RESIDENTIAL BUILDING SURVEY



FOR

XXXXXXXXXXXXXX



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TTO

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INTRODUCTION

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

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.

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

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



ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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





SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey property, set within a small gated development. There is parking to the front and a shared garden and also a good sized garden to the rear, together with a pond to the right hand side.

The property was last sold on xxxxxxxx for £xxxxxxx.

The property has been much altered over the years, including more recent years, including of course the conversion from a barn into a house and also in more recent years, possibly pertaining to the date of xxxx that is on the timber internally, when we would term 'honest repairs' have been carried out to the timber frame structure.



Honest repair – the lighter timbers in reception room/open hall

Honest repairs defined

This is a modern term relating to modern repairs, often to Listed Buildings where Conservation Officers have required this type of work, using an original material or similar material that is being shown to be different to the original material.

Threshing barn defined

This is where the stork is separated from the wheat, oats, rye or barley (stork known as the chaff which is the casing around the wheat, oats, rye or barley). The principal grain was known as corn.

There are usually two separate types of doors which would allow air to circulate through the building and separate the seeds from its casing and the straw is then stored in the sides of the building.

It is where the term sorting / separating the wheat from the chaff comes from. The Cambridge Dictionary says this relates to separating things or people of high quality or ability from those who are not.



Threshing barn





The property is Grade II Listed, as found in HistoricEngland.org.uk and BritishListedBuildings.co.uk. The date on the Listing is xxxxxxxxx.

Listed Building Defined

There are three grades of listed building: Grade I, Grade II and Grade II*. These are buildings on a list of special architectural and historical interest.

This identifies the building as being built in the xxxx Century. Please see Listing Details in the Appendices.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

We have found during our briefest of searches planning application and appeal from xxxxx on South Bucks District Borough website, which you legal adviser needs to look into in more detail. The website reference is in the appendices.

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

Putting Life into Perspective

1750

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

- 1718 British convicts transported overseas
- 1747 First Ordnance Survey map of Scotland produced although official founding date for Ordnance Survey is not until 1791
 - The start of the Industrial Revolution
- 1783 Britain recognised American Independence
- 1793 1800 The Grand Union Canal was built
- 1801 First Census in Great Britain shows the population as 10 million





Location Plans







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EXTERNAL PHOTOGRAPHS



Front left view Aerial view – 360 photo



Rear view Aerial view – 360 photo







Looking to the right (as well as next door farm building)



Rear garden Aerial view – 360 photo



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ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

- 1) Main reception room in an open hall style
- 2) Hallway and stairs front left
- 3) Cloakroom front left
- 4) Bathroom far front left
- 5) Study/snug with multi-burner fire to far rear left
- 6) Bedroom rear right
- 7) Dining room rear right
- 8) Kitchen / breakfast room front right
- 9) Utility rear right
- 10) Hallway/galley way right side







Pyriohi

First Floor

The first floor accommodation consists of:

- 1) Gallery style landing, with study space
- 2) Master bedroom to left, with en-suite bathroom
- 3) Small single bedroom front right
- 4) Airing cupboard/boiler room rear right
- 5) Bedroom front far right, with internal en-suite shower room to rear right



<u>Outside Areas</u>

There is a shared garden to the front and large garden to the rear.

There is parking to the front of the property.

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





richt

INTERNAL PHOTOGRAPHS

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

Ground Floor



Main reception room/ open hall style



Main reception room/ open hall style



Hallway and stairs front left



Cloakroom



Bathroom far left



Study/snug far rear left



Bedroom rear right



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Ground Floor (continued)



Dining room rear right (decorating being carried out at time of survey)



Kitchen front right

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Breakfast room front right



Utility rear right





First Floor



Gallery style landing



Small office area



Small single room front right





Internal en-suite shower room rear right





Master Bedroom Area



Master bedroom to left side











SUMMARY OF CONSTRUCTION

External

Flues:	Four rear flues
Main Roof:	Pitched, clad with a mixture of manmade and machine made clay tiles Valley gutter to left side
Main Roof Structure:	Traditional Queen Post roof, with amendments
Gutters and Downpipes:	Modern ogee metal guttering
Soil and Vent Pipe:	Internal (assumed)
Walls:	Stained weather boarding Brickwork at low level, some relatively modern brickwork with a plastic based damp proof course visible to front.
Wall Structure:	Traditional timber frame wall structure with amendments
Fascias and Soffits:	Timber (assumed as hidden by guttering)
Windows and Doors:	Large timber double glazed windows and doors with trickle vents, replacing the old threshing barn doors which allowed the ventilation of the grain store, as a fully laden waggon had to pass through them.





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<u>Internal</u>

Ceilings:		Modern plasterboard (assumed)
Perimeter	r Walls:	Mixture of solid and dry lined/false walls (assumed)
Internal V	Walls:	Mixture of solid and studwork, both traditional and modern (assumed)
Floors:	Ground Floor:	Solid under foot with an under floor heating system (all assumed)
~	First Floor:	Part of the timber frame structure with a false floor with an engineered timber laminate finish (all assumed)
Services		

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

Heating:	There is a wall mounted Worcester boiler located in the utility.
Electrics:	The electrics are 1980's/1990s and are located in the galley way on the right hand side.
Gas:	The consumer unit was located to the rear
Drainage:	The manholes are located to the front

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

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

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EXECUTIVE SUMMARY



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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 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 traditional style timber frame property, albeit there have been many alterations and amendments over the years. It is a Grade II Listed building meaning it has significant historic value and interest.
- 2.0 The property generally has privacy as it is on a small gated development; however the front of the property is overlooked by other neighbours.

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



The Bad

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

1.0) <u>Roof Problems</u>

Please see our comments in the Ugly Section of the report.

2.0) Valley Gutters

There are valley gutters to the front and rear of the property. The mortar to the valley gutter on the front left is coming away and needs redoing.

The valley gutters have been formed in clay to the rear of the property but to the front left is a concrete valley gutter.



Valley gutter to front left Aerial view – 360 photo







Problems with the valley guter to front left side of property

ACTION REQUIRED: We recommend the mortar is replaced, in part or as a whole.

ANTICIPATED COST: It is high level work so is likely to need a tower scaffold or long ladders and a crawler board. Costs will be in the region of $\pounds 500$ to $\pounds 1,500$ (five hundred pounds to one thousand five hundred pounds) depending upon whether it needs a part repair or if all of it has to be replaced.

However, we would also refer you to our comments with regard to movement in the property within the roof and the structure as a whole, mentioned later on.





3.0) <u>Roof covering and roof structure</u>

We deal in detail with the roof covering in the Ugly Section of this report, however the condition of the roof in turn relates to the condition of the roof structure.

This property generally has a Queen Post roof (which is referred to in the Listing of the building).

There is some dampness getting in;

For example:

We saw dampness in the airing cupboard/boiler room.

This dampness may relate to the roof or condensation in the airing cupboard where we believe clothes are being dried. Either way we think there is a problem with the roof.

The light in the airing cupboard was also blocked up, which is also a tell-tale sign of a roof leaks as the rainwater tends to follow the electric wires down and leak out through the light.

There is also historic woodworm in the building, some of which looks like it may be active.

ACTION REQUIRED: This is part of the problem explained within the next section. We would recommend further investigation is carried out, ideally by removing part of the roof and part of the cladding internally. We feel an idea area to open up is the rear right hand side adjacent to the internal shower room.

ANTICIPATED COST: See roof section.

Please see the Roof Structure Section of the Report.

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Signs of dampness in airing cupboard/boiler room



Light blocked up in airing cupboard



Knife test of roof timbers



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4.0) <u>Weather boarding finish with timber frame beneath</u>

Beneath the weatherboarding there is likely to be a traditional timber frame structure (although you can never be certain where conversions have taken place).

The timber frame structure is hidden in the most part by the weather boarding on the outside of the wall and plaster internally, although there are some exposed feature timbers. This is likely to be what is known as a box frame timber building.



Weather boarding







Hidden timber frame (within the walls) visible internally

4.1) <u>Timber frame buildings can suffer from wet rot, dry rot and woodworm</u>

Where we can see the structural timbers we can see there has been woodworm. We also have concerns with regard to the condition of the roof timbers.

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Signs of woodworm to purlin on right side of roof



Gallery style landing, cracks in roof timbers

See our later comments.



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5.0) Inconsistency of timber frame structure

If you recall, we showed you how some of the triangulating members of the timbers have been removed;

For example:

At the top of the stairs

We explained how in turn this could have an affect with regard to the lateral restraint of the whole property.

Indeed we can see some relatively new metalwork in the property. Our concern is this metalwork looks to be tying the structure together as opposed to giving structural support.



Brace between post (vertical timber) and beam (horizontal timber)



Top of stairs where the brace is missing



Two peg joints on beam where brace is missing



Metal work in master bedroom

ACTION REQUIRED: Your legal adviser needs to ask in writing for any information there is in relation to the metalwork.





5.1) Honest repairs

The timber that is marked the year 2000 that you pointed out within the main reception room is what we call an 'honest repair'. This is a repair that shows it has been carried out more recently and tends to be in a style that follows the older/original style yet is obviously newer. This tends to be a style that many Listed Building Conservation Officers require depending upon their thoughts on heritage restoration/thinking.

> **ACTION REQUIRED:** We would recommend you have a 'cup of tea' meeting and discussion with the Listed Building Conservation Officer before you purchase the property, most definitely before you carry out any work on the property.



Honest repair – the lighter timbers in reception room/open hall



Honest repair in original timbers which stand out and what looks to be newer brickwork

6.0) Listed Buildings

This is a Grade II Listed Building and with that there will be a level of responsibility over and above that which you would normally have; please see our further comments within the Appendices with regard to Listed Buildings and we recommend you improve your knowledge on Listed Buildings.

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

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

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7.0) <u>What was carried out when the property was converted from being a</u> <u>threshing barn to a house?</u>

Any information that you or your solicitor can gather with regard to what exactly was carried out when the building was converted from being a barn to a house would be appreciated. We would particularly like drawings and specifications or bills of quantities regarding the property;

For example:

The modern timbers within the kitchen/breakfast room area may well be covering I-beams behind it.



Splits in modern timbers in kitchen/breakfast room – may be an I-beam behind this

If a metal frame has been inserted into the property this would alleviate some of our concerns with regard to timbers that are cracking, deteriorating strength due to woodworm/termites and/or timbers that have been removed completely.



ACTION REQUIRED: Your solicitor to make enquiries and forward to us before you commit to purchase the property.

Hidden I-beams

8.0) <u>External joinery</u>

8.1) <u>Weather boarding</u>

The weather boarding to the rear shows signs of mould and moss. We can also see mastic repairs to sections indicating that you may get wind driven rain to this elevation.



Moss to weather boarding

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8.2) <u>Timber windows</u>

There is generally some wet rot to the windows and external timber, particularly to the main windows that replace the old threshing doors that we could push a penknife 2.5 cm (one inch) into.

ACTION REQUIRED: Prepare, repair and redecorate the timber.

ANTICIPATED COST: In the region of $\pounds 2,500$ to $\pounds 5,000$ (two thousand five hundred pounds to five thousand pounds) for repairs and redecoration. Please obtain quotations.

Please see the Walls and Windows Sections of this Report.



Rot in timber windows where the front door used to be



Bare timber visible in some areas

9.0) <u>Repairs to party wall on right hand side</u>

We would comment on the right hand side there seems to have been some repair work carried out to the party wall to the cement mortar which is a different colour to the lime mortar, which is not an appropriate repair.

If the lime mortar is moving this would concur with our thoughts that there is some movement in the property and certainly cement mortar will not last very long compared with lime mortar in this particular instance.



Repairs to party wall on right hand side

Party Structures Defined - Party Wall Act Etc. 1996

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

ACTION REQUIRED: Replace with lime mortar.

ANTICIPATED COST: A few hundred pounds; obtain quotes.

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10.0) Dampness to rear of property

Dampness was noted to the rear of the property externally. You can see from the thermal image photo below where the blue area shows coldness, which in turn often means there is dampness in the area, although there was no visible sign of it in this instance.



Dampness to bricks to rear Aerial view – 360 photo

stasso



Close up of moss to bricks to rear



Blue indicates coldness in the snug, which in turn often means there is dampness in the area although there was no visible sign of it

ACTION REQUIRED: We recommend a French drain is added, ideally running along the entirety of the rear of the property.

ANTICIPATED COST: In the region of $\pounds 2,000$ to $\pounds 4,000$ (two thousand pounds to four thousand pounds); please obtain quotes.



French drain



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11.0) New bathrooms, etc

We discussed you carrying out work to the bathrooms and from what we discussed we believe it is alright to carry such work out on a Listed Building, however we would nevertheless have a chat with the Conservation Officer.





We would also add that you need to ensure that any humidity generating areas, such as kitchens, bathrooms, shower rooms any rooms used for drying clothes internally during the winter months etc have good extraction in the form of large good quality humidity controlled extract fans. By large extract fans we mean 150mm.

Steam Room

to discuss.

We discussed the possibility of having a steam room, if you do go ahead with this it would be best to have a good extraction system also installed. There are some modern systems that allow you to re-use the warmth of the air which may be more energy efficient in the building as a whole.

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.

Please see the Bathrooms and Dampness Sections of this Report.



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SERVICES

12.0) Dated electrics

The electrics are dated; they look to be from the 1980's/1990's.

ACTION REQUIRED: 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 fuseboard

ANTICIPATED COST: £250 - £500

(two hundred and fifty pounds to five hundred pounds) plus any work recommended; please obtain quotations.

13.0) Is the property on main drains or not?

We were not able to establish whether the property is on main drains or not as the owner was not present at the time of our inspection. If it is not on main drains it is likely to have a septic tank, for which you will have a liability and responsibility.

If it is on main drains you may well have a section of private drainage over this development which again you will have repairs and responsibilities for.

ACTION REQUIRED: Your legal adviser to check and confirm if the property is on main drains or not and advise us before you commit to purchase.

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Please see the Services Section of this Report.





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The Ugly

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

1.0) **Problems with roof tiles**

We believe the property has a peg roof tile.



1.1) <u>Ridge tiles to roof</u>

We noted gaps in the ridge tiles of the roof that need re-bedding.



Gaps in ridge tiles

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Ridge tiles defined

These are the very top tiles of the roof.



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1.2) Spalling clay roof tiles

From our inspection we believe there are a fair number of roof tiles that are spalling, as per the high level photo below. You can see that it almost stops in a line where next door's property starts.



Spalling tiles (lighter tiles – every circle represents a spalling tile – there are many more than are circled) and 'line' in tiles between this property and next door's (green oval)



Close up of spalling tiles and moss on roof Aerial view – 360 photo



Spalling tiles to front Aerial view – 360 photo





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.

We can also see that many of the original clay tiles have been replaced with more modern manmade machine cut tiles of several different varieties. This gives us cause for concern and we believe indicates that there will be fairly major repairs in the next five to ten years.



Spotted dog effect with spalling tiles to front (different colour tiles – there are many more than are circled) Aerial view – 360 photo

1.3) Unable to see the roof structure properly

Usually we would be able to see the back of the roof structure better, however in this case the two roofs are both dry lined/boarded out and we have not been able to see the majority of the timbers. The timbers that we can see have suffered from woodworm, although we believe this is historic; please see our further comments in the woodworm section of the report.



Signs of woodworm to purlin on right side of roof

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ACTION REQUIRED: Ideally open up an area of the roof before you commit to purchase the property; we suggest to the rear right hand side where there has been previous repairs, preferably above the rear right hand en-suite shower room.

ANTICIPATED COST: For investigation costs between $\pounds 500$ to $\pounds 1,000$ (five hundred pounds to one thousand pounds) to see what is beneath the tiles and also to better



Left side of roof dry lined/ boarded out

understand the costs associated with this property. Please obtain quotations.

Re-roofing of this building

ACTION REQUIRED: We believe that in the next five to ten years major work, if not the re-roofing of the property, will be required.

ANTICIPATED COST: In the region of £40,000 to £100,000 (forty thousand pounds to one hundred thousand pounds) to re-roof the property.

We also feel that the part that is very difficult to estimate on this is how many of the tiles you will be able to re-use when re-roofing. It is normally expected to be in the region of 70% to 80%, however in this case we think it may be as low as 50% once you have removed the spalled tiles and the inappropriate tiles that have been used to repair the roof over the years.

It should also be noted that you are likely to have to scaffold over the whole property, including the roof, to protect any items in the property whilst the work is being carried out.

Please see the Roof Section of this Report.

FULL BUILDING SCA INCLUDING R	
Roofed over to protect building whilst work is carried out Walkways	
Dust .	
protection	
Scaffolding	1st Associated.co.uk®

Full scaffolding over building



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2.0) **Possible movement in the structure**

We would comment as follows that:

- 1. The deterioration we could see in the roof,
- 2. the amendments to the timber frame internally,
- 3. the metal braces that have been added, and
- 4. the gap between the guttering and the roof (could be bad workmanship, could be movement)



Gap between the guttering and the roof – you may get the rainwater discharging down the front of the building, it may be movement in the roof

All these things lead us to believe this property to be a high risk purchase, unless we can get answers to the questions raised in this report.





Other Items

Moving on to more general information.

Maintenance

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of an older property's overall character and style, particularly with a Listed building. Such character defects are normally considered acceptable and may not have been specifically referred to as defects within the context of this Report. The Report is looking at structural issues which we consider may be a problem.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration. In this it is difficult to identify whether there has been a lack of maintenance or not, there certainly seems to have been recent work carried out which may well have been in preparation for the sale of the house.

Getting to know more about older properties - SPAB course

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

Services

Whilst we have carried out a visual inspection only of the services within the property, we would always recommend you have your own specific testing for each of the services. We also need to advise you of the following:

Electrics

The electrics are located in the galley way. 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

The system was on at the time of the survey, although the estate agent said it had been turned down low.

The property has under floor heating, we could not see the usual markings we would expect with under floor heating. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years. Whilst we ran the tap for 15 minutes without any build up or blockages, the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report.



Main drains or septic tank?

It needs to be clarified whether this is a main drains property or has a septic tank and either way all the rights and responsibilities and liabilities.

ACTION REQUIRED: Your legal adviser to confirm and advise us before you leally purchase the property.

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 – SERVICES: 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/small projects such as redecorating to turn the property into your home and making the alterations you would like to the bathrooms. We have detailed these and other issues within the main body of the report.

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 per day (seventy five pounds and one hundred and twenty five pounds) (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.





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:

More information is required with regard to the original alterations when this property was changed from a threshing barn to a residential house and also additional information regarding any structural alterations and repairs that have been carried out, for example the metal strap and braces that we can see within the property.



Also we would advise that we have only had a limited view of the wall structure, which is more hidden than usual by relatively modern weather boarding. We recommend you should look to open up both the roof and a section of the walls to allow us to comment further.

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.





Spalling tiles – the lighter tiles



Moss on roof



Moss to ground

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

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AERIAL VIEW – 360 PHOTOS

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



Rear View Aerial view -360 photo



Outbuilding Aerial view -360 photo





Rear View – alternate angle Aerial view -360 photo



Roof Aerial view -360 photo



Rear garden Aerial view -360 photo





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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.



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.





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.





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

From our investigations the property is Grade II Listed 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.





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EXTERNAL

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 four metal flues to the rear of the property. The main ones are to the chimney and to the wall mounted boiler. We believe the others are an extract to the bathroom (green oval) and the other is the soil and vent pipe from the bathroom (blue oval), although we cannot be certain.



Metal flue (red oval), small flue to middle is from an extract fan (green oval) and soil and vent pipe (blue oval)



Flue to main chimney

Party Walls

The party wall relates to shared items, such as the firewalls to divide the buildings and roofs etc. If you do any work on these you will need to work within the Party Wall Act. Here is a brief explanation of it. We recommend you seek professional advice on party wall work.

Party Structures Defined - Party Wall Act Etc. 1996

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

Any work to party structures, such as party walls or party chimney stacks, requires agreement under the Party Wall Act. We would be more than happy to offer you help and advice in this matter.

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



side

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

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



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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 one area:

1) Main roof

Main Roof

The roof is pitched and clad with a mixture of manmade and machine made clay tiles. From ground level, this looks in below average condition, with gaps in the ridge tiles and a lot of spalling tiles.





Spalling tiles



Awkward detail where tiles meet slates



Moss and spalling tiles



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There is also a lot more moss on the roof than we would expect. This is normally an indication that the surface is starting to deteriorate.

ACTION REQUIRED: See our comments in the Executive Summary.

Valley gutters

There are valley gutters to the front and rear of the property. These are often problematic areas as they are difficult to access and often get full of moss and debris.

The valley gutters have been formed in clay to the rear of the property but to the front left is a concrete valley gutter.



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

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

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



There are small roofs to the left and the right hand side. In both cases we were unable to see the protective underlayer (assuming there is one as there would not have originally have been one) as the roof is boarded out/dry lined.

What we could see was a relatively modern insulation (made by the manufacturer Kingspan from what we could see).



Relatively modern insulation



Boarded out/dry lined roof to left hand side



Boarded out/dry lined roof to right hand side

In the open cathedral style ceiling of the main reception room the roof was lined as we would have expected.

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ACTION REQUIRED: Ideally we would like to open up the roof to see what its construction is, both from the protective underlayer and the roof structure.





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

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

se se For further comments with regard to ventilation please see the Roof Structure and





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

There are two minor roofs, accessed one to the left via a door and one to the right via a loft hatch located in the master bedroom. There is no loft ladder, electric light (mains electrics). We recommend that these be added, as it will make the loft space safer and easier to use. There is some secure floor boarding.

The whole of the loft has been viewed by torch light, which has limited our viewing slightly.

Roof Structure

The roof structure is a Queen post roof.

With older traditional timber frame properties such as this the roof and the structure of the building are integral. Although it was not built as a habitable building originally, barns were relatively important so it would have been reasonably well built and of course it has then had alterations and amendments over the years.



Queen post roof

The original roof would have been hand cut and purpose made, with the trusses of the building normally being prefabricated on the ground floor before being lifted into place.

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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

Our examination was limited by the general configuration of the roof, the lining and the insulation and the stored items. What we could see was generally found to be in below average condition considering its age, type and style. It is also feasible/more than likely that there are further problems in the roof that are hidden.



Roof void to right side



Original joins on left side roof void

Purlins Defined

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

ACTION REQUIRED: We recommend the roof is opened up, especially also over the internal shower room area.



Repairs to purlin in roof void to right side



Roof over rear internal shower room – timber should be going left to right



Timber blocking access above internal rear shower room



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Fire Walls

The property has a brick and timber firewall and plasterboard on the right hand side and on the left hand side the firewall is hidden by the built in cupboard which is dry lined to the back. The firewalls are also Party Walls.

Fire Walls Defined

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

Ventilation

No ventilation was noted.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In the two roofs we accessed there were limited cables in there. There did however look to be a lot of cables in the right hand side roof over the internal en-suite shower room.

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, structure to the rear. We have not examined every single piece of the roof. We have offered a general overview of the condition and structural integrity of the area.

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GUTTERS AND DOWNPIPES

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

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

Gutters and Downpipes

The property has profile metal ogee gutters and downpipes. There was a fair amount of leaves and vegetation in them.

Battle with leaves

Given the location we do think you will have a constant battle with leaves and debris from trees.

OGEE GLITTERS

Ogee gutters

We noted bolts were protecting in the gutters which need to be cut back to stop blockages.

We also noted felt coming down into the guttering.



Large guttering with felt lapping into it Aerial view – 360 photo



Felt coming down into gutter Aerial view – 360 photo





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Brackets not fitted very well Aerial view – 360 photo



Bolts projecting on the gutters which makes the gutters block up, need to be made flush

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

ACTION REQUIRED: Clear the gutters and cut back bolts to stop blockages.

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

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

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



WALLS



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

The walls are constructed using a traditional timber structure with stained weather boarding, with a timber frame likely to be behind it and brickwork at low level.

Before we start this section, some general information with regard to traditional timber frame structures.

Traditional timber frame structure

Traditional timber frame buildings were the way we built for many centuries, although few survive from before 1500. We continued to build in timber to the 18th century, mainly using Oak and Elm, however as timber supplies reduced other timbers were used and also other materials became more popular, many of them were non local materials and transported by sea canal and rail systems as they developed.

Listed building

This is why any remaining timber frame structures are considered part of historic England and are protected.

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Box timber frame structure

Looking at this particular building more specifically; in this case we cannot see the majority of the structure underneath but we believe it is likely to be a form of traditional timber frame structure, although this may have been amended over the years.

ACTION REQUIRED: We recommend opening up a section of the weather boarding to establish the condition and exactly what the structure is beneath.



Box timber frame



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Timber frame defined

When it is not rendered or weather board covered.

Box timber defined

This is where the timber framing of the posts and the wall plates carry the roof trusses as opposed to a cruck frame where the walls are the roof.

Structural failure problems with timber frame properties

The structure can fail for many reasons. Common reasons, amongst others, would be dry rot, wet rot, woodworm, the addition of an extension, the removal of supporting members, etc. Partial or total failure of an element of the structure can result in additional stresses and strain being placed upon other members, often resulting in visually the property sitting out of plumb or complete failure (collapse). The difficulty is establishing how close or far a property sitting out of plumb is from failure, together with how acceptable that is to the purchasers.

Main Timber Frame Walls

Traditional timber frame buildings work as whole units forming both the walls and roof and built in bays, in this case three bays. This consisted of a central threshing bay area where the waggons went through and then storage to the left and right hand sides.

We will now look at the building considering the main timber elements.

Wall plate and tie beams

At the very top of the wall is a wall plate which effectively forms the end of the wall construction and is where the ceilings join.

In this instance we could see the wall plate and the tie beams, approximately 40% of the structure. We could see it had been replaced in some areas. There was a fair amount of deterioration and cracking to the tie beams.







Wall plate, old (left) and new (right)



Tie beams

Infill panels

These are various infill panels filled with a relatively modern plaster from what we can see, although it did have a pargeting/rough finish to it in many areas.

In other areas there was a discrepancy in the panelling width so it is difficult to ascertain what was and was not present. Possibly the best area showing the timber is to the right hand gable end.



Infill panels between the timbers



Discrepancy in panelling width



Timbers to right hand gable





Metal ties

We noted metal ties to the timber frame.



Timbers to right hand gable

Sole plate/base plate

Often the most important part of these is the sole plate/base plate which is at the base of a wall which can be affected by dampness, causing wet rot and dry rot and general deterioration. As this ground floor sole plate effectively forms the base of the timber frame.



What concerns us with the sole plate/base plate is that it is hidden in many areas and also our thermal imaging pictures showed a fair amount of coldness / dampness in the area.



Coldness/dampness in blue areas near the sole plate/base plate



Coldness/dampness in blue areas near the sole plate/base plate



Weather Boarding

The walls are clad with stained weather boarding. There have been repairs in some areas and it also looks to have been relatively recently redecorated which may well be to help the sale of the property.



Stained weather boarding



Repairs to weather boarding

To the rear of the property we could certainly see green mould.

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



Green mould to rear weather boarding

Brickwork

There is relatively modern brickwork to the base of the property.

There has been work to the sole plate and a plastic damp proof course has been added, which has more typically been used form the 1970's onwards.

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Sole plate/base plate to front right



Plastic damp proof course added

We could see to the rear left side moss is accumulating. This looks to be relatively new brickwork as well.



Moss to rear brickwork

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

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



FOUNDATIONS



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

Original Foundations

We would have expected the building to have almost been built off the ground.

Modern Foundations

These really could be anything, depending upon what condition the building was in when the alterations were started.

Building Insurance Policy

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

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

We would 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.

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

There are no trees within what we would term as influencing distance, but there are trees not too far away and you do need to speak to your insurance company as they may have a different interpretation for insurance reasons.

We noted a tree close to the property had been cut down.



Tree cut down to rear right side of property

ACTION REQUIRED: Your legal adviser needs to specifically ask when this tree was cut down and also to ask if there have been any others cut down and when, as these will affect the long term performance of the building.







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.

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 stassociated. purchase the property.





DAMP PROOF COURSE

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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case we could see one but when this was originally built it would not have had a DPC.

Your attention is drawn to the section of the Damp proof course – drops down a report specifically dealing with dampness.



brick course

Dampness to rear of property

Dampness was noted to the rear of the property externally. You can see from the thermal image photo below where the blue area shows coldness, which in turn often means there is dampness in the area, although there was no visible sign of it in this instance.



Dampness to bricks to rear Aerial view – 360 photo



Close up of moss to bricks to rear





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.



Blue indicates coldness in the snug, which in turn often means there is dampness in the area although there was no visible sign of it

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

These are hidden behind the guttering. We expect them to be timber unless the gutter has been fixed directly onto the weather boarding. We therefore cannot comment on their condition.

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Windows and Doors

The property has timber double glazed windows with trickle vents.

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory longterm solution.

In this instance there was an above average amount of rot to the windows.

We would comment there is modern lead detailing underneath the windows, ideally it should also be above the windows.



Timber double glazed windows



Trickle vent



Modern lead detailing underneath windows



No lead detailing above windows



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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.



Knife test into timber



Knife test into timber

ACTION REQUIRED: Repair, prepare and redecorate.

Transferable Guarantees

We assume the windows were added when the building was converted into a dwelling, enquiries should be made as to the existence of any transferable guarantees by your legal advisor. Generally it is considered that double glazed units have a life of about ten years.

Trickle Vents Defined

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



Trickle vents

Thermal imaging

The property was not pre-heated so it was not ideal using thermal imaging, however we do feel that they do add information in this particular case.







Thermal image of coldness coming in under windows/doors at low level



Thermal image of windows to rear where the doors used to be. The blue showing the coldness



Thermal image of landing, colder to the windows

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.



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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 is a great deal of repair work and decoration required to the weather boarding and windows and it will be an ongoing, fairly expensive task. You may wish to purchase your own tower scaffold to allow work to be carried out at high level. We prefer a tower scaffold to ladders which we always find can be precarious and a better job can be achieved off a tower scaffold.



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.

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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

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

Ceiling Construction

The ceiling construction looks to be a modern plasterboard or proprietary boarding. It has a pargeting/rough finish.

Internal Walls and Partitions

Typically with this age of building it was built in timber bays. In this case three bays, the central area where the main reception is and was the area for the threshing floor and side areas to the left and right which were the areas for storage.

We would refer you to our comments in the Executive Summary where we advise about some of the members being removed. We also mention about the metal frames that have been added and also comment more generally on the woodworm/termites that are visible within the timber.



Checking damp readings in the wall plate

Exposed timbers

As is often the case in this era of property when it was renovated the timbers are exposed. We can see a range of original timbers, older timbers and as discussed elsewhere within this report we can see that there has been modern replacement timbers. These may or may not have traditional structural support in the form of an I-beam.



0800 298 5424



Timbers in main reception room/open hall style

Hairline cracking

We noted various areas of hairline cracking;

For example:

vertically above the small bedroom door.

These are straight cracks which generally tend to relate to the original plasterboard installation.

Perimeter Walls

The walls have generally been dry lined/false walls at high level and in some areas at low level as well. This hides part of the structure.

ACTION REQUIRED: Ideally a section of the walling should be opened up to check the condition of the timber beneath and/or discussions with the Conservation Officer/Listed Buildings Officer to see if there is a photographic record of this property.



Strange alteration over small bedroom door



Hairline crack in small room to middle right



Dry lining/false walls



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

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





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

Ground Floor

The floors are solid, with, we are advised by the estate agent, an under floor heating system. We could not identify this by thermal imaging at the time of our survey.

There were a rustic floor tiles and carpets on the floors.

ACTION REQUIRED: You need to revisit the property to be shown how to use the heating system and to experience it being switched on.



Rustic floor (unfortunately not a well lit photo)

First Floor

The first floor construction is exposed timber beams, with the main spine beam and interconnecting floor joists making the structural frame. This then is covered by floor boards. Originally these floor boards were wider than we typically have today.



There may or may not have been a first floor level originally. If there was it would have generally been covered with a much wider board.

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



Traditional timber frame floor



Engineered timber laminate

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

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DAMPNESS

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

Rising Damp

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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.

A visual inspection and tests with a moisture meter have been taken to the perimeter walls.

In this particular case a lot of the walls were dry lined and we had readings in line with this: 15- 30's. This will effectively hide any damp.

We did get some higher readings, also our thermal imaging did show that there were some signs of dampness.

ACTION REQUIRED: Please see our comments in the Executive Summary with regard to the moss to the rear and the forming of a French drain.



Reading of 36 to front external wall



Reading of 53



Thermal image of the rear left room, colder areas in blue

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.





We used a resistance meter on the external walls. Again the walls were dry lined and this limited our inspection.

We did notice signs of a different shade of paint to the rear internal bathroom. This to us indicated that there may be dampness coming through or condensation occurring on the wall.

ACTION REQUIRED: Please see our comments in the Executive Summary about having good quality large humidity controlled extract fans installed in all humidity generating areas.



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 no signs of condensation, although it was not occupied as we believe the owners were on holiday.

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.




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 and bathrooms and also in any areas where you intend to dry clothes which are moisture generating areas.

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



Extract in internal rear right en-suite shower room

Please see our comments in the Executive Summary

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

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

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INTERNAL JOINERY

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

Doors

The property has plank style ledge and brace doors.



Ledge and brace door

Staircase

We were unable to examine the underside of the stair timbers due to it being lined, where we could see it, which precluded our inspection, so we cannot comment further upon the stair structure. We can, however, say that the lining gives a resistance to the spread of fire if such circumstances were to occur.

<u>Kitchen</u>

We found the kitchen in average condition, subject to some wear and tear as one would expect.

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.







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 limited view of the roof.

Wet Rot

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

Windows and weather boarding

We could see some wet rot to the window surrounds and to the weather boarding. There are also signs of mould/moss to the weather boarding.

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



Knife test on weather boarding



Mould/moss to weather boarding

ACTION REQUIRED: There will be some work required to the window surrounds. The weather boarding will also need some work and re-staining within the next few years; the sooner the better.





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 as well as the actual traditional timber structural frame. Within the roof we found visual signs of woodworm activity although it has not caused what we would term 'structurally significant' damage.

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





Mass of woodworm, but no frass in left side of roof

Woodworm and softness in rear right purlin in right roof void

Frass Defined

The chewed up wood that the beetle leaves behind.

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

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 and remove the boarding/lining.

ANTICIPATED COST: A few hundred pounds for the investigation work; please obtain quotes.

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

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





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INTERNAL DECORATIONS



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

Internal decorations are in average condition. You may wish to redecorate to your own personal taste. It is very difficult to advise on how frequently redecoration should take place. This very much depends upon the use and abuse the decoration gets, for example, within hallways this tends to be greater than for example within a spare bedroom.

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





THERMAL EFFICIENCY



This property was built a long time before modern methods of insulation were considered. We have only given real thought and consideration to the insulation of properties since the fuel crisis of the 1970's. 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, particularly with older properties, that they 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, particularly of this age, as it can lead to timber deterioration and other problems.

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. The lights are highlighted in red, you can see the cold blue areas on the floor and the roof.

The property had not been pre-heated which limited our thermal image readings.



Front of property, the red areas are the two external lights

Roofs

Although current regulations recommend a lot of insulation in the roofs (currently 300mm) this is not necessarily the best thing for a timber frame building as it can promote condensation and is an ideal environment for woodworm. You should ensure that the roofs remain well ventilated.



Typical heat loss



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Walls

The property has timber clad walls with timber frame and dry lining internally. If the work was carried out in recent years it is normally a requirement to add insulation unless there is any Listed Building reason not to carry this out.

ACTION REQUIRED: Your legal adviser to check and confirm if insulation has been added.

Windows

The windows are double glazed and therefore will have reasonable thermal properties.

Services

The wall mounted Worcester boiler is in the utility room. Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

Please note we have not seen the Energy Performance Certificate.

ACTION REQUIRED: We would recommend you ask the owners for energy bills and service records for the past few years.

Summary

Assuming the above is correct, this property is average compared with what we typically see.

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



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

or alternatively <u>www.cat.org.uk</u> (Centre for Alternative Technology)

or Sustainable Energy Without the Hot Air by David J C MacKay 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 <u>www.SPAB.org</u>

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







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OTHER MATTERS



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

Security

We can see an alarm box on the outside of the property. We can only assume that a security system has been installed, as the owner was not present on the day of the survey. You need to make further enquiries.

ACTION **REQUIRED:** Further information should be obtained from the vendor and the installer.



Alarm box

Fire / Smoke Alarms

We did not note smoke detectors although we would have expected some to be fitted on this relatively recent conversion. 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.

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be 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.

<u>Insurance</u>

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.





SERVICES

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

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

ELECTRICITY

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

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the 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.

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Fuse Board

The electric fuses and consumer units were located in the galley way on the right hand side. The fuse board looked to be from the 1980's/1990's and better are now available. In an older property a defective fuse board can be particularly dangerous.



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

ACTION REQUIRED: As the property is changing occupancy an Institution of Engineering and Technology (IET) test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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

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





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 believe that the property has mains gas. The consumer unit is located to the rear of the property.

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

We noted a carbon monoxide monitor.

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

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PLUMBING AND HEATING



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

Water Supply

The controlling stopcock was not located. It is important that its presence is established in case of bursts or leaks.

ACTION REQUIRED: Ask the owners or Estate Agent to show you where it is, although we would not expect most Estate Agents to know where it is.

Water Pressure

We did not run the taps to check the water pressure as the water was turned off at the time of the survey.

ACTION REQUIRED: Check the water pressure once the water is turned on.

Cold Water Cistern

We have not found a water tank. We can only assume that the water is directly fed to the taps. The original idea behind a water tank was to help water pressure and to give an emergency supply of water.

Hot Water Cylinder

Plumbing

There is a hot water cylinder located in the airing cupboard, which is a modern unvented cylinder.



Unvented hot water cylinder



Mixture of copper and plastic piping



comprises of a mixture of copper and plastic

piping. We are not keen on this arrangement as they tend to leak where they join. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.

We are using this term to refer to supply pipes, wash hand basins, sinks, etc. Where visible it

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ACTION REQUIRED: We recommend having all copper or all plastic pipes.

Heating

The wall mounted Worcester boiler was located in the utility room.

We were advised by the estate agent that there is under floor heating and this was on low and therefore unfortunately we obtained minimal thermal image readings, with the exception of the base of the staircase.

Our limited inspection of the hot water and 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.



Base of stairs (only place where there was any heat – underfloor heating system) isn't the usual pattern of an under floor heating system

Ten Minute Heating Test

There was no owner / occupier at the property and therefore we do not turn the heating on in case there is a problem with it.

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

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

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





BATHROOMS



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

Ground Floor

Cloakroom to left side

There is a cloakroom off the hallway, consisting of WC and wash hand basin.

Bathroom to left side

This is off the hallway to front left and is a three piece bathroom suite, consisting of a bath, shower unit, wash hand basin and WC, which looks in average condition.

First Floor

Master Bedroom En-Suite Bathroom

The en-suite is a four piece bathroom suite, consisting of a bath, shower unit, wash hand basin and WC, which looks in average condition. We do appreciate that you are looking to change the bathrooms.

Internal Rear Right En-Suite Shower Room

This en-suite is off the front right bedroom and is a three piece suite, consisting of a shower unit, wash hand basin and WC, which looks in average condition.

There does look to be some dampness/condensation/leaks to the wall as we can see an area has been re-painted.

ACTION REQUIRED: As mentioned, we recommend the ceiling is opened up above this area.

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





MAIN DRAINS



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

We are not aware whether this property is on main drains or to a septic tank. 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.

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 three 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, located to front right

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 plastic built.



Manhole to front right



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Inspection Chamber / Manhole Two, located to left side

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

From what we could see it is plastic built.



Manhole to left side (lid partly in way)

Inspection Chamber / Manhole Three, located to front right

ated.

We believe this relates partly to the water meter.



Manhole front right, looks to relate partly to water meter

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

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





Rainwater/Surface Water Drainage

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

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

In this age of property we would expect the drains to discharge into a soak-away.

ACTION REQUIRED: Your legal adviser to check and confirm if the drainage goes into a soak-away or into a shared drainage system.



Downpipe discharging into ground, we would expect it to discharge into a soak-away

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

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



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OUTSIDE AREAS

PARKING



We assume there is allocated parking to the front of the property and possibly to the side shared area to the front.

EXTERNAL

Front Garden

There is a shared area to the front.

We spoke to the gardeners, who we believe you also spoke to, at the time of our survey and they advised they had the contract for the gardens and also did work to the rear garden.



Front Garden

Rear Garden

There are large landscaped gardens to the rear.







Rear Garden Aerial view – 360 photo



OUTBUILDINGS

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.

Garden Shed

There is an outbuilding to the rear which we viewed externally but did not enter. It had a clay tile double pitched roof, with weather board wall cladding.



Outbuilding Aerial view – 360 photo



Side of outbuilding Aerial view – 360 photo

Pond

There is a pond relatively close by so there is likely to be a fairly high ground water table level in the area.

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 different and can vary and 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.

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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

Left Hand Neighbours

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

<u>Right Hand Neighbours</u>

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





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) Roof and similar renewals.
 - ii) Removal of any walls in part or whole.
 - iii) Double glazing or replacement windows.
 - iv) Any trees that have been removed.
 - v) Drainage location, maintenance and repairs is it on main drains?
 - vi) Is the property on mains gas?
 - 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 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.
- 1) 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 <u>www.1stAssociated.co.uk</u> Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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



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

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

Please do not hesitate to contact us on 0800 298 5424. TT. For and on Behalf of: XXXXXXXXXXXX XXXXXXXXXX XXXXXX XXXXXXXXX XXXXXXXXXXX This Report is dated: XXXXXXXXXXX stasso



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0800 298 5424

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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**

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

APPROVALS/GUARANTEES

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

ONLY HUMAN!

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

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

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LAYOUT PLAN

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

WEATHER

It was an overcast winter's day with light rain showers during our 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.

EMPTY PROPERTY

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

JAPANESE KNOTWEED

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

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited as:

- 1) We did not have a full view of the roof due to the roof being lined/boarded out and general configuration of the roof.
- 2) We had a limited view of the structure and did not have the usual tell-tale signs of deterioration to the weather boarding that was relatively new. Inside was dry lined.





- 3) We did not open up the walls as we could not see a way of doing this without causing damage.
- 4) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 5) We only inspected the large garden shed externally and did not view internally.
- 6) The property was empty we did not have the benefit of talking to the owners or them answering our usual question and answers.
- 7) We had no details with regard to the alterations carried out to make the threshing barn into a dwelling and did not have any information with regard to any further alterations or maintenance that has been carried out on the property.
- 8) 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.





APPENDICES

- 1. The electrical regulations Part P of the Building Regulations
- 2. Information on the Property Market
- 3. Listing Text
- 4. Information on Listed Buildings
- 5. Planning Appeal Details

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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.

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- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit.



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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

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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

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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.





Listing Text

LOCATION: XXXXXXXXXXXXXXXX, Buckinghamshire XXXXXXXXXXXX opythe

GRADE: II DATE LISTED: XXXXXXXXXXXXXXX **ENGLISH HERITAGE BUILDING ID:** XXXXXXXXX

LOCALITY: XXXXXXXXXXX LOCAL AUTHORITY: XXXXXXXXXXX **COUNTY:** Buckinghamshire xxxxxxxx

xxxx Barn to the xxxxxxxxxxx

GV II

C18. Timber-framed; brick and weather-boarded walls; old tile roof. Five-bay single aisled barn. Central hipped roofed east entrance with boarded cheeks and doors. On the left, a 2-light casement window and later lean-to addition. Double purlin roof with moulded jowls to posts, queen posts and upper angle posts to trusses. East end bay appears to be later addition.

Listing NGR: xxxxxxxxxxxxxxxxxxxx

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

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Source: English Heritage

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Information on Listed Buildings

Listed Buildings

It should be noted that this is a Grade II Listed building and as such there will be a level of responsibility over and above what you normally have when you have an ownership of a building, which will mean that you will need to get to know and understand listed building regulations and requirements to some extent (we can help with this) and build a good relationship with the Conservation Officer. Having said that, owning a listed building with features and character obviously has benefits, however generally with conservation it should also be considered that you are looking after the building for future generations.

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 (particularly where it has been subject to a planning appeal, as it would seem in this case; see our earlier comments). 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 and you can be fined for causing damage to a listed building even if you have not carried out the work. This can be insured against by the owners but you do need to establish this before you purchase the property.



Planning Appeal Details

Link from South Bucks District Council website:

South Bucks District Council

Reference:	XXXXXXXXXXX
Alternative Reference:	XXXXXXXXXXXXX
Address:	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
Nature:	Change of use of land to form part of residential curtilage and exclusion of part of land from residential curtilage.
Status:	Appeal Allowed
Appeal Type:	Decision
Decision:	Appeal Allowed
Case Officer:	XXXXXXXXXXXXX
Parish:	XXXXXXXXXXXXX
Ward:	To be completed where applicable
Procedure:	Written Representation
Decision Date:	XXXXXXXXXXXX
Venue:	To be completed where applicable





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