

COMMERCIAL BUILDING SURVEY

XXXXX XXXXXX

XXXXX

XXX

RM2 XXX



FOR

Mr XXXXXX

Prepared by:

XXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



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INTRODUCTION

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

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 are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this.

As agreed when booking the survey, we viewed eight rooms in the course of our inspection and have incorporated our findings within the report.

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.

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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

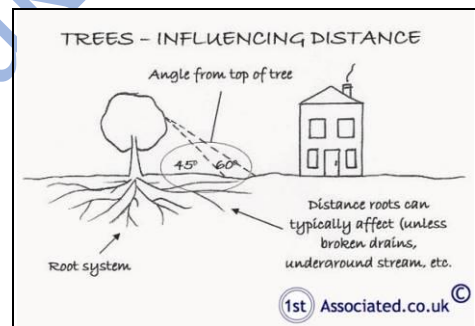
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

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.



Influencing distance of trees

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon.

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

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a large detached property that is formed from the original house which has been extended with two storey and single storey extensions to the rear and has been adapted into a residential care home.

There is a car parking area to the front and the right side, with a garden area to the rear and left side, all sitting on a sloping site, with mature trees on the boundary.

The property is in Conservation Area which will limit what you can and cannot do to the property and will need permission for some work which you should normally be able to do without any planning consent.

We believe that the property was built during the War Years. During this time there was a rationing of materials and limited skilled labour available which can mean that sometimes there are unusual constructions hidden beneath what appears to be a typical construction.

We also moved from using traditional materials such as lime mortar to more modern materials such as cement mortar and of course the house was built for a different Era.

LOCATION PLANS



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EXTERNAL PHOTOGRAPHS



Front view

Aerial view – 360 photo

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Front left two storey extension
Aerial view – 360 photo



Front road view / car park
Aerial view – 360 photo



Left view
(taken from rear of property)



Right view



Sitting out area



Lift tower and rear of two storey
extension
Aerial view – 360 photo



Roof of two storey extension
looking towards lift tower
Aerial view – 360 photo

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ACCOMMODATION AND FACILITIES

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

The following gives a general overview of the facilities at the property.

Basement

- 1) Services room, including boiler and electrics
- 2) Office/workshop
- 3) Store

Ground Floor

As well as the various bedrooms there are the following:

- 4) Lounge areas
- 5) Kitchen/catering facilities
- 6) Hairdresser's
- 7) Main staircase
- 8) Lift to rear
- 9) Rear staircase
- 10) Various access corridors
- 11) Guest accommodation

First Floor

The first floor consists of the following:

- 12) Staircase around lift area
- 13) Staircase area leading up to top floor flat
- 14) Access corridors

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Top Floor

The top floor consists of the following:

- 15) Stair access
 Separate flat
- 16) Access/fire escape across flat roofs

All occupants have an individual room, the vast majority with en-suite toilet facilities and a few with en-suite shower facilities.

Outside Areas

There is a car park to the front and right side and gardens to the rear and left side.

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Three brick chimneys
Roof One: Main Roof:	Pitched, clad with clay tiles Hidden valley gutter
Roof Structure:	Cut timber roof
Roof Two: Two small front roofs: one pitched, one flat	Clad with clay tiles Felt covered
Roof Three: Front Left Two Storey Flat Roof:	Felt covered
Roof Four: Main Rear Two Storey Flat Roof:	Felt covered
Roof Five: Three Storey Flat Roof (forming part of the fire exit of top floor flat):	Felt covered



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Roof Six:
Lift Shaft Flat Roof

Felt covered



Roof Seven:
Rear Single Storey Flat Roof

Felt covered
Three roof windows



Roof Eight:
Left Side Single Storey Roof:

Felt covered
Four Roof windows



Roof Nine:
Rear Left Roof

Polycarbonate



Roof Ten:
Small Single Storey Flat Roof:

Felt covered



Gutters and Downpipes:

Cast iron and Plastic

Soil and Vent Pipe:

Cast iron and Plastic

Walls:

Flemish Bond brickwork and Stretcher Bond
(assumed)

Fascias and Soffits:

Painted timber

External detailing:

Windows:

Single glazed timber windows
and plastic double glazed windows
(generally to newer areas)

Doors:

Timber and plastic doors

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Internal

Ceilings:	Lath and plaster to older parts, Plasterboard or proprietary boarding to newer parts (all assumed)
Perimeter Walls:	Modern plaster and dry lining (assumed)
Internal Walls	Mixture of solid and hollow (assumed)
Floors: Basement:	Solid under foot, assumed concrete
Ground Floor:	Solid under foot, assumed concrete, with exception of front area over basement which is joist and floorboards (assumed)
First Floor:	Joist and floorboards with embedded timbers to the original part and floorboards and floorboard sheets to newer areas (all assumed)
Top Floor:	Joist and floorboards with embedded timber (assumed)

Services

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

Heating:	The boiler is located in the basement
Electrics:	The electrics are located in the basement; we assume you have an electrical report.
Drainage:	The manholes are located around the property

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

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

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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs.

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 400 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 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 'Plus Points', 'Medium Priority' and 'High Priority', to allow you to clarify and focus on exactly what the issues are.

Plus Points

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 overall is generally in average to above average condition compared with what we typically see for its age, type and style.
- 2) There are, as with any property of that has developed from an older property, such as this and there are, whilst in operational use, various things that can be improved upon or brought up to standard which we have outlined within the report. We have also looked at various options for long term improvement, however whether these are viable may depend upon your strategic plan for the care home overall.

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Problems and Issues that Need Attention

Problems / issues raised in this section are usually solvable in several different ways.

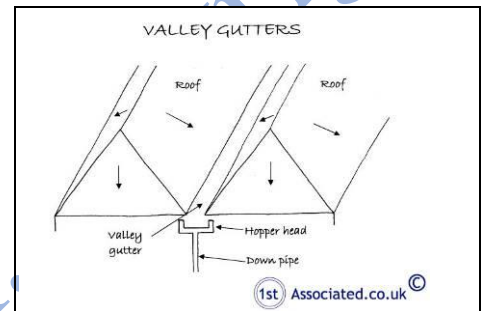
1.0) Dampness getting into the property that are unseen

There are various areas where dampness is getting into the property at roof level that are unseen that will be causing long term deterioration. We feel that regular maintenance could vastly improve this.

1.1) Hidden valley gutter to main roof

The hidden valley gutter to the main roof is a good example of an area which is allowing some dampness to get into the building and will cause deterioration over time.

We were pleased to see that you have good access to this area (although it could be made safer) from the landing via a loft hatch internally. Externally a safe access is needed, which some thought needs to be given to.



Valley gutter sketch



Hidden valley gutter
on main roof
Aerial view – 360 photo



Under side of box gutter visibly
leaking within main roof space

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1.2) Second hidden box gutter to main roof

There is a second hidden box gutter to main roof where it meets the flat roof. This is an area where regular cleaning is needed.



Second hidden box gutter to main roof overflowing

1.3) Debris on flat roofs and blocked gutters

At the time of our inspection the left two store flat roof had grass growing around the gutters which will block any water from getting away from it in due course. This area needs clearing.



Blocked gutter on flat roof to left side

1.4) High level guttering needs clearing

We can see grass growing from the guttering on the right side and there are probably other gutters that are blocked/will get blocked over the autumn, winter and spring months, with leaves, branches, etc, coming off trees.

We feel that this is the type of job that once you get on top of it could be carried out relatively quickly.

The important thing is to know when the work is beyond safety levels of one person. We will consider safe access in the next section of the report.



Blocked gutters
Aerial view – 360 photos

ACTION REQUIRED: Clear all gutters, downpipes, valley gutters and box gutters to allow rainwater to discharge from the roofs.

Providing safe access is provided we would expect this to take approximately one week initially, including recording of any defective areas that are revealed once these areas are cleared.

ANTICIPATED COST: Please obtain quotes.

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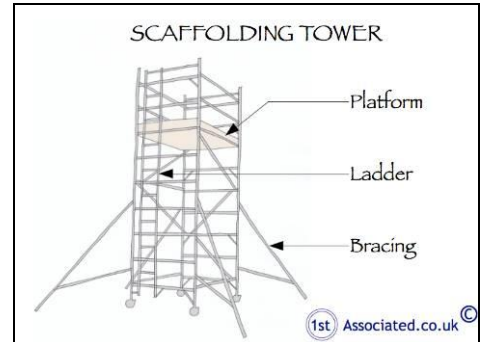
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2.0) Safe system of accessing the property, particularly at high level

We feel generally the access to high level areas could be greatly improved for your own staff and for any contractors that you bring in, as you will have responsibility for their general health and safety.

There needs to be a safe system of access to the property, particularly at high level. This is normally referred to as a man safe system. There are companies that specialise in providing this.

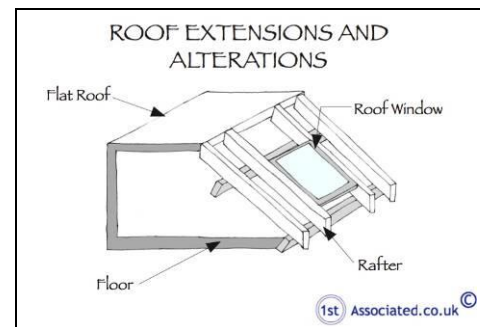


Tower scaffold

ACTION REQUIRED: We recommend you tender for a man safe system to be installed throughout the property, giving safe access to all roofs and flat roof areas for tradespeople. The system normally has I-bolts and safety lines that allow the secure access via safety harnesses, together with walkways and lighting where needed in such areas as roof spaces.

Roof Window

In addition to this, we would recommend adding a roof window within the front roof to the rear out of sight. This will give natural light into the roof space and also provide a way of inspecting the hidden valley gutters and the chimneys relatively safely, reducing the risk of accidents.



Roof window sketch

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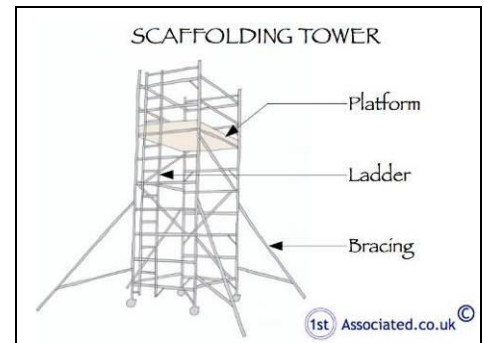
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Tower Scaffold

There is also some high level work that we feel would be best accessed via a tower scaffold (you need to consider whether it is best to purchase one of these yourself) to give a safe access for anyone you employ directly or as a tradesperson to carry out such things as roof work, clearing of gutters etc.



Tower scaffold

Process of working at high level

We would always recommend that you have suggested safe working practices that contractors agree to before they work at high level. This can be carried out by issuing a process of and procedures document to any contractors carrying out high level work or a reference on your website that they have to confirm they have read (this then makes it updateable), together with a brief specification of the work required so that they can equip themselves appropriately before working on the property.

Photographs

We are also great believer in having tradespeople take photographs of the problem areas before they carry out the work and then after they have completed the work so you can get a view of the standard of workmanship without necessarily having to access it at high level.

ANTICIPATED COST:

1. The adding of a man safe system out to tender – £1,000 to £2,500.
2. The adding of the loft hatch to allow viewing of the hidden valley gutter and also light into the front roof - £250 to £500.
3. Purchase of high level tower scaffold - £1,000 to £2,000

Please obtain quotations for all works.

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3.0) General tidy up of anything attached to the chimneys, roof and fascias boards

The property has a number of aerials, causing damage to the fascias and soffits.

ACTION REQUIRED: Assessment and relocation of aerials needed. It may well be possible to relocate them within the roof space.

ANTICIPATED COST: In the region of £250 to £500; please obtain quotes.



Broken aerials pulling fascia away

4.0) Chimneys

The chimneys look like they need ad hoc repointing. We also checked to the rear of the chimneys where there is a ledge that could be carried out as part of the guttering work to make sure there is no built up of debris, etc, that could cause dampness.

There is a particularly large chimney on the right side of the property which we have only been able to view from ground level which we feel needs examining before the summer of 2017 and photographs taken, which can be whoever will be carrying out the guttering out work. We would then ask that these photos are forwarded to us for us to comment further.



Chimneys to left and right

ACTION REQUIRED: Checking of chimneys and ad hoc repointing.

ANTICIPATED COST: Assuming you have a high level tower scaffold we expect costs to be in the region of a couple of hundred pounds up £500 if problems are found. Without the tower scaffold we would expect the chimney to need scaffolding access which could bring the costs into the thousands of pounds. Please obtain quotes.

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5.0) Two storey main flat roof

The main flat roof over the two storey extension (attached to rear of the main property) has ponding/water sitting upon it which will accelerate its deterioration. The very fact that water is sitting on it is not a good sign, as despite the name of the flat roof indicating it should be flat, generally we would expect there to be a fall of 12 to 25 degrees.



Two storey flat roof
Aerial view – 360 photo

We also noted from our thermal imaging it has poor thermal qualities.

5.1) Repairs to flat roof

We can also see there has been ad hoc repairs to the flat roof, particularly to the perimeter. We could see one area where water damage is occurring within one of the rooms that we viewed; there may be others.



Ponding on two storey flat roof
looking towards the lift

ACTION REQUIRED: You need to decide strategically how you wish to deal with this flat roof and the other flat roofs.

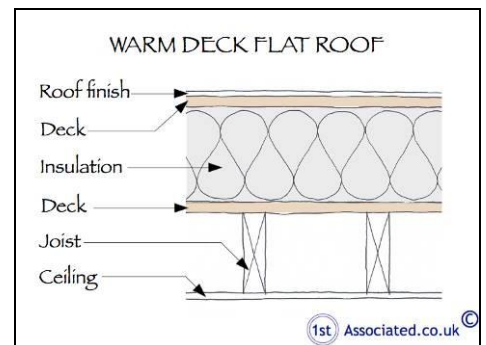
Summary of flat roofs

1. Two store main rear flat roof
2. Left hand flat roof
3. Rear single store flat roof
4. Small flat roof within the main building area on the rear left
5. Flat roof with four roof windows to rear left extension



Thermal imaging looking towards
lift area.

The red areas represent heat.
The blue areas represent ponding



Warm roof sketch

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You need to decide whether you wish to have a short term patch repair solution to flat roofs or alternatively move to a modern insulated warm roof system which over time will save you money on your heating bills. It is difficult to be certain of the payback period on adding insulated warm roofs to a property but we do feel, given the temperature on the day of our survey, that you could have a relatively short payback period.

Possible problems with re-roofing

There decking to the flat roof may have been infiltrated by dampness and be deteriorating. There is a possibility, given the age of the property, that it will have a stramit or woodwool boarding. This would then mean the decking would also have to be replaced.

Stramit board defined

Straw like board. The main problem with stramit boards are that they are not keen on water and tend to lose its structural integrity with water.

Woodwool slabs defined

Woodwool slabs are a 1960s product that looks like a cement and straw mix which have very good strength properties when dry and were economical to produce. Unfortunately, it has proved over the years that when woodwool slabs get wet they have minimum strength.

ANTICIPATED COST:

Gathering Quotations

We recommend you gather quotations.

We expect a warm roof with high performance felt that is appropriately ventilated and detailed to be in the tens of thousands of pounds.

We would add that an appropriate man-safe system in place would reduce your costs as there would not be a need for the same amount of scaffolding than it would if the whole area had to be made safe.

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6.0) Roof leaks

There are areas of one off roof leaks that we noted during the course of our survey, bearing in mind we only accessed eight rooms:

1. Roof leak to the first floor level guest accommodation.
2. Roof leak to the rear lift area.

In both cases these could be historic leaks to the property that have now been resolved but it is difficult to be certain from a one off inspection.

We feel the best way forward is to redecorate these areas internally and see if dampness comes through over time.

We do think to the lift area leak that the fascia board and the roof detail may have deteriorated allowing water in and we recommend this is checked first.

ACTION REQUIRED: We recommend you redecorate the ceiling and monitor to see if dampness does re-occurs. Again it may be from wind driven rain and will only occasionally occur.

Also carry out repair works to the fascias and soffits and flat roofs.

ANTICIPATED COST: When redecorating ceilings, we generally find you have to redecorate the room as a whole otherwise painting the ceiling tends to make the rest of the room look tired.

We would anticipate costs for redecoration a few hundred pounds for one guest accommodation room. Costs for the rear lift area, including the repairs to the fascias and soffits, a few thousand pounds. Please obtain quotations.

It may be an awkward repair to the fascias and soffits so you do need to give thought as to how this area can be safely accessed.



Dampness coming in this area



Damage in lift area likely to be caused by flat roof and deteriorating fascias and soffits

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7.0) Trees

There are trees on both the left and right boundaries that do not look to have been maintained for some time.

ACTION REQUIRED: We recommend you speak to your neighbours about future maintenance of their trees as the majority of the trees look to be on their side.

We would also advise that the root system could ultimately affect your property and we suggest you verbally advise and then put it in writing to confirm your verbal meeting.



Trees running down right side of boundary on neighbour's property

7.1) Regular maintenance - battle with leaves, twigs and branches

You will also have a constant battle with leaves, twigs and branches that fall onto the flat roofs. The rear single storey flat roof looks in need of a clean and general tidy up as do the gutters to the left side two store flat roof.

ACTION REQUIRED: Once the mansafe system has been put in place you need to regularly clear flat roofs and gutters.

ANTICIPATED COST: A half a day to a day per month; please obtain quotations.

8.0) Energy efficiency and reducing costs

We carried out basic thermal imaging of the property. It was not pre-heated specifically for thermal imaging and the day was not ideal as it was too mild, even though it was the winter months.

There is a fair amount of heat from the areas that we typically come across, such as around the perimeter of the windows and doors, as well as flat roofs.



Front of property showing energy coming through windows and doors and from main roof

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No insulation in pitched roof

Thermal imaging indicates that there is low insulation within the two storey rear flat roof and there is no insulation in the pitched roof.

Lighting of the property

You may wish to consider lighting of the property using low energy lights/LED lights. There are various systems available to considerably reduce your payments.

Solar panels / Voltaic panels

You have a number of flat roofs which could be used for solar panels/voltaic panel system. We do appreciate the property is in a Conservation Area and you will need to speak to the Local Conservation Officer with regard to this matter, however as the solar panel/voltaic panels will be hidden away it may be beneficial as it may give you a good source of your own electricity, together possibly with an income stream where you sell the electricity to others during the summer months.

Improvement to windows

Double glazing is often considered a good way of energy reduction generally as heat rises, although you should start with the roofs first in this case.

We also found good quality curtains together with ensuring that windows can be/are closed fully.



Heat coming through pitched roofs



Heat coming through windows on right side of property



Heat coming through glazing to rear left side

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ACTION REQUIRED:

Main pitched roof

We recommend that you add insulation to the front pitched roof. You do need to ensure that you also add ventilation at the same time to reduce the effects of condensation. You should also add a vapour barrier, which you will have to periodically check to ensure there is no condensation occurring.

Energy Performance Certificate

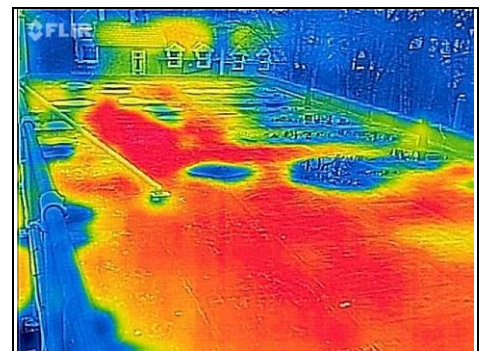
We recommend you have an Energy Performance Certificate to focus on these areas of the energy efficiency and performance of the existing building. We also suggest you set aside time and thought to the person carrying out the energy performance check as you will be able to gain knowledge from them.

From our basic thermal imaging of the property it looks as if the majority of the of the heat is, as mentioned, coming from through the pitched and flat roofs of which you could improve the pitched roofs relatively easily and also through the windows, many of which were open on the day of the survey. You may wish to install a more adaptable/adjustable heating system.

Two storey rear flat roof

There was heat loss showing in this area. If we combine the re-roofing with also the adding of insulation, cut to falls, to ensure you have a definite fall on the roof, and ideally finish with a performance felt which we feel would be the best way forward.

We suggest you open up a section of the ceiling to see exactly how it is constructed.



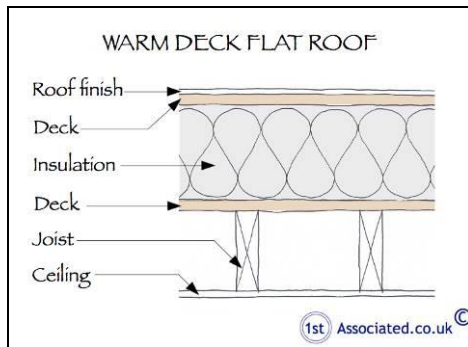
Heat coming out of rea flat roof - blue areas show the ponding on the roof

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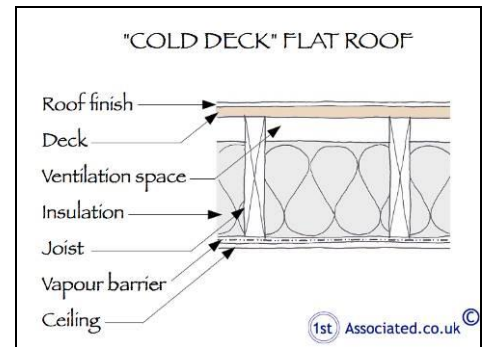
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Warm flat roof



Cold flat roof

ANTICIPATED COST:

1. There are grants available for adding insulation into the pitched roofs.
2. Low energy lights. There are also grants available for this based upon pay-back periods.
3. Solar panels/voltaic panels – costs vary considerably and quotations should be obtained.
4. Improvements to windows – Quotations should be obtained. Expect costs to be in the region of £10,000 plus.

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9.0) Eight room check

As requested by yourselves, we inspected eight rooms, as follows:

Ground floor – front

Room 2

Ground floor – rear

Room 9

First floor rooms

Room 16

Room 18

Room 31

Extension

Room 20 – had a leak in it

Room 25

Generally, the rooms were to an average standard. Key points are as follows:

9.1) Access to welfare facilities

This varied from room to room. One had a macerator in it which can cause problems if it is not explained to the occupier.

There was a range of different handles, etc, to the wash hand basin. We generally found with poorer mobility and the onset of arthritis, etc, that easy/lever handles are often recommended.

9.2) Radiators

In the rooms inspected the radiators were protected against burns, etc, with additional panels.

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9.3) Extract Fans

These are located within the en-suite facilities. We much prefer to see good quality large humidity controlled extract fans as opposed to the smaller fans that are currently present.



Small extract in one of the en-suite facilities

ACTION REQUIRED: Add good quality large humidity controlled extract fans to en-suite facilities.

Although these are more expensive than traditional extract fans you currently have, we feel that good quality large humidity controlled extract fans will have benefits, particularly in reducing condensation and black mould, etc.

ANTICIPATED COST: Costs in the region of £150 to £300 per extract; please obtain quotes.

It is more a strategic decision of how you wish to implement such work. There may be cost saving in replacing all the extracts fans at the same time. Equally there may be operational benefits in carrying out the work as rooms become vacant.

9.4) Means of Escape

We noted that a number of windows had secondary glazing on them. This is often not ideal for readily opening up windows in the worst case scenario of a fire and we suggest there are clear instructions on how to open the windows.

9.5) Window restrainers

We were pleased to see restrainers on the windows and we were advised that there was a programme of work being undertaken to complete these on the remaining rooms where this has not been done.

ACTION REQUIRED: Complete work for adding restrainers to all windows as soon as possible.

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9.6) Standard of Decoration

The standard of decoration was generally average. The only room that stood out was one of the rooms underneath the two store roof extension where it looks like there has been a roof leak at some point in time.

ACTION REQUIRED: Please see our earlier comments about re-roofing and insulating this area and also about redecoration the room to see if the leak has been satisfactorily repaired previously.

10.0) Regular maintenance/planned preventative maintenance

We also feel that a programme of regular maintenance/planned maintenance should be put into place. This will range from everything from gutters, downpipes, valley gutters, box gutters, checks to ensure they are clear and watertight in taking rainwater away, particularly in late summer/early autumn before the on-set of winter.

10.1) Programme of painting

The property as a whole would benefit from external redecoration in the next few years and internal redecoration on a programme or on a suitable rota, depending upon your budget and decisions you need to make with regard to whether, for example, windows will need to be replaced or repaired.

Operational decisions will be necessary, such as whether you have all the external redecoration carried out in one go and then have no work in future years or whether you carry it out elevation by elevation to limit the effect it has on the operational practices of the care home.

Again it may be a matter of policy or strategy as to whether you have time to redecorate all the rooms as and when they become empty.

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11.0) Dampness in the basement

We obtained particularly high damp meter readings in the basement. Whilst these are not habitable rooms it is where the boiler, electrics, etc are located and there is an office/workshop in this area. Therefore, you do need to be aware of the damp environment.

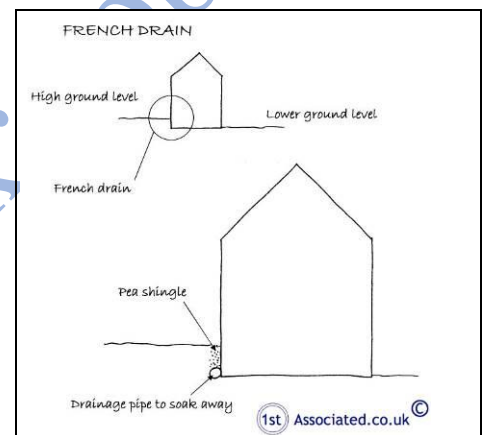
In our experience the only long term solution to dampness in the basement is to have a French drain and tanking, although this is probably excessive for the boiler room and electric and storage areas. Certainly we feel that improvements could be made to the workshop area.

ACTION REQUIRED: Improvements to the office/workshop area, lighting and dry lining/false walls and improved heating.

ANTICIPATED COST: Please obtain quotations.



High damp readings in basement



French drain

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12.0) Test Reports and Certificates

There are a number of things that you need to ensure that tests and reports have been carried out and certificates should be available for the following: -

- 1) Asbestos - Up to date asbestos report with samples.
- 2) Chimneys - Certificates confirming chimneys have been swept.
- 3) Drainage – closed circuit TV camera report.
- 4) Electrics – An Institution of Engineering and Technology (IET) standards test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
- 5) Environmental Health certificates and latest reports - we recommend you meet with the Environmental Health Officer before you legally commit to purchase.
- 6) Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
- 7) Gas Safe inspection and test report (you need to see heating in working order)
- 8) Lift – test and report for the lift.
- 9) Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
- 10) PAT Testing
- 11) Man safe system - Ensure there is a full safe system for maintenance access and that this has been tested regularly.
- 12) Security System test
- 13) Any other specialist testing.

ACTION REQUIRED: We were advised that you have some of these tests certificates but it is worth checking that you have them all.

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13.0) Possible asbestos noted during the inspection

We always have to give a warning of possible asbestos as when this building was built asbestos was relatively commonly used, although no longer in use in can often remain undetected.

During our discussions we were advised that you did have an asbestos report on the building. We ask that you check it as in this case we noticed some textured painted ceilings (commonly known as Artex) which may contain asbestos. There may be other elements of asbestos within the property.



Textured paint may contain asbestos

Our insurance company require us to advise we are not asbestos specialists and recommend you have an asbestos survey carried out by a specialist asbestos company.

ACTION REQUIRED: You need to obtain an asbestos report from the existing owners or have one carried out yourself.

ANTICIPATED COST: £500 to £1000 (five hundred to one thousand pounds); please obtain quotations.

14.0) PAT Tests

PAT testing (portable appliance testing) may be something you wish to look into as when new residents and guests come into the care home their appliances should be tested. We appreciate it could be problematic calling someone out each time and not allowing them to use the items until tests have been carried out. Therefore, you may wish to have your own in-house PAT tester.



Textured paint may contain asbestos

ACTION REQUIRED: We recommend PAT testing of all appliances.

Companies such as National Landlords Association have PAT testing courses. (Tel: 0333 258 9687). We assumed others will be available.

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Overview

What is a high priority to you will depend upon your overview of how you wish to develop the care home. We hope our comments have given food for thought in allowing you to decide the best way forward.

Other Items

Moving on to more general information.

Alterations to Room 2

During the course of our inspection of the property we discussed alterations to Room 2. We would make the following comments which may or may not be of use to you:

The room could readily be enlarged by opening up into the adjoining store to add toilet facilities. Drainage would have to be added, which are likely to need the digging up of the floor.

We have not lifted any manholes to the property as this falls outside the scope of this particular report. We did note they are predominantly located on the right hand side and rear of the property and as such access to the drains could be difficult.

Relocation of facilities to the top floor

We also discussed briefly the relocation of staff facilities, etc, to the top floor. There are pluses and minuses regarding having specific facilities away from the main income stream, which only you can assess the benefits to your particular operation.

It is perfectly feasible to move to the top floor but you would of course lose the income stream from the occupier of this area.

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Maintenance

Please see our earlier comments with regard to regular maintenance. A budget for regular maintenance needs to be put aside tougher with what we would term as reactive maintenance for things like blockage and leaks, etc.

Maintenance budgets are notoriously difficult to keep to. We do think particularly for larger works such as planned preventative maintenance for redecoration, flat roof repairs, etc, a general programme of works for an on-site maintenance person does give an agreed end goal.

We would be more than happy to discuss this further.

Services

We have carried out a visual inspection of the services and no tests have been carried out. During our discussions we have been advised that you have tests and reports and regular servicing carried out.

Lighting

The lighting should be appropriate for the use and upgraded as necessary in any offices, etc. We did notice one 'office' in the entrance corridor had no obvious natural lighting.

Valuation

We spoke broadly about valuation of a business premises such as this and our valuation would be based on income stream as well as the value of the building as these two would be related.

In addition, you would normally also value the property for an alternative use, such as converting to flats etc, which would normally be valued using the investment method and/or the comparative method, some of which we feel you would best served by specialist valuers or by having discussions with commercial agents who will often give rule of thumb verbal advice.

If you wish to have a valuation for loans for re-mortgaging/re-financing then seeking advice from your bank with regard to who they recommend to carry out a valuation. It will normally be a chartered and regulated valuer.

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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 £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

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

Specifications

For any major work we suggest you have a brief specification which will give a one-page outline of required work and helps any misunderstandings at a later date.

All quotations are quoted on a brief specification rather than verbal. We would also recommend contractors visit the property to carry out their quotations so they understand the way the care home operates and how they will have to work around this.

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SUMMARY UPON REFLECTION

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

We recommend you prepare the following:

Plan of Immediate Work – within the next year

Clearing of gutters, downpipes, valleys and box gutters

Redecoration of areas where there is water staining

Removal of aerials and other items from fascias and soffits

Check you have certificates for all services and put into action a PAT testing system.

Inform neighbours of need for tree maintenance.

Obtaining quotations for:

1. A warm roof system on the two storey roof
2. External redecoration
3. Number of rooms to be redecorated

Plan of Mid-Term Work – within the next five years

External decoration – to be carried out either elevation by elevation or as a whole.

Internal decoration – a programme of decoration either on a vacant room system or part relocation system.

Plan of Long Term Work – five years' plus

This will depend on the long term strategy, whether you want to:

1. Embrace energy efficiency technology
2. Improve insulation levels throughout the property, such as roofs and windows.

We would refer you to our specific comments earlier in this report.

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Specifications and qualified builders

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.

Visit the work

If at all possible, visit and see any work being carried out.

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

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MORE ABOUT THE REPORT FORMAT

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

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Commercial Residential Building Surveys, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement, please phone immediately.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

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

From our investigations the property falls within a Conservation Area 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

CHIMNEY STACKS AND FLUES AND ROOF WINDOWS

Chimney Stacks

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

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

All of the chimneys have hidden areas behind them which need to be checked and cleared, particularly the large chimney to the front right due to its size and location over bedrooms and car parking area.

Chimney One, located to front left

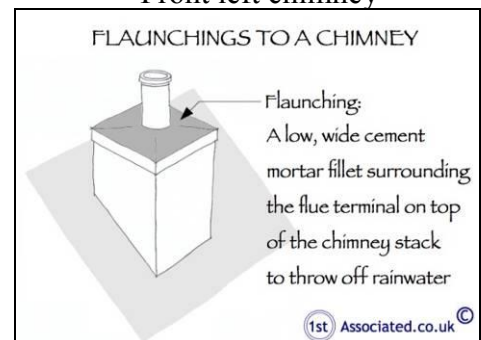
This chimney is brick finished with a lead flashing. From what we could see from ground level it looked in below average condition considering its age, type and style.

Unfortunately, we were unable to see the flaunching, we therefore cannot comment upon them.

ACTION REQUIRED: Ad hoc repointing and periodically inspect the chimney.



Front left chimney



Flaunching

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Chimney Three, located to rear left

This chimney is brick with a lead flashing. We would say it is in slightly below average condition for its age, type and style.

ACTION REQUIRED: Ad hoc repointing and periodic inspection.



Rear left chimney

Chimney Two, located to front right side

This is a large brick built chimney with lead flashing. We would comment that it is in slightly below condition for its age, type and style. This chimney needs close inspection.

ACTION REQUIRED: Close examination and ad hoc repair and repointing likely to be required



Large chimney to front right side

Periodic inspection thereafter.

Detailing of Chimneys

The way the chimneys are detailed is that there is an area that can catch vegetation etc to the rear of the chimney which could lead to dampness getting into the property.



Trap behind rear left chimney
Aerial view – 360 photo



Trap behind front right chimney
which is catching vegetation
Aerial view – 360 photo

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ACTION REQUIRED: This area should be cleaned when the gutters and downpipes, valley gutters and box gutters are cleaned.

ANTICIPATED COST: We would budget £1,000 to £3,000 for work to the chimneys providing access is available or additional allowance needs to be made for scaffolding; obtain quotes.

Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

Flaunchings Defined

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

Roof Windows

There are roof windows, which are located four to the left side and three to the rear.

Left side roof windows

These are four fairly roof windows which all look to be on a slight angle. Although the roof was not accessed from our photo they do look to be in reasonable condition.



Roof windows on roof to left side
Aerial view – 360 photo

Rear roof windows – single storey rear flat roof

There are three domed purpose made roof windows to the rear single storey flat roof. They look in average condition for their age, type and style.



Rear roof windows
Aerial view – 360 photo

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The important factor with roof lights is the flashing around them, in this instance we would comment that we were unable to view the roof externally however internally they did not appear to be leaking/we were not advised of any leaks.

Finally, we have made our best assumptions on the overall condition of the chimney stacks and roof windows from the parts we could see above roof level. The inspection was made from ground level and also some of the roofs, 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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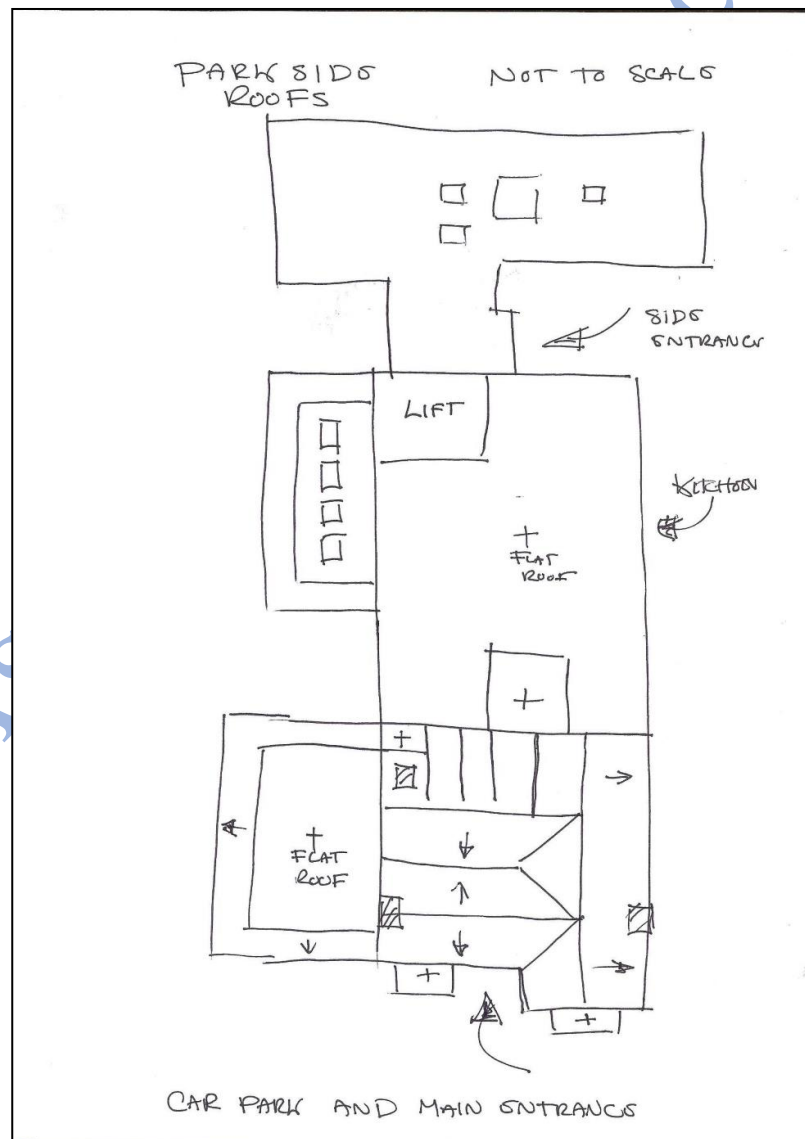
ROOF COVERINGS AND UNDERLAYERS

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 areas:

- 1) Main roof
- 2) Front pitched roof
- 3) Flat roofs



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Main Pitched Roof

The main roof is pitched and clad with a clay tile. From ground level, this looks in average condition considering the roofs age type and style, with some mossing to the tiles as we would expect.

With this age of roof there will usually be a few missing or displaced tiles; this is nothing unusual.



Close up of main roof tiles to right side



Main roof with hidden valley gutter

Hidden Valley Gutters

Front valley gutter

This is a roof between two pitched roofs. It does need to be properly checked; it was very difficult to check safely presently.

Note, there has been some water ingress from the valleys that is visible within the roof.

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

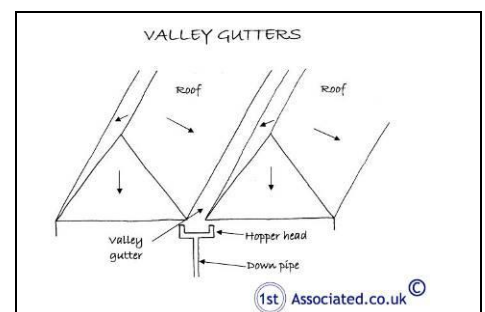
Add a man safe system.

Monitor the dampness within the front and if it still continues then have a close inspection of the main roof.

Please also see our comments regarding the box gutters.



Close up of hidden valley gutter on main roof below box gutter
Aerial view – 360 photo



Valley gutter

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Rear box gutter

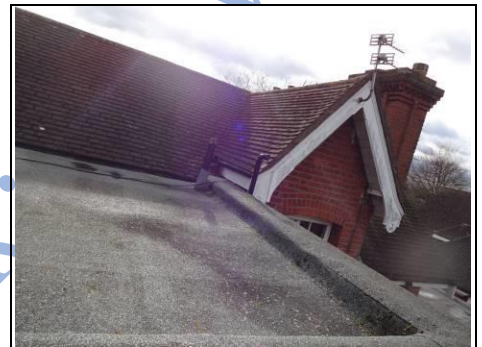
This is a roof between two pitched roofs. It does need to be properly checked; it was very difficult to check safely presently.

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

We recommend somebody accesses the roof and ensure it is cleared.



Rear box gutter
Aerial view – 360 photo



Rear box gutter
Aerial view – 360 photo

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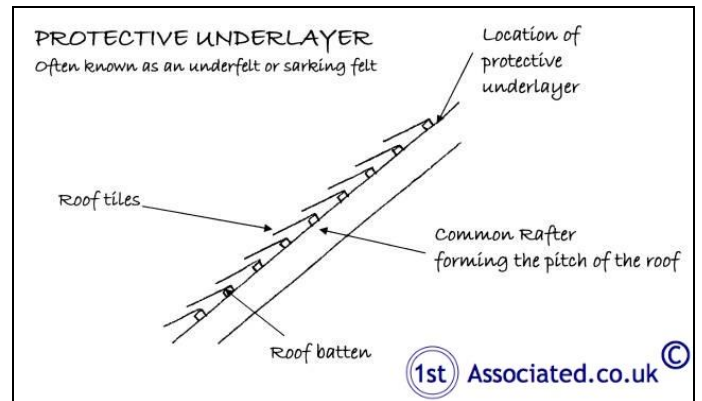
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Protective Underlayer (Often known as the sarking felt or underfelt)

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.



Protective underlayer

We accessed the front roof and rear pitched roofs.

When we inspected the front loft spaces we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.



This photo shows common rafters in the front roof (the ones that form the pitch of the roof), the dark area between is the underlayer



Hessian based bitumen membrane within rear roof

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Two Front Pitched Roofs

There are two pitched roofs to the front of the property; one single storey and one at first floor level over oriel bay window. We would comment that both are in average condition for their age, type and style.



Small pitched roof



Oriel window roof

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Flat Roofs

Whilst these roofs are called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

Please refer to our plan of the roofs.

Two Storey Left Side Flat Roof

This is a flat, flat roof without a fall, with a tiled pseudo-pitch to the side. This is generally a flat roof with vegetation and grass growing around the gutters and areas of ponding.



Two storey flat roof to left side
with tiled pseudo-pitch



Two storey flat roof to left side

ACTION REQUIRED: We recommend this becomes a warm roof with insulation cut to falls.

Please see our comments in the Executive Summary.

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Two Storey Rear Flat Roof

This is a large felt covered flat, flat roof that has ponding and patch repairs. We noted an area in one of the guest rooms where a leak has occurred.

ACTION REQUIRED: We recommend this becomes a warm roof and insulation cut to falls.

Please see our comments in the Executive Summary.



Ponding on two store left flat roof
Aerial view – 360 photo



Ponding on two store left flat roof
Aerial view – 360 photo



Thermal imaging looking towards lift area.

The red areas represent heat.
The blue areas represent ponding

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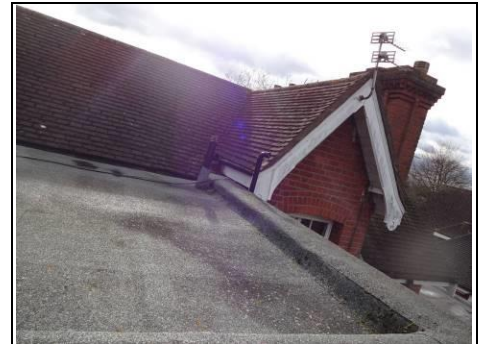


Three Storey Flat Roof over Fire Exit

This is a felt covered flat roof is over the fire exit near to the second box gutter.

We would comment that this roof looks in average condition for its age, type and style. Given its location we would recommend this is patch repaired. We can see some water ponding on it at the time of our inspection.

ACTION REQUIRED: Patch repairs.



Roof over fire exit
Aerial view – 360 photo

Small Flat Roof to rear of the original building

This is a felt covered flat roof to the rear of the original building. It does not look to have much of a fall.

ACTION REQUIRED: We recommend you re-roof with a high performance felt and add an insulation cut to falls.



Small flat roof to rear
Aerial view – 360 photo

Flat Roof over Lift Area

We can see ponding and water sitting on the roof, together with deterioration to the fascias and soffits.

ACTION REQUIRED: Patch repairs as and when needed.

Remove/re-position aerials and repair fascias and soffits. Please see our comments in the Executive Summary.



Roof over lift area
Aerial view – 360 photo

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Rear Left Flat Roof

This is relatively new, with four roof windows. We could see no obvious signs of defects.



Rear left roof
Aerial view – 360 photo

Rear Single Storey Flat Roof

This is a felt covered flat roof with three roof windows and a water tank storage unit.

We would comment that this roof was weathered.



Left side of roof showing weathering of mineral felt
Aerial view – 360 photo



Middle of rear single storey flat roof
Aerial view – 360 photo



Leaves and moss on right side of roof
Aerial view – 360 photo

ACTION REQUIRED: Patch repairs.

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Rear Glazed Roof

This is a glazed lean-to. This area was not visited during our inspection, but often this type of roof can be problematic.



Rear glazed lean-to roof
Aerial view – 360 photo

Further information on flat roofs

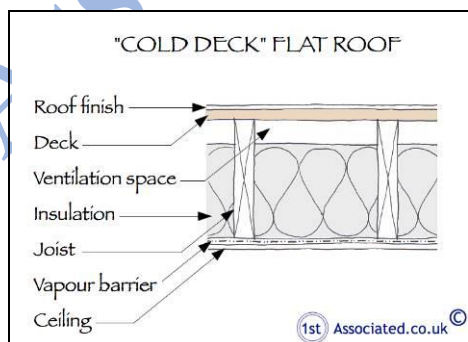
The latest Building Regulations now require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

Insulation

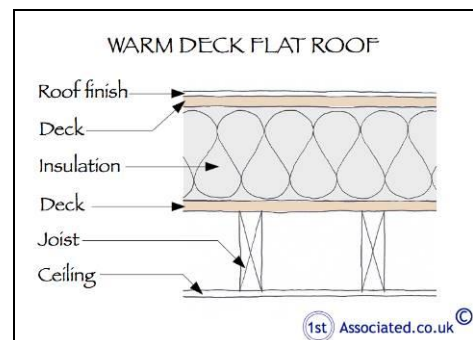
Also it could not be established if there is insulation within the roof but we think it unlikely.

Ventilation

Without a vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.



Cold roof



Warm roof

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All the roofs were inspected from ground level or via other roofs with the aid of a x16 zoom lens on a digital camera and/or aerial photographs. Flat roofs have been inspected from ground floor level and/or upper floor windows and aerial photography.

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

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

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ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

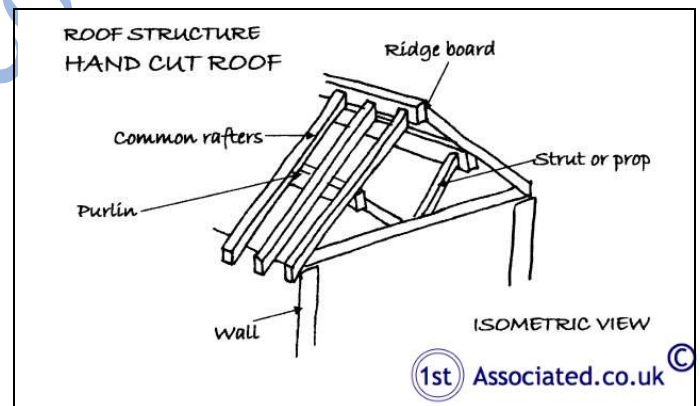
Main Roof

Roof Access

The main roof is accessed via two loft hatches; one located on the landing to the front of the property and one within the top floor flat area. We recommend access is improved to both roof areas.

Roof Structure

This type of roof structure has what is known as a cut timber roof. This is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however, it is in line with what we typically see.



Cut timber roof

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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

In the front roof our examination was limited by the general configuration of the roof and the insulation. What we could see was generally found to be in slightly below average condition for its age, type and style.



General view of inside of the front roof



Timbers in front roof

Deflection to the purlins and dampness coming in from valleys

We noted minor deflection to the purlins and dampness coming in via the valley gutters to the front.



Deflection to purlin in front roof



Dampness coming into valley gutter at front of property

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The rear roof is a shallow roof and there are stored items and a mass of insulation which limited our view of the joists. What we could see was generally found to be in average condition for its age, type and style. It is, however, feasible that there are problems in the roof that are hidden.



General view of left of rear roof



General view of right side of rear roof with mass of insulation

ACTION REQUIRED: Monitor the dampness within the front and if it still continues then have a close inspection of the main roof.

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

Purlins Defined

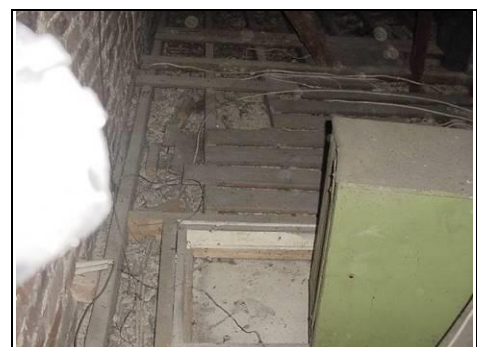
Purlins are the horizontal cross members that give support to the common rafters.

Water Tanks

There was a number of plastic water tanks in both the front and rear roofs. You may wish to review these and reduce their number. At one time we believe there was a requirement to have 24/48 hours of emergency water for a building such as this but we are unsure whether this is still a requirement, as today we generally see modern buildings without water tanks.



Water tanks in the front roof



Access up to water tanks needs improving with a man safe system

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ACTION REQUIRED: You need to check and confirm what the requirements are as we have seen some commercial properties without water tanks, however this may not relate to care homes.

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have all sorts in water tanks over the years!).

Ventilation

No ventilation was noted to either of the roofs.

Insulation

Insulation is minimal; please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient quantity of wiring to comment.

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of 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 deterioration of the property. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters and Downpipes

The gutters and downpipes are predominantly plastic, there may be some original cast iron remaining. They are in slightly below average condition for their age, type and style.

Cast iron of this age will need maintenance. If regularly maintained it lasts longer than plastic, in our experience.



Downpipes

Grass growing from guttering

We noted more examples of grass growing from gutters than we would expect to see, however we do appreciate that many of the gutters are high level and difficult to access.



Grass growing out of gutter
Aerial view – 360 photo

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

We recommend you stand outside next time it rains heavily to see how the gutters and downpipes are performing. We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

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Soil and Vent Pipe

With a property such as this welfare facility will have been added, such as WC's showers and wash hand basins, which will not necessarily have the ideal run into the main drains.

We have not opened up or tested any of the drains as part of our report.

ACTION REQUIRED: There should be a record kept of problematic drains both above ground level and manholes, as this will be a useful aid to anyone who has to deal with such work.

We recommend you also keep a log book of emergency call out companies as a blocked drain is rarely a non-emergency.

You may also wish to buy your own set of rods, etc.

Finally, we would just mention that care has to be taken with older drains as damage can be caused to them.

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.

There may be some painted asbestos pipes at high level. It is very difficult to identify these from ground level. Our comments are therefore based upon our best assumptions.



Long run to soil and vent pipes

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WALLS

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

The walls are constructed of brickwork, with painted render and small timbers.

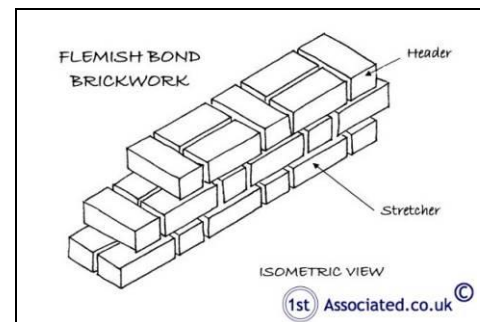
Brickwork

The property is built in a brick originally in a lime mortar in what is known as Flemish bond brickwork.

The term Flemish Bond relates to the way the bricks are bonded together and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher), then the end of the brick, then the side of the brick, and this pattern repeats course after course, i.e. header-stretcher, header-stretcher.



Flemish bond brickwork



Flemish bond brickwork

Timber lintels and bonding timbers

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

Condition

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. It is essential that external faces be kept in good condition. In this case they are in average condition.

ACTION REQUIRED: Some ad-hoc repointing to be carried out when the chimney work is being carried out during the warmer months. We generally recommend a mortar mix is made and allowed to dry to ensure it matches with the existing mortar.

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Brickwork to rear

There is bond brickwork in a cement based mortar to the rear extensions.

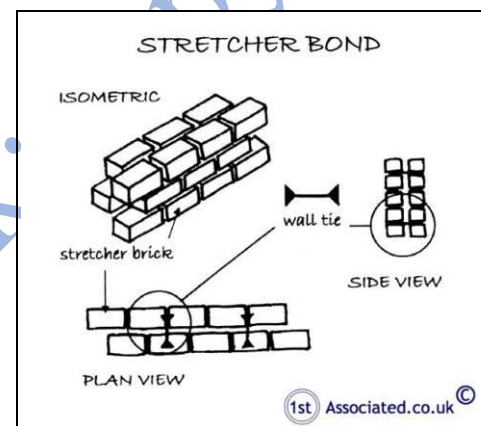
The term "Stretcher Bond" means that from the outside of the property, you can see a row of the sides of the bricks (known as "stretchers") followed by a course above of the same stretch of bricks set off so the joint is centrally above the "stretcher". This pattern would repeat throughout.



Stretcher bond brickwork to rear extension

Cavity Walls

Cavity walls were first used in Victorian times. It originates from solid walls not always being waterproof against driving rain and not providing a good degree of thermal insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties.



Stretcher Bond brickwork

Wall Ties

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. We would typically see horizontal cracking where there are problems. In this case we have not noted any cracking however wall tie failure is a progressive problem. We would add as there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. As such we cannot be hundred per cent certain with regard to this problem unless we open up the structure. From what we can see externally it appears not to have any problems.

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Render

The external walls are finished in a painted render with decorative timber to the front of the property at first floor level. It looked in average condition for its age, type and style from ground level.

It is essential with render that it forms part of the regular maintenance as deterioration can occur relatively quickly.



Painted render with decorative timbers

Cracking

We would remind you that any hairline cracks that appear need to be sealed as soon as possible to stop dampness and water getting in.

Painted render/painted walls

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

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

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

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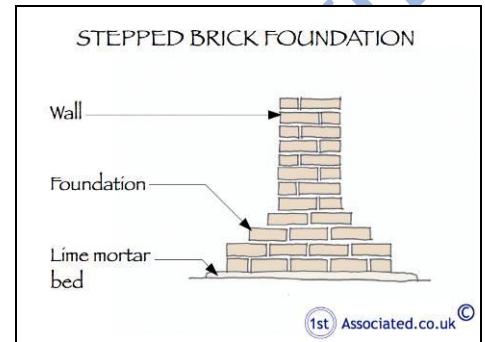


FOUNDATIONS

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

Foundations

Given the age of the property you may find different depths of foundations, from original stepped brick foundation possibly with a bedding of lime mortar and likely to have concrete foundations to the rear and possibly raft foundations.



Stepped brick foundation

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.

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.

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

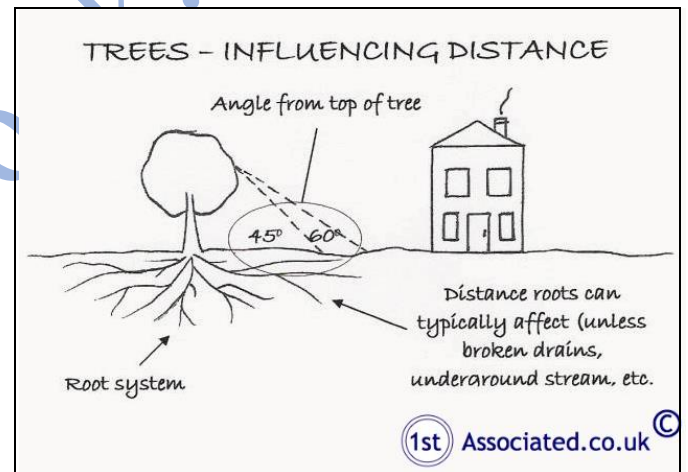
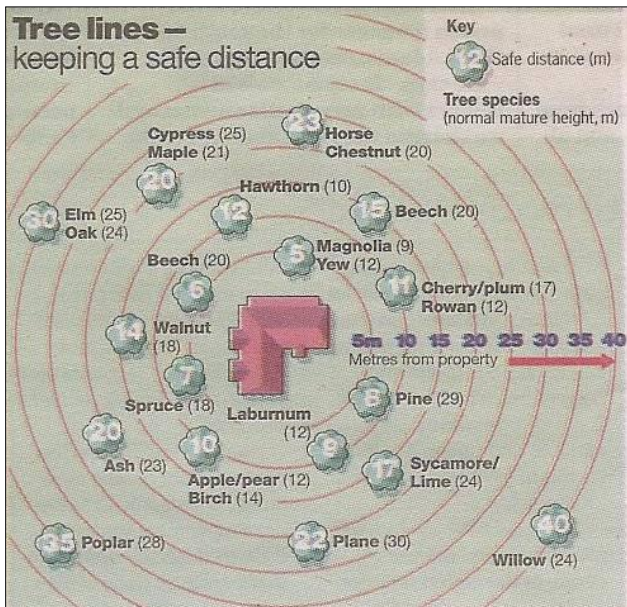
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are trees within what we would term as influencing distance but you do need to speak to your insurance company as they may have a different interpretation for insurance reasons.

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



Trees running down right side of boundary on neighbour's property



Influencing distance of trees to a property

Influencing Distance Defined

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

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.

Please also refer to the External Areas Section.



DAMP PROOF COURSE

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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case we cannot see one but we believe one is likely to have been built in as work proceeded, particularly to the newer parts of the property.

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

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.

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AIRBRICKS

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

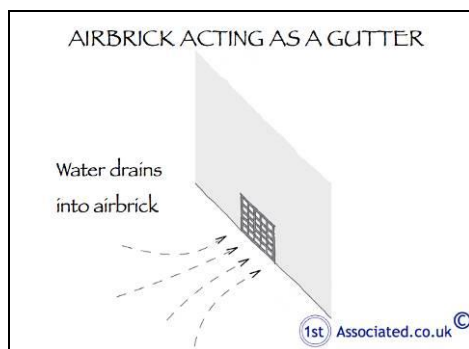
We noted air bricks to the property over the basement area.



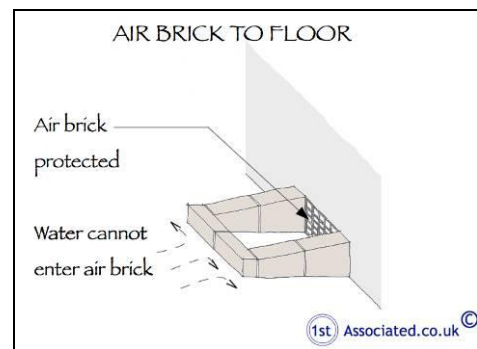
Air brick over basement needs clearing



Airbricks acting as gutters



Airbricks acting as a gutter



Protected airbrick

ACTION REQUIRED: They look to be acting as gutters, adding to the dampness already in the basement area.

Ensure the airbricks are clear, particularly they are over the basement and should be protected and vented to outside air.

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

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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

The fascias and soffits are timber. They are painted and we would comment they are in below average condition for their age, type and style, with areas of rot and an area that is hanging off due to the weight of the aerial.

ACTION REQUIRED: We recommend the fascias and soffits are prepared, repaired and redecorated at the same time as the windows in the mid-term; i.e. one to three years.



Broken aerials pulling fascia away

Please see our comments in the Executive Summary.

Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.

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Windows and Doors

The property has a mixture of single glazed timber windows and plastic double glazed windows.

Single glazed timber windows

We would specifically comment timber is in below average condition.

ACTION REQUIRED: Prepare, repair and redecorate. Please see our comments in the Executive Summary.

You need to initially decide on what the long term plans are with regard to the windows and whether you will replace them or whether you will put into place a programme of regular repair and maintenance. It will also be worth upgrading single glazed windows to plastic double glazed windows.

Plastic glazed windows

The plastic double glazed windows are predominantly to the newer areas of the property and generally look to be of a reasonable quality.

We would draw your attention to the fact that sealed double glazed units can fail after about 10-15 years, 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 long-term solution.

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.



Front oriel window



Rotten timber to accommodation area on top floor



Rooms to the rear with a variety of different windows

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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.

Fascias and soffits need repair/replacement as soon as possible. The timber windows need repair and redecoration depending upon what your strategy is.

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

CEILING, WALLS, PARTITIONS AND FINISHES

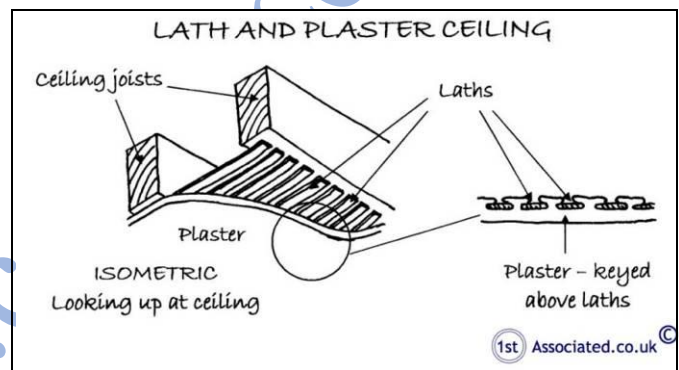
In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to originally be lath and plaster and much of this may remain. The newer parts of the property are likely to plasterboard or proprietary boarding with a modern plaster finish.

Lath and Plaster Defined

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



Lath and plaster ceiling

Plasterboard Defined

The usual name for Gypsum plasterboard which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

Internal Walls and Partitions

The walls are a mixture of solid and studwork. It is of course impossible to determine the construction without opening up the walls and have therefore taken an educated guess, also bearing in mind we have only had a limited view of a few of the rooms.

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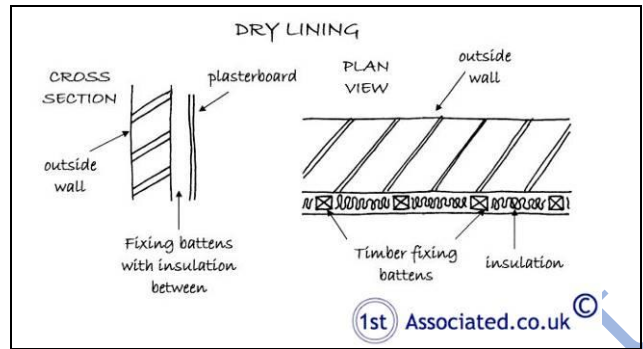
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Perimeter Walls

The perimeter walls are a mixture of older plaster and newer plaster finish.

In some areas there is likely to be dry lining/false walls. This does have to be put into context as we have only had a limited view of some of the rooms.



Dry lining

We have not opened up the perimeter walls so we cannot be certain of the structure of them.

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

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

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FLOORS

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

Basement Floor

In the area inspected the basement floor felt solid under foot, we have assumed is concrete, possibly on to a compacted earth base given the age of the property.

Ground Floor

The ground floor above the basement area will be a suspended timber floor. This we believe will be some of the remaining part of the original property. The newer parts of the property are solid under foot, we assume they are concrete.

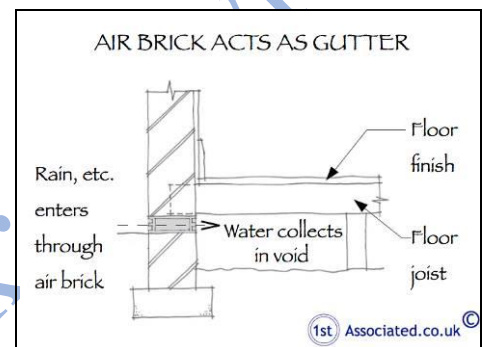
First and Second Floors

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

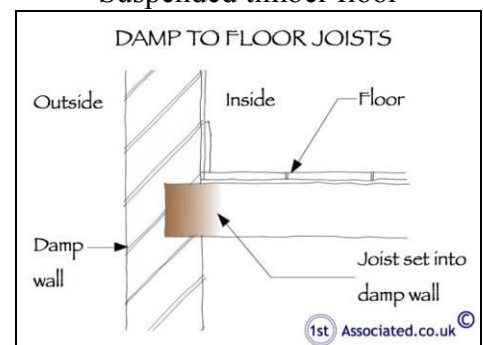
Joist and Floorboard Construction Defined

These are usually at first floor level consisting of a joist supported from the external walls, either built in or, in more modern times, sitting upon joist hangers, sometimes taking additional support from internal walls, with floorboards fixed down upon it.

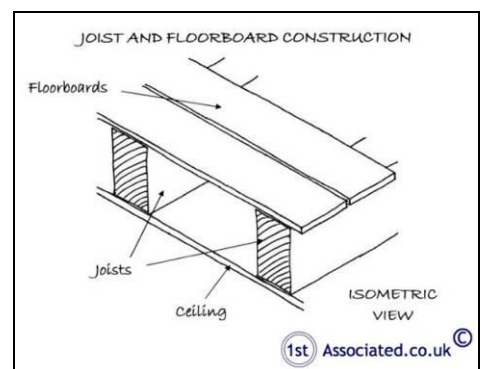
Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, laminated flooring etc. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.



Suspended timber floor



Embedded timbers



Joist and floorboards

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CHIMNEY BREASTS, FLUES AND FIREPLACES

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

The chimney breasts are located to the left and right sides (all directions given as you face the front of the property).

At the time of the survey no chimneys were in use.

Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness.

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

Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed, we will inspect for signs of movement and advise. However, often the chimney breasts are hidden and we do not comment as modern techniques for adding support can conceal very well particularly when plastered over.

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

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues Section of this report.

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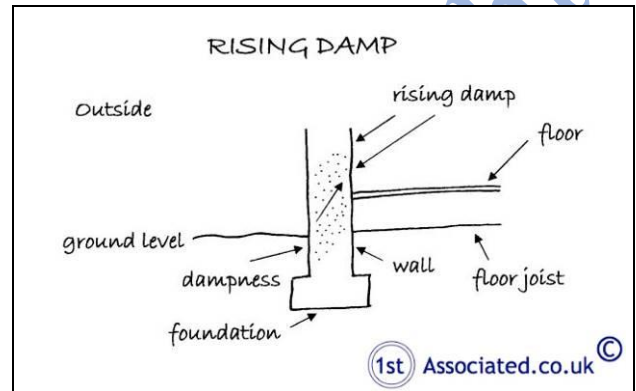


DAMPNESS

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

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.



A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found significant rising damp but this was in the basement area.

ACTION REQUIRED: Please see our comments with regard to the air bricks acting as gutters.



High readings of rising damp in basement

We would also add that the basement is below water table level and as such will be susceptible to water ingress. Unfortunately, basements are getting more likely to flood with our changes in weather conditions.

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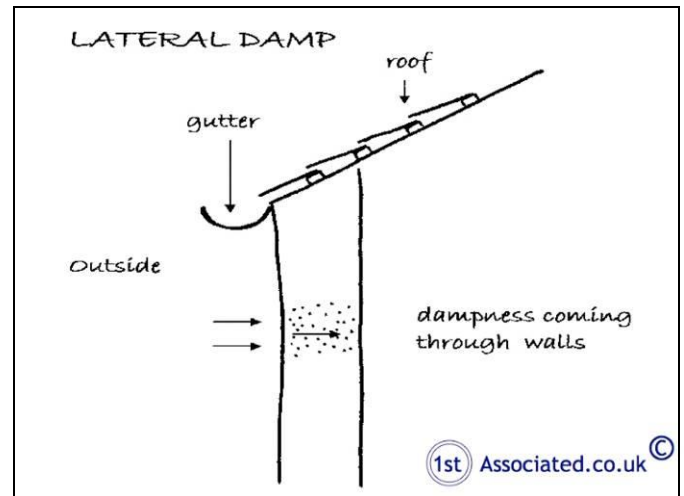
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Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.



Lateral damp

We used a resistance meter on the external walls. We found damp meter readings in the basement area again.

We found damp readings as we would expect in the older part of the property but the newer part of the property had dry lining walls so we were unable to get readings.



Dry lined walls in Room 20

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 obvious signs of condensation, however, it depends upon how you utilise the building. Common sense is needed and a balance between heating, ventilation of properties and opening windows to air the property regularly.

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Extract fans in kitchens and toilets

A way of helping to reduce condensation is to have good large extract fans with humidity controlled thermostats within the kitchens and toilets.

ACTION REQUIRED: We would recommend large good quality humidity controlled extract fans be added to kitchens and toilets.



Small extract

ANTICIPATED COST: We would anticipate costs between £250 - £500 per extract fan depending upon the wiring required; quotations required.

Please see our comments in the Executive Summary.

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 DETAILING

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

Doors

The doors are a range of doors.

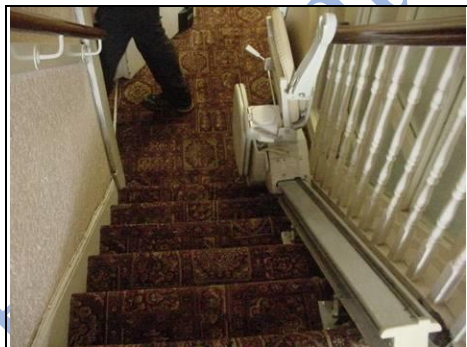
Fire Doors

In a property such as this it is fire doors that we are most concerned about as fire doors offer a break in a worst case scenario where a fire occurs we therefore recommend checking the doors around the stairs area (as this will be your fire escape area and also will be a way the fire can spread) and kitchen and any other high risk area where there are fire doors in place and working properly.

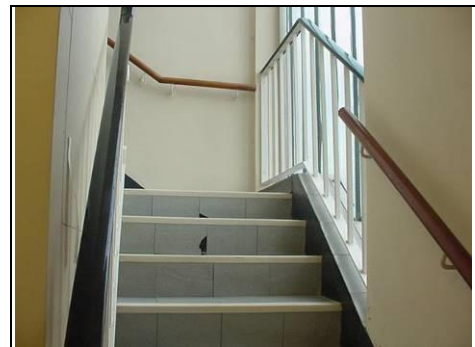
ACTION REQUIRED: You need to be certain they are fire doors in place. We recommend you have a meeting with the local fire service or a company that deals with fire prevention measures.

Staircases

We did not examine the staircases at the time of our inspection.



Carpeted staircase



Staircase

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Catering Kitchen

We did not examine the catering kitchen at the time of our inspection.

Domestic Kitchen

There is a domestic kitchen in the top floor flat. We have not examined this as part of our inspection.

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.

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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.*

We noted significant wet rot in the fascias and soffits and we believe there is some in the timber windows.

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

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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 front roof is the main area that we look for woodworm. Within the roof we found no obvious visual signs of significant woodworm activity or indeed past signs of significant woodworm activity that has caused what we would term 'structurally significant' damage. 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.

ACTION REQUIRED: The only way to be certain is to have the whole area checked when it is empty.

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.

ACTION REQUIRED: Please note our comments about having a regular maintenance redecoration programme.

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.

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THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties. Post war insulation started to be introduced gradually. In the 1970s it was upgraded following the fuel crisis and in more recent years there has been an emphasis on it, as if only a consideration in fuel prices would also add with regard to the availability of continuing fossil fuels. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

Roofs

Some roof insulation was present although not too current Building Regulations requirements of 300mm.

Thermal Imaging

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

To some extent the thermal imaging is in line with what we would expect to see, with the exception of the heat being lost through the roofs.

ACTION REQUIRED: Add insulation to the roof spaces.

Walls

The walls to this property are a mixture of solid and stretcher bond.

Flemish bond brickwork

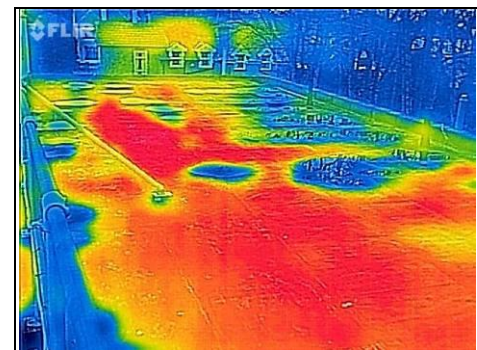
It is very difficult to improve thermal efficiency in solid wall construction without major alterations. These will usually affect the external appearance or reduce the internal space – best left alone.

Stretcher bond brickwork

These areas may have insulation. We recommend drilling into the walls to check, insulation companies may be able to carry out this work.



Thermal imaging of the front the property. Red areas indicating heat loss areas



Heat coming out of rea flat roof - blue areas show the ponding on the roof

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Windows

The windows are a mixture of single and double glazed windows. We were surprised at the heat loss around the window frames.

Services

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

Summary

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

ACTION REQUIRED: We recommend you have your own Energy Performance Certificate report carried out.

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OUTSIDE AREAS

The main focus of this report has been on the main building. If you wish us to do a specific report on the other areas, then you need to instruct us for this separately. We are offering here a brief overview.

CAR PARK

The driveway/car park has some deterioration.

ACTION REQUIRED: Make good parking area. It would possibly benefit from adding white lining/designated parking spaces.



Deterioration to car park

GARDEN

The property has a sitting out area.



Sitting out area

BOUNDARIES

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

ACTION REQUIRED: Please note our comments about nearby trees.

Finally, whilst we note the boundaries, these may not be the legal boundaries.

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OTHER MATTERS

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

Security

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

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

Fire / Smoke alarms

We have not carried out an inspection and test with regard to fire/smoke alarms.

ACTION REQUIRED: You should have a test and inspection and comply with latest regulations.

Insurance

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

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

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SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage.

Given the type of building we would expect tests and reports and regular maintenance to be carried out on all services, not only to run safely but also efficiently.

We have identified some areas we feel could be improved in our Executive Summary and we would refer you to these.

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

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

For and on Behalf of
XXXXXXX

This Report is dated: XXXXXX

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APPENDICES

1. Roof Plan
2. Photographic Record
3. User Classes

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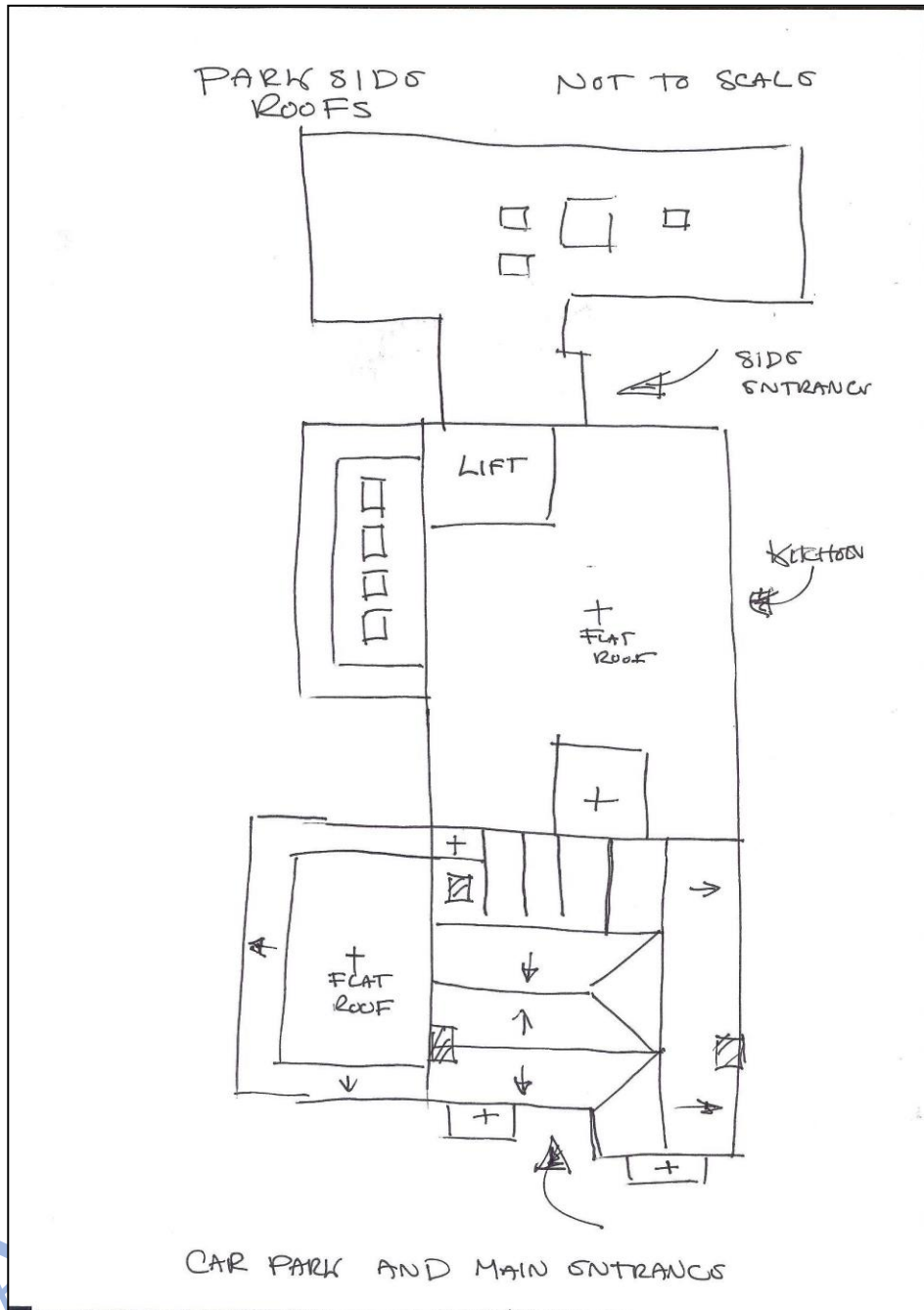
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Roof Plans



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PHOTOGRAPHIC RECORD

Basement

Note, we have not identified a sump pump in the basement.



Office/Workshop



Storage area



Boiler room

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Ground Floor



Residents Lounge to Front



Bedroom 9



En-suite shower room



Bedroom 10



En-suite toilet

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Bedroom 2.
Small bedroom – you can possibly
extend into the store next door



Unfinished plasterboard that looks
to be from a waste pipe



Toilet Room No. 3



Store room next to Bedroom 2

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First Floor



Bedroom 31 to front left
In reasonable condition



En-suite toilet



Bedroom 18



Window needs a restrainer adding
to it



En-suite toilet with macerator
(which we are not keen on)



Lighting needs improving



Small extract in toilet

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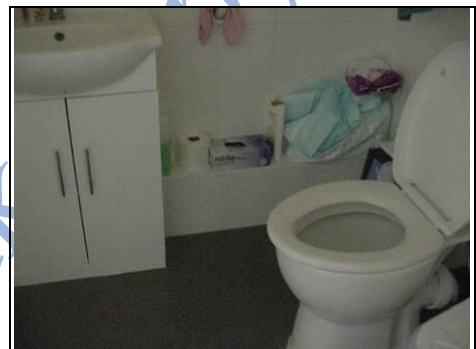
Bedroom 16 to front left



En-suite toilet



Bedroom 20
In new area to left side



En-suite toilet



Leak coming in from flat roof
above



Hairline cracking, possibly from
roof above



Bathroom
with standalone bath _____ Marketing by: _____

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Bedroom 25 to rear right side



Bedroom looking towards window



En-suite toilet



Weathering to tiles in en-suite

Top Floor



Hairline cracking and textured paint on ceiling in top floor accommodation



Repainting on ceiling. We assume this relates to water coming through

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USER CLASSES ORDER

Town and Country Planning Act (TCPA) Classes Order	Use/Description of development	Permitted Change to another use class
A1: Shops	The retail sale of goods to the public: Shops, Post Offices, Travel Agencies & Ticket Agencies, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches or other cold food are to be consumed off the premises).	No Permitted Change
A2: Financial & Professional Services	Financial Services: Banks, Building Societies & Bureau de Change. Professional Services (other than Health or Medical Services): Estate Agents & Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops. (Where the services are provided principally to visiting members of the public).	A1 (where there is a ground floor display window)
A3: Restaurants & Cafés	Restaurants & Cafés (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet Cafés which are now A1.	A1 or A2
A4: Drinking Establishments	Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).	A1, A2 or A3
A5: Hot Food Take-away	Take-aways (i.e. premises where the primary purpose is the sale of hot food to take-away).	A1, A2 or A3
B1: Business	a) Offices, other than a use within Class A2 (Financial Services) b) Research and development of products or processes c) Light industry	B8 (where no more than 235 sq.m.)
B2: General Industrial	General Industry: use for the carrying out of an industrial process other than one falling in class B1.	B1 or B8 (B8 limited to 235 sq.m.)
B8: Storage & Distribution	Use for storage or distribution centre.	B1 (where no more than 235 sq.m.)
C1: Hotels	Use as a Hotel, Boarding House or Guesthouse, where no significant element of care is provided.	No Permitted Change
C2: Residential Institutions	Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C3 Dwelling Houses).	No Permitted Change
C2A: Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	No Permitted Change
C3: Dwelling Houses	Use as a Dwelling House (whether or not as a sole or a main residence), a) by a single person or people living together as a family, or b) by not more than six residents living together as a single household (including a household where care is provided for residents).	No Permitted Change
D1: Non-Residential Institutions	Clinics & Health Centres, Crèches, Day Nurseries & Day Centres, Museums, Public Libraries, Art Galleries & Exhibition Halls, Law Court, Non-Residential Education & Training Centres. Places of Worship, Religious Instruction & Church Halls.	No Permitted Change
D2: Assembly & Leisure	Cinema, Concert Hall, Bingo Hall, Dance Hall, Swimming Bath, Skating Rink, Gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.	No Permitted Change
Not in any use class (Sui – Generis*)	A use on its own, for which any change of use will require planning permission. Includes, Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms.	No Permitted Change
	Casinos - following declassification planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.	D2

* Where uses do not fall within the four main use classes they are classified as sui-generis. We have provided examples of some sui-generis uses but this list is not exhaustive. (Correct April 2006)

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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 XXXXXX and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

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

SOLE USE

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

ONLY HUMAN!

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

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

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WEATHER

It was a mild winter's day at the time of the inspection. The weather did not hamper the survey.

Our weather seems to be moving towards the extremities from relatively mid range.

NOT LOCAL

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

OCCUPIED PROPERTY

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

JAPANESE KNOTWEED

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

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

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INSPECTION LIMITED

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

- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists and general configuration of the roof.
- 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 only inspected eight rooms in the property, some access corridors and the basement briefly.

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 enquiries prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

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

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

TERMS AND CONDITIONS

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

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