

RESIDENTIAL BUILDING SURVEY

XXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXX

Lincolnshire XXXXXXXX



Aerial view – 360 photo

FOR

XXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

EXECUTIVE SUMMARY

APPENDICES

LIMITATIONS

ELECTRICAL REGULATIONS

GENERAL INFORMATION ON THE PROPERTY MARKET

1stAssociated.co.uk Copyright

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424





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) The property has potential.
- 2) It is a vacant possession.

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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) Chimneys

All four chimneys are weathered and require repair and repointing.

ACTION REQUIRED: Repair and repoint as necessary, check flashings and also check flaunchings (the top of the chimney).



Rear left chimney

We assume the work can be carried out from a tower scaffolding as majority of cases. It may well be worth buying your own tower scaffold as they are several hundred pounds.

ANTICIPATED COST: £3,000 - £5,000 (three thousand pounds to five thousand pounds); please obtain quotations.



Front left chimney
Aerial view – 360 photo



Front middle chimney



Front right chimney needs re-pointing at the base
Aerial view – 360 photo



Tower scaffold



Flaunching to a chimney

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



2.0) Roofs deteriorating

We can see that many of the slates have slipped particularly to the rear of the property where tingles have been used.

Tingles defined

Tingles are a way of repairing a slate roof where the nails have deteriorated.

Should the property be re-roofed?

We generally say if there are more than a dozen or two dozen tingles then re-roofing is required so in this case it is getting very close to re-roofing being needed.

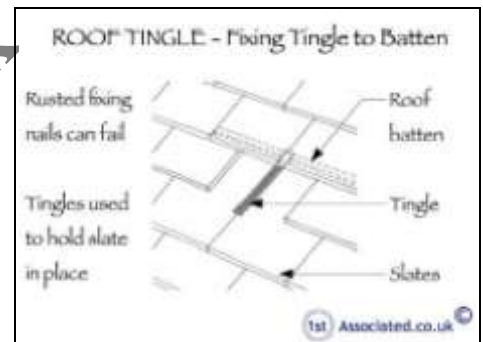
When you carry out the roof cover / slate roof repairs you must carry out repairs to the roof structure. There are various timbers that are split or are bending and need replacing particularly to the valley gutter to the rear and to the roof to the front right side.

ACTION REQUIRED: We believe several of the roofs will require repair and or re-slating within the next five to ten years.

ANTICIPATED COST: Depending on which roofs are carried out £5,000 - £15,000 (five thousand pounds to fifteen thousand pounds) (per large roof). When the roof work has been carried out we would also carry out any associated wall and window work etc. utilising the scaffolding that will be needed for the roof repairs; please obtain quotations.



Slipped slates and lead tingles to the front right roof
Aerial view – 360 photo



Roof tingles



Slipped slates to the rear left

Marketing by: _____

www.1stAssociated.co.uk
0800 298 5424



3.0) Roof structure

You have various different ages of cut timber roof. The cut timber roof to above the bar areas is the oldest roof in our option.

Within this roof we could see old timbers and some peg fixings and also deterioration and woodworm. Rather than replacing the timber it may be better to add additional timber in this way you keep any historic timber and improve the structure. This is the system that has been used over the years and we can see it being used in this roof.



View of main old roof
Aerial view – 360 photo



Old roof structure to the left
of the property



Peg fixings in the roof



Old timbers



Woodworm in the roof



Split timbers to the rear valley

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



ACTION REQUIRED: We would start by removing everything in the roof and getting some good lighting in the roof so it can be seen properly.

Strengthen the roof by the addition of extra timbers. You can see in the roof there are some split timbers which need extra support, we would start by clearing the roof all the stored items and rubbish.

ANTICIPATED COST: In the region of £1,000 to £2,000 (one thousand pounds to two thousand pounds); please obtain quotations.

4.0) Woodworm in the roof

You will also notice there is some woodworm in the roof structure which we believe is active although there is a fair proportion of old woodworm.

We think the woodworm activity will be reduced if not stopped all together once the roof is made water tight moving the dampness (woodworm like dampness) and also getting air ventilation in to the roof and heating to the building.



Woodworm in the roof

We would strongly advise against using chemicals or any other sprays to treat woodworm as we feel there are far better ways of dealing with woodworm in the long term.

ACTION REQUIRED: Make the roof watertight as previously described and monitor woodworm activity.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



5.0) Manmade roof and asbestos

The rear entrance roof is asbestos and is deteriorating. We believe you have already agreed to remove this area. There also looks to be a manmade slate to the left side roof (in a blue oval) which may contain a small amount of asbestos as it was fairly common in older manmade slates (all directions given as you face the property).



Left manmade slate roof



Asbestos roof to the rear entrance

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

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.

ANTICIPATED COST: A few hundred pounds for an asbestos check; please obtain quotations.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



6.0) No protective underlayer

It is common since the end of war years to add what is known as a protective underlayer in the roof which is a secondary underlayer.

It should be noted that in some areas of the roof it has an older style of construction with no protective underlayer. This means that when the rain gets through and remember you have a lot of tingles holding the slates so there is no secondary protection.



No protective underlayer to older style construction

Turnerising?

We would add that a lot of the slates looked to be a slate second and what looks to have been a turnarising in on the slate which is visible on the inside in a darker colour so the slates might not be in that good a condition and maybe brittle when you try to repair / replace them.

Turnerising Defined

This is a process used usually when roofs have started to deteriorate or leak and it involves the covering of a roof with a mesh and coating in bitumen. It is almost impossible to economically save or re-use materials which have been treated in this manner.

ACTION REQUIRED: You will ultimately need to re-roof all of these roofs, adding a secondary protective underlayer.

ANTICIPATED COST: This work should be carried out in conjunction with re-roofing. Please see our earlier costs in the roof deterioration section.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



7.0) Flat roofs

You have a lot flat roofs to the property and some of them are flat felt roofs. Whilst we do not believe they should be in the priorities list as their general conditions are average, however there are signs of water and moss sitting on some of them. Flat roofs should generally have a fall of 15-22 degrees.



Flat roofs to the rear of the property
Aerial view – 360 photo

We do not believe these should be in your priority list as there are far more important things and their general condition is average, however there are signs of moss and water sitting on some of them which will lead to accelerated deterioration.

ACTION REQUIRED: We would start by clearing them of the moss. We feel that most roofs will be able to be patched repaired whilst you focus your efforts on the pitched roofs.

ANTICIPATED COST: Few hundred pounds for repairs, but sooner or later they will need replacing and the costs are likely to be in the thousands of pounds, particularly if you are using insulation and high performance elastomeric felt. Please obtain quotations.

8.0) Walls - Brickwork

The walls are now finished in brickwork, in a soft red brick which has been painted in various areas. It is in a mixture of bonds but probably the main bond is English Bond and Flemish Bond.

The brickwork is deteriorating considerably in some areas, to the point where it has had repairs. Unfortunately, these have been carried out wrongly in cement mortar which can cause more damage than good. Also there looks to be cement mortar to the front that has been painted over and made to look like bricks.

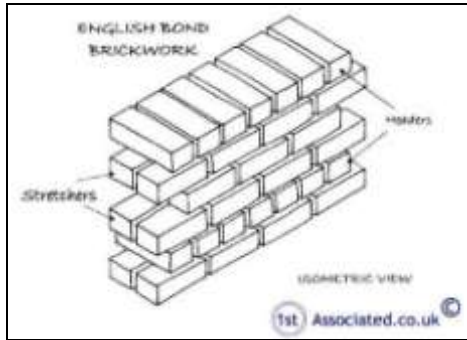


Cement mortar to look like bricks

Marketing by: _____

www.1stAssociated.co.uk
0800 298 5424





English bond



Ad-hoc pointing in cement mortar

ACTION REQUIRED: Remove all the cement mortar and replace with lime mortar and repair the bricks as necessary.

ANTICIPATED COST: £2,500 - £5,000 (two thousand five hundred pounds to five thousand pounds) this work will be carried out over a long period of time. Work is best carried out over the summer months. You need to find a good bricklayer that is experienced in using lime mortar; please obtain quotations.



Whole bricks replaced with cement mortar

Lime Every Time for the age of this property

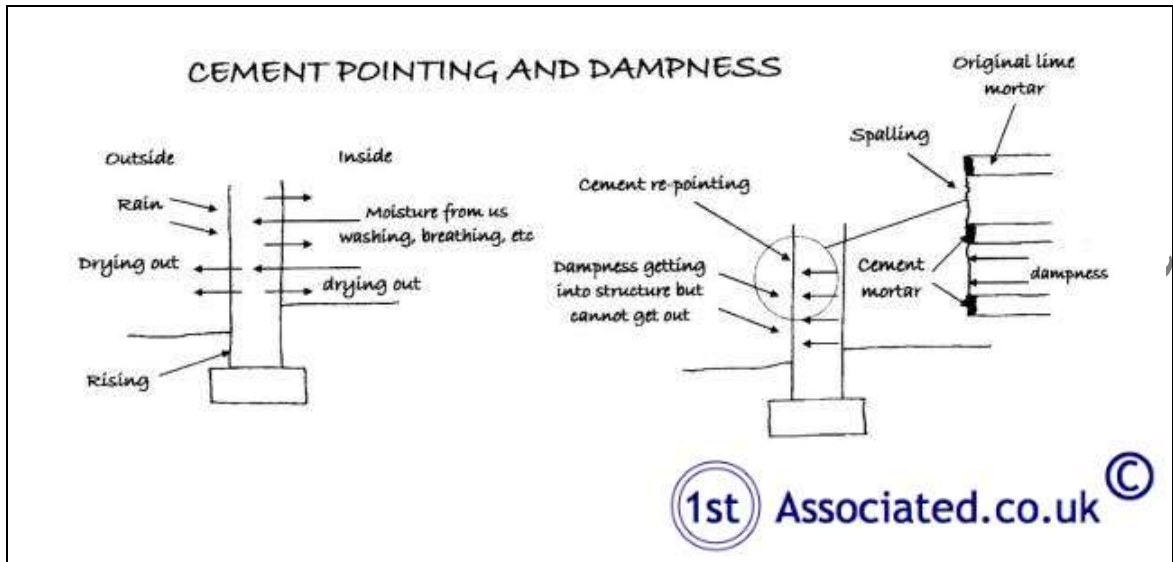
Unfortunately, the re-pointing, whilst well meaning, is not appropriate for this type of construction. A cement mortar has been used rather than a lime based mortar. We recommend you use lime mortar in any future repairs regardless of what the builders say! Using lime mortar will limit further damage to the brickwork, which is almost impossible to repair successfully. However, we would add that many, if not most, of the properties that are re-pointed are re-pointed wrongly; it is only in recent years that we have discovered the problems that can occur from it.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





Cement pointing and dampness

9.0) Cracking and tie bars

We can see tie bars to the left side gable and also to the front and rear right extension.

Tie Bars Defined

Tie bars add stability to walls and often cross-bracing them and holding them in place.

The bracket that looks like it is for a hanging basket may also be a tie bar.

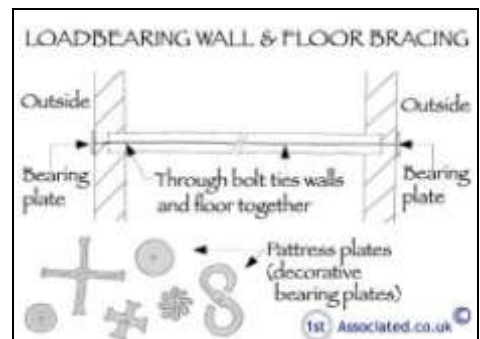


Crack and possible tie bar

To the left side of the property we can see cracking. Unfortunately, they are very difficult to see in the photos. It does mean that movement is going on to the right side extension as tie bars are added to stabilise walls and offer cross bracing to them.



Tie bar to the function room



Types of tie bars

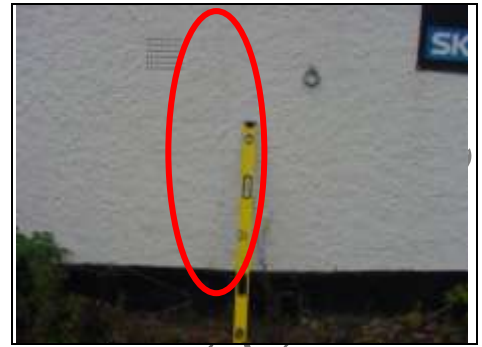
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



ACTION REQUIRED: We would recommend that you open up sections of the wall to see what the wall is constructed from and also to check if the tie bars are giving support to the structure.



Vertical cracking to the right side render

The cracking needs monitoring. Before you legally commit to purchasing the property we would recommend the existing owners take out an insurance claim, advising that the cracking has been noted by a structural surveyor (this should cost them nothing other than time to write the letter).

This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement. Your future liability will be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



10.0) Cracking to brickwork

We can see cracking to the brickwork which is to the left side of the property. This we believe is for a variety of reasons.

Cracking around window and door openings

We would like to draw your attention to the cracking to the front windows and doors.

We suspect that there has been water discharging down the left side of the building which has caused deterioration.

ACTION REQUIRED: Stop dampness from roof and guttering. Stop rainwater draining from the roof and guttering down the walls. Check and repair lintels (they maybe timber). Check and repair walls which may involve removing of the cement render externally and the modern plasters internally and allowing the walls to dry.



Cracking and tie bars



Cracking to the window

Structural movement

We noted cracking which we believe relates to structural movement that is all within the older part of the property. We do feel this is causing deferential movement in the newer part of the property to the right side.



Cracking to the rear right
Aerial view – 360 photo



Crack on the front right, hidden
within the function room roof

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



We can see movement to the rear of the property which we believe is due to poor ground conditions, possibly a flooding or swampy area to the rear and possibly peat.

Having said that, the movement looks to have been repaired for some time without any obvious signs of recent movement. We would however like to have the movement monitored.



Vertical buttress

We feel probably the best way forward is before you legally commit to purchasing the property, we would recommend the existing owners take out an insurance claim advising that the cracking has been noted by a structural surveyor (this should cost them nothing other than time to write the letter). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement. Your future liability will be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

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

———— Marketing by: ————

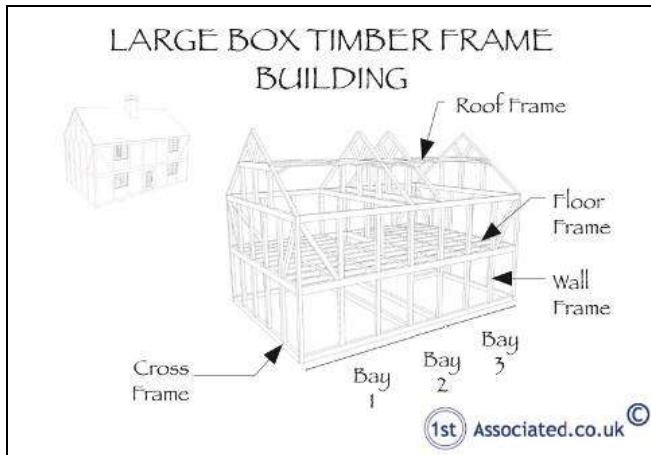
www.1stAssociated.co.uk

0800 298 5424

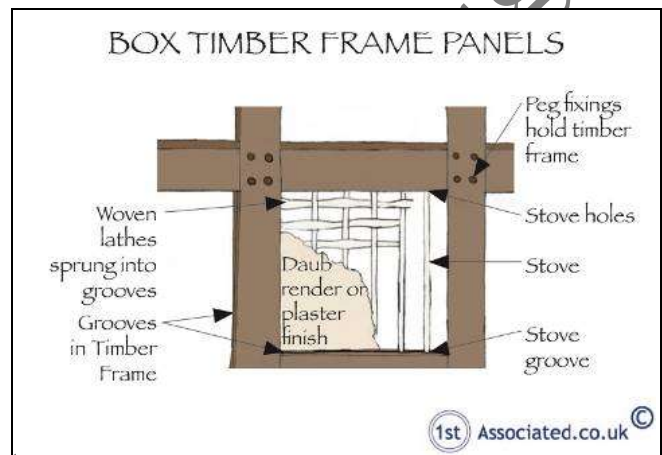


11.0) Is there a timber frame structure hidden in the building?

There are signs internally that this was once a box timber frame structure although it has been much altered over the years. It may have looked something like the sketches below. It could have been originally a timber frame structure with infill panels between the bays which were originally filled in wattle and daub and then changed to brickwork infill panels.



Timber frame building



Box timber frame panels

Wattle and daub defined

This is a composite building material used for making walls, in which a woven lattice of wooden strips called wattle is daubed with a sticky material usually made of some combination of wet soil, clay, sand, animal dung and straw.

We can see on the internal walls that there is still wattle and daub. We simply do not know what the brickwork hides.

ACTION REQUIRED: We recommend opening up sections of the wall both internally and externally. You may well find some nice timber frame that enhances the look of the building.



Wattle and daub in the walls

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Modern timbers

As is often the way modern timbers have been added over the years.

For example;

the modern timbers within the right side bar which have been painted with a smoke stain type colour which was popular in pubs years ago (particularly when smoking was allowed).



Timber beams to the right side of the main bar

More typically timbers are black with white plaster between although this was a Victorian way and originally they would have had a colour wash or lime wash.

12.0) High ground level

The ground level around the property is relatively high leading to dampness getting in particularly where the building is built from the soft red brick.



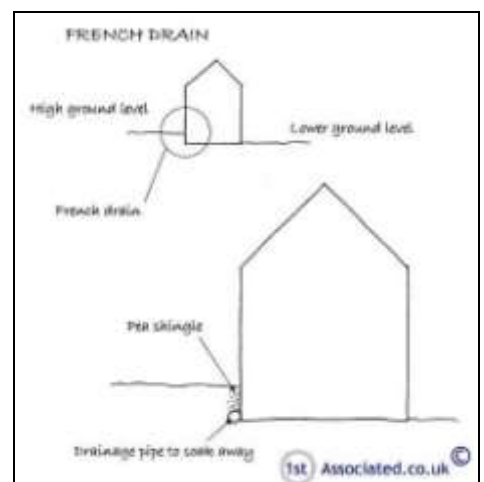
High level ground



Ground level is high to front left

ACTION REQUIRED: Lower the ground level around the property and we would also recommend you add a French drain.

ANTICIPATED COST: £2,000 - £4,000 (two thousand to four thousand pounds); please obtain quotations.



French drain

Marketing by: www.1stAssociated.co.uk
0800 298 5424



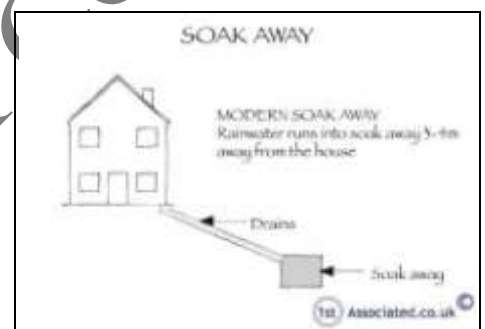
13.0) What is happening on the rear left of the property?

To the rear left side of the property there is what we would describe as an over grown swampy area. We had our best view from the flat roof at the back of the property.

When we were looking down to this area from the flat roof it looked like the ground had been washed away. You advised that you were going to level the ground, you do need to make sure there is not a natural collection of water in this area or even a spring. If there is you need to get the water away from the building



Rear of the ladies' toilets



Soak away



Swampy area

ACTION REQUIRED: We recommend soak aways are added to the entirety of the rainwater drainage, which will need to discharge as far away from the building as possible.

ANTICIPATED COST: It really depends on how much ground work you have already allowed for, but we expect for three soakaways plus drainage and guttering in them, costs to be in the region of £5,000 to £10,000 (five thousand to ten thousand pounds). Please obtain quotes.

You may also need to replace all the gutters and downpipes, although some may be saveable, but in the long term you may need to replace them all. You will need to decide and talk to the Conservation Officer as to whether they can be plastic or have to be metal.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



14.0) **Listed Building alterations without permission**

We have been advised that the building is Grade II Listed, please see the Appendices for full Listing details.

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

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

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

15.0) **Insuring a property that has obvious signs of movement**

You do need to be aware that it may be difficult to insure this property with its obvious signs of movement and that the brewery may be self-insuring as the property owners often do this, particularly where there is no mortgage or a negligible mortgage.

16.0) **Dry lining**

The property has both old dry lining and also relatively modern dry lining (by relatively modern we mean the last 40 years).

Perks of the dry lining / false wall is to hide the dampness coming through into the property which is considerable. Even with the repair work that we have mentioned you may get an element of dampness coming through. You have to consider part of the character of this building.



Dry lining internal walls

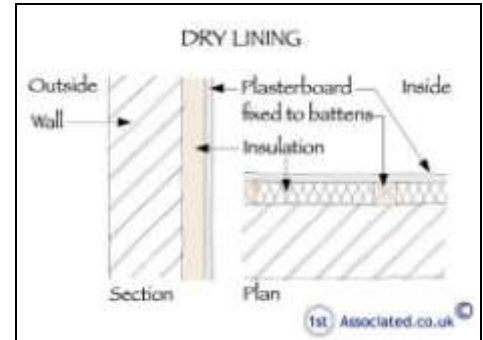
———— Marketing by: ————

www.1stAssociated.co.uk
0800 298 5424



A way to resolve this would be to continue with the dry lining although it only hides the problem rather than resolves it.

ACTION REQUIRED: You need to decide exactly what sort of finishes you want internally, but we think you will probably end up dry lining some of the property.



Dry lining

17.0) Trees

There are trees around the building particularly to the left side where there are larger and mature trees and smaller trees to the rear. We can also see that some large trees have been cut back on the left side as well.

We would advise that trees can be very important in removing water from the soil up to a certain point as of course they can become a problem.

Insurance companies tend to like substantial trees to be three to six metres away from a property. However, this depends on the actual insurance company.

ACTION REQUIRED: You need to regularly maintain the trees.

ANTICIPATED COST: A few hundred pounds; please obtain quotations.



Trees to the left



Trees to the left of the property

Marketing by: _____

www.1stAssociated.co.uk

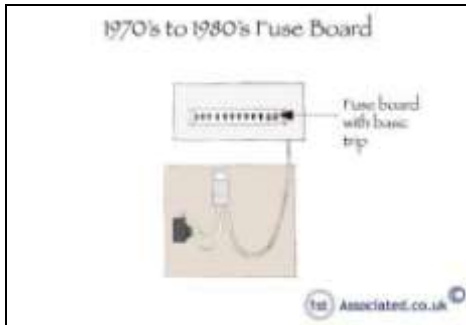
0800 298 5424



Services

17.0) Dated electrics

The electrics are dated and were not working at the time of our survey.



1970's Fuse board



Electrics in the function room

ACTION REQUIRED: It may be worth having a new system installed. We recommend an Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.



Electrics in the bar area

ANTICIPATED COST: £250 - £500 (two hundred and fifty pounds to five hundred pounds) for a test and report and would expect costs in the region of £2,000 - £5,000 (two thousand pounds to five thousand pounds) for a new system; please obtain quotations.

18.0) Heating

You will need to start again with the heating. From what we understand you are in the heating trade.

ACTION REQUIRED: Install a new heating system.

ANTICIPATED COST: We would normally budget in the region of £4,000 to £7,000 (four thousand pounds to seven thousand pounds) for a new heating

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



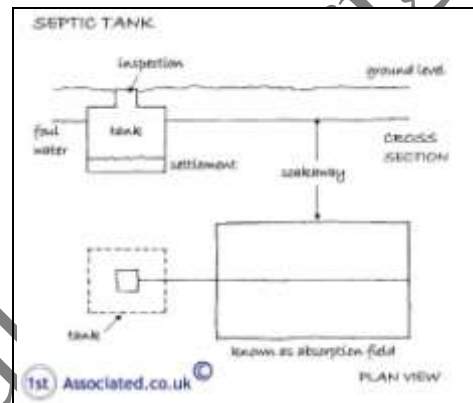
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxng Lincolnshire xxxxxxxxxxxxxxxxxxxx
system depending upon whether you want one or two zones; please obtain quotations.

19.0) Well or septic tank

We believe there is a well in the garden, we would put a sump pump into this to see if it is a well, a septic tank or something similar. Place the sump pump into this and pump out what is in there to see if we can see the size and construction of the septic tank.



Well in the garden



Septic tank

ACTION REQUIRED: We recommend you pump out the well with a sump pump or get a company to drain it to see how it is constructed and put a new septic tank in depending upon the capacity etc.

ANTICIPATED COST: We would expect this to be in the region of £10,000 - £20,000 (ten thousand pounds to twenty thousand pounds) and you are likely to need new drainage runs as well; please obtain quotations.

The Ugly

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

Characteristics of this type of property

We do believe this falls in to a high risk purchase specifically with relation to the movement in the property and the general poor maintenance condition it is in. However, we do believe it offers potential providing you are happy to work hard and understand there are various characteristics on this property that will be hard to change.

———— Marketing by: ————

www.1stAssociated.co.uk
0800 298 5424



Other Items

Moving on to more general information.

Maintenance

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

This type of property will require ongoing maintenance and repair particularly in relation to the flat roofs 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 case we believe there has been a lack of maintenance to the property.

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 in the main bar and in the function room. 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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424

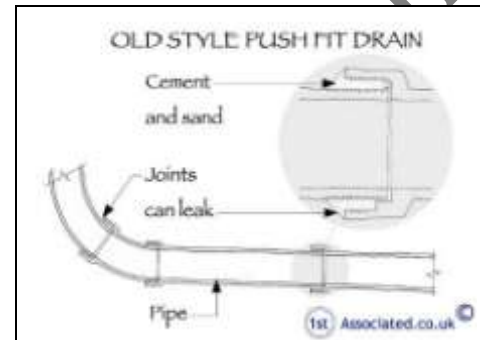


Heating

As far as we can see the heating looks to have been removed, however there are radiators throughout the property. We would recommend that a new system be installed.

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.



Push fit drain

Water Supply

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

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

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work and there are various items that we think you need to have a specialist tradesman in for, such as work to the listed building of repointing the lime mortar and also repairs to the windows. We have detailed these and other issues within the main body of the report.

Purchase Price

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



Every Business Transaction has a Risk

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

Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 (seventy five pounds and one hundred and twenty five pounds) per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 (one hundred pounds and two hundred pounds) per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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 xxxxxxxxxxxxxxxx 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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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.

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 misty morning at the time of the inspection. The weather did not hamper the survey. In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

NOT LOCAL

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

EMPTY PROPERTY

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

JAPANESE KNOTWEED

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

ACTION REQUIRED: You need to carry out your own investigations on this matter before you commit to purchase the property and be aware that it

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxng Lincolnshire xxxxxxxxxxxxxxxx
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 insulation covering the ceiling joists and general configuration of the roof.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 4) We had a limited view of the garden as it was overgrown.
- 5) The property was empty we did not have the benefit of talking to the lease owners or the owners or them answering our usual question and answers.
- 6) We thank you for taking the time to meet us during the survey.

——— Marketing by: ———

www.1stAssociated.co.uk

0800 298 5424



BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain Article
4. Listed Details

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



THE ELECTRICAL REGULATIONS

PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

HistoricEngland.org.uk and BritishListedBuildings.co.uk

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

———— Marketing by: ————

www.1stAssociated.co.uk

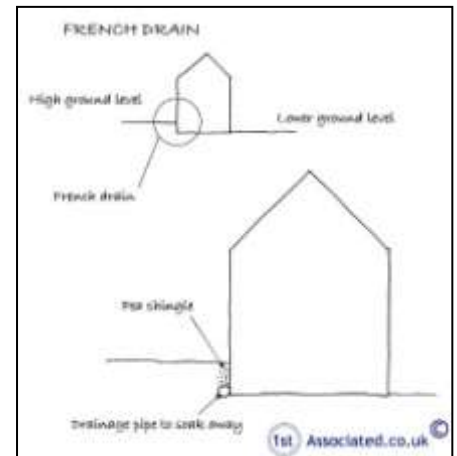
0800 298 5424



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

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

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



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

www.1stAssociated.co.uk
0800 298 5424



French drains must be on a slope

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

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

The French drain system that we would recommend

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

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

The French pond!

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

———— Marketing by: ————

www.1stAssociated.co.uk
0800 298 5424



Listing Details

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

DESCRIPTION: xxxxxxxxxxxxxxxxxxxxxxxx
GRADE: II
DATE LISTED: xxxxxxxxxxxxxxxxxxxx
ENGLISH HERITAGE BUILDING ID: xxxxxxxxxxxxxxxx
OS GRID REFERENCE: xxxxxxxxxxxxxxxxxxxx
OS GRID COORDINATES: xxxxxxxxxxxxxxxxxxxx
LATITUDE/LONGITUDE: xxxxxxxxxxxxxxxxxxxx

LOCATION: xxxxxxxxxxxxxxxxxxxxxxxx

LOCALITY: xxxxxxxxxxxxxxxxxxxx
LOCAL AUTHORITY: xxxxxxxxxxxxxxxxxxxx
COUNTY: xxxxxxxxxxxxxxxxxxxx
COUNTRY: xxxxxxxxxxxxxxxx
POSTCODE: xxxxxxxxxxxxxxxxxxxx

Listing Text

xxxxxxxxxxxxxxxx

xxxxxxxxxxxxxxxx (west side)

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

II

Public house. xxxxxxxxxxxxxxxxxxxx

Colourwashed red brick.
Slate roof, hipped to the right and with brick coped left gable with gable stack. Single tall lateral stack. Dentillated eaves.
2 storeys, 3 bay front with plinth. Central doorway in C20 gabled partially glazed porch with inner panelled door. Doorway flanked by single tripartite plain sashes with segmental heads.
2 plain sashes above. Interior with chamfered beam with triangular stops.

Listing NGR: xxxxxxxxxxxxxxxxxxxxxxxx

———— Marketing by: ————
www.1stAssociated.co.uk
0800 298 5424

