being involved in this industry simply being there to sell a product rather than to give you best advice.

If you truly do want an independent expert opinion from a surveyor with regard to chimneys, roof problems, roof repairs, roof materials or any other matters please contact 0800 298 5424 for a surveyor to give you a call back.

Access requirements

It is very, very likely that on a re-roof or a major repair scaffolding will be required. Scaffolding is not cheap and you will also have to make the decision as to whether a roof is put over the top of the scaffolding in case it rains or there is inclement weather during the course of the repair or renewal work to the roof. Please see our article on scaffolding.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Work carried off long ladders and crawler boards

In years gone by most roofing work would be carried out off long ladders and crawler boards. This simply wasn't safe then and is certainly not safe now. A good contractor will insist upon a scaffolding to work from, even where the site is difficult, for example where there is a shop front that you have to work around, there are scaffolding solutions. In that instance using a unitary scaffold. Some people use unitary scaffolds all the time as it saves them time, but we certainly would not recommend crawler boards and a ladder.



1stAssociated.co.uk Copying

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



CONTACT INFORMATION

Company: xxxxxxxxxxxxxx

Address: xx

Tel: xxxxxxxxxxxxxxxxxxxx

Website: xxxxxxxxxxxxxxxxxxxx

1stAssociated.co.uk Copyright

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Wealden Hall House

This is a timber frame structure from the era when we had Open Halls meaning an open room without a first floor. This would have been in the two central bays of the property (where the balcony is with your particular house). This type of house would have been owned by a farmer (often known as a yeoman).

Along with being a gentleman farmer the yeoman may also have taken the role of law and order and general running of the local area. The open hall house would have originally had an open fire. One side would have been the food stores and preparation areas, sometimes the kitchen (known as the buttery and the pantry) although often this was outside due to the fear of fire and to the other side of the open hall would be the area where the yeoman lived in the cellars and the parlours.

This is a Victorian/Edwardian take on this type of structure which was more typically found in Kent and Sussex. It got its name from the Weald Forest.

If you ever get the opportunity it is well worth going to visit the Weald and Downland Museum (website www.wealddown.co.uk) singleton, Chichester, PO18 0EU where there is the living museum and a collection of fifty buildings which are historic buildings. You will be able to see a real version of a Wealden Hall House as well as many other old properties.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



The myth of opening windows to reduce condensation

The reason we have identified extract fans to be used in humidity generating areas is that in some cases opening windows is not sufficient to rid a property of relative humidity.

To explain this further, you will have a relative humidity environment within the property and you will also have a relative humidity externally. If the relative humidity is higher internally then opening the windows to a lower external relative humidity will often alleviate the situation, as long as there is a through draught.

However, if externally the relative humidity is higher, which it can be on many days, relative humidity internally changes very little unless it is drawn out via something like a humidity controlled extract fan.

1stAssociated.co.uk

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



French Drain

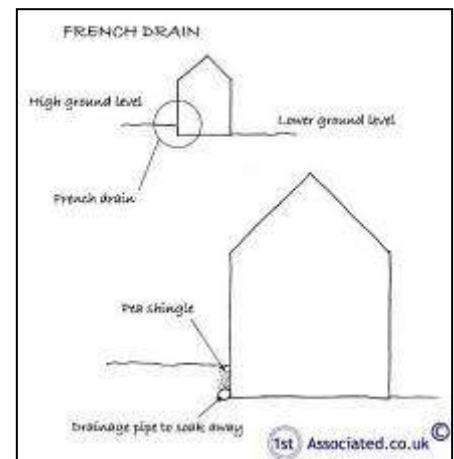
Using a French drain to resolve a dampness problem

We are finding where we are asked to look at damp walls and damp floors or damp problems in general, that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, although there is a bit more to them as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost. However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

What use is a French drain?

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



The French drain acts as an area where water soaks away quickly. We often recommend them close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away. For example, where a patio has been put in place which aims any rainwater at part of the wall. As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should have a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

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

The French drain system that we would recommend

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

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dyno-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Victorian and Edwardian property problems with Condensation and Cold Bridging

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



Victorian properties

How does cold bridging work?

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

Cold Bridging

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



Loft conversion and dormer windows

Loft conversions and dormers

Loft conversion and dormer windows can allow heat to escape.

Marketing by:

www.1stAssociated.co.uk

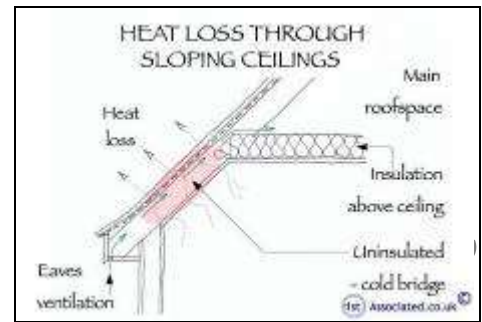
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Heat loss and sloping ceilings

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



Heat loss and sloping ceilings

Combination of issues can cause cold bridging

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

Condensation and Cold Bridging in certain era properties

Here is our sketch on Cold Bridging

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



Cold bridging/condensation

Cold Bridging isn't just about condensation on mirrors

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

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

Marketing by:

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



When is Cold Bridging Likely?

In our experience we have seen cold bridging occurring in:

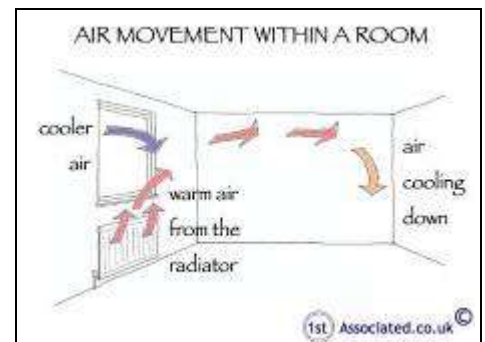
- 1) Eras of properties where there are warm elements and colder elements to the building.
- 2) Where you have a mixture of warm rooms and cold rooms.

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

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

How to solve Cold Bridging

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



Air movement within a room

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



Where do we most commonly find Cold Bridging?

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



Victorian property that has been modernised
Red oval is original sliding sash window
Green oval is new large window that has been added

Is your lifestyle a factor in Cold Bridging?

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



Very old Victorian water heater

Winter months and cold bridging

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

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



Older style cylinder with loose insulation jacket

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Design problem or a lifestyle problem?

Condensation and cold bridging explained further

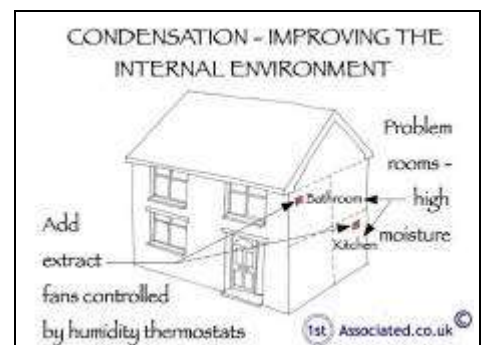
This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed. For example, the occupiers' lifestyle can in most cases be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



Inappropriate double glazed windows change the look of the property
Red circle is insulated roof indicated as snow is not visible

Design of the Building

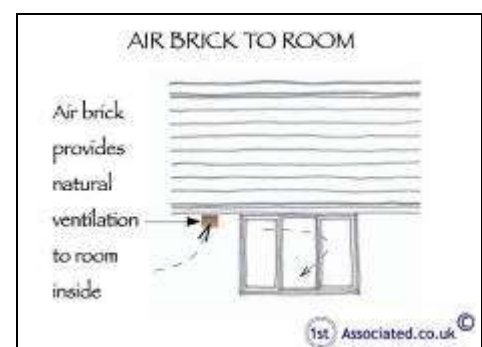
Sometimes it really is down to the design of the property. Where there are cold elements in it, such as a concrete structural frame or concrete lintels, when these are in contact with moist air, condensation occurs. Sometimes this is impossible to stop but often it is possible to reduce it by having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



Condensation

Things to remember about an air brick

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



Air brick may not ventilate room enough

Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



Seasons change and condensation and cold bridging problems occur

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

Lifestyle can cause cold bridging

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

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



Classic Victorian Sliding sash windows where they have managed to put in one pane of glass



Sliding sash windows can swell in the winter months

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

