

JOB REFERENCE: XXXX

COMMERCIAL BUILDING SURVEY

XXX
Chingford
London. E4 XXX



FOR

Mr X

Prepared by:

XXXXX

INDEPENDENT CHARTERED SURVEYORS

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INTRODUCTION

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

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

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

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours but we will do our best to offer advice to make the decision as easy as possible.

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REPORT FORMAT

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

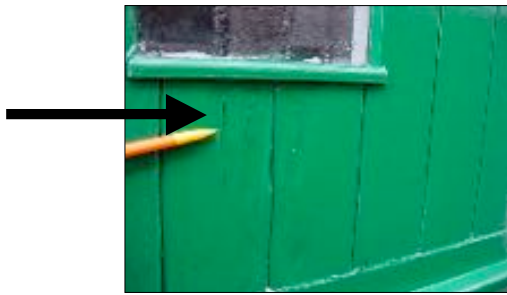
GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS



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

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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 two storey end terraced property with a self-contained retail unit on the ground floor and offices to the rear. There is accommodation on the first floor with its own separate access. The property at the front sits directly onto the pavement and to the rear there is a courtyard area with an access although this is limited. There is a public house to the right hand side of the property (all directions given as you face the property).

We believe that the property was built in the 1890's to 1910. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Your Legal Advisor needs to check and confirm the above details

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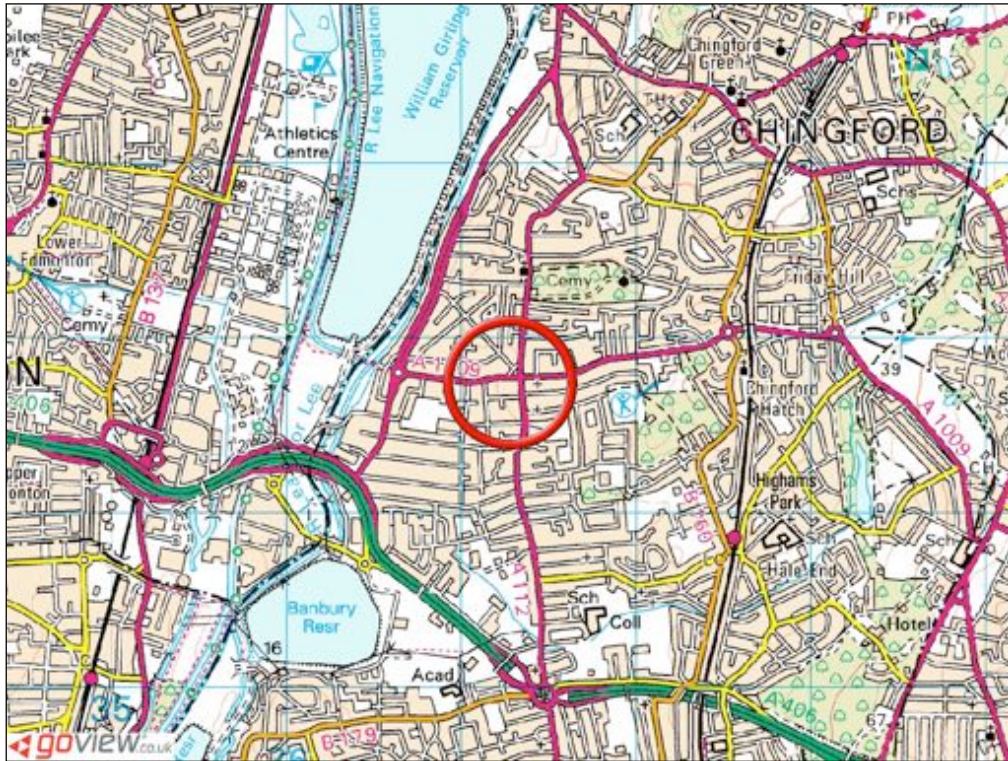
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Location Plan



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EXTERNAL PHOTOGRAPHS



Front Elevation



Shop front view



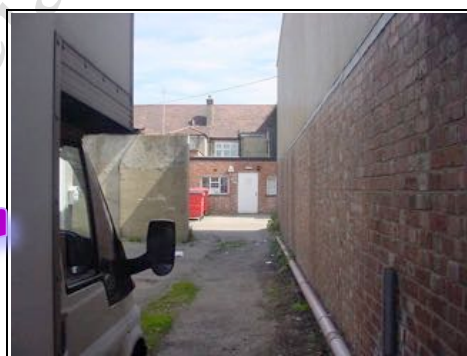
Right hand view



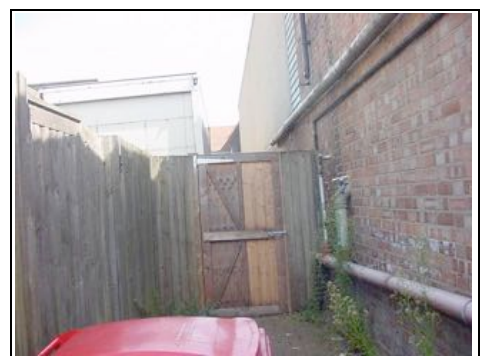
Rear view



Street view



Alley to the rear of the property



End of alley to the rear of the property

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ACCOMODATION AND FACILITIES

(All directions given as you face the property)

We have included a list of the facilities that we have viewed and there may be other areas. The following gives a general overview.

Ground Floor

Facilities and access:

Front of House area:

1 Retail trading area

Back of House area:

2 Serving counter

3 Preparation area

4 Fridge/Freezer area

5 Toilets (rear)

6 Rear Access corridor/Staff room

Office areas:

7 Middle office

8 Rear office

First Floor

Facilities and access:

9 Entrance hallway

10 Bedroom One (front left hand side)

11 Bedroom Two (front right hand side)

12 Shower room (rear)

13 Kitchen (rear)

14 Lounge (middle)

Outside Areas

The end terraced property sits directly onto the pavement at the front and to the rear there is a courtyard area with limited access.

Signage

There is XXXX signage.

All of the above needs to be checked and confirmed by your Legal Advisor together with your legal rights of access and parking and also the permitted hours of work for the shop on the ground floor and its permitted user class (information on this is within the appendices).

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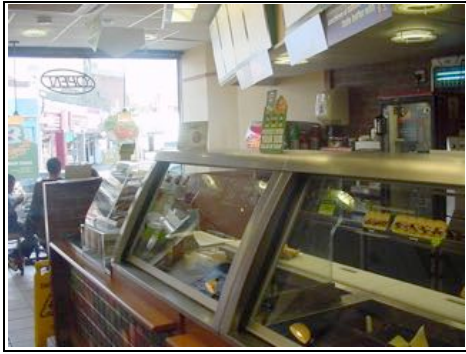
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INTERNAL PHOTOGRAPHS

This is a photographic record of the property on the day we viewed the property. We have not necessarily taken photographs of each and every room.

Ground Floor

Front of House

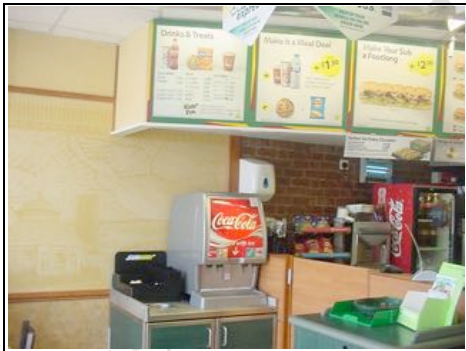


Serving counter



View to the front of retail area

Back of House



Counter



Preparation area



Fridge/Freezer area



Staff toilets

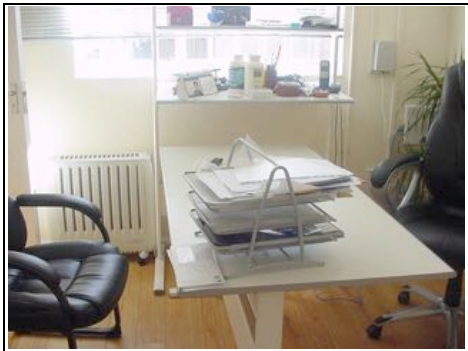
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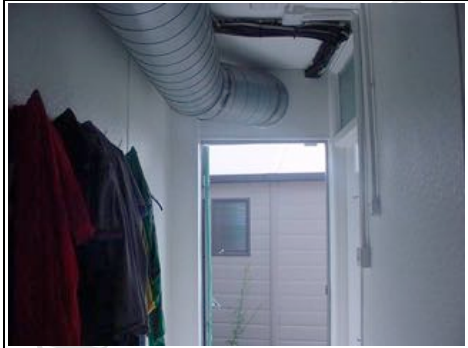
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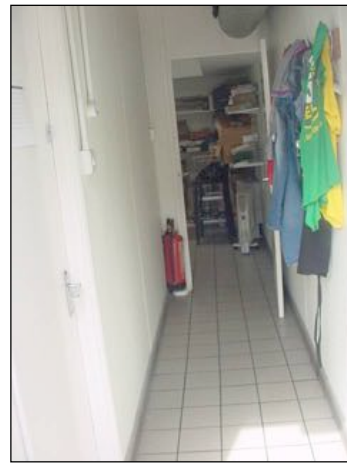
Rear Office



Middle Office



Rear access corridor



Access corridor/staff room

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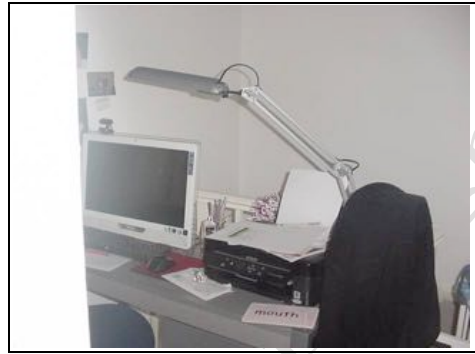
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First Floor Private Living Accommodation



Stairway



Landing/office



Bedroom One (front left hand side)



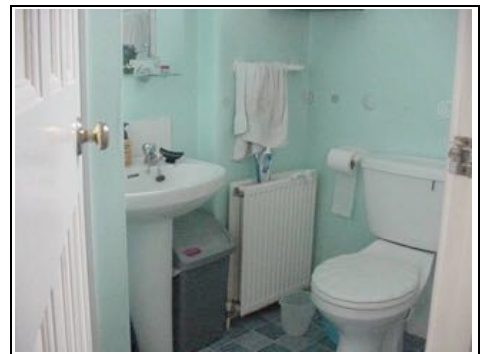
Bedroom Two (front right hand side)



Lounge



Kitchen



Shower room

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Three brick chimneys
Main Roof:	Pitched, hipped roof clad with tiles No sarking felt
Flat Roofs:	There are flat felt roofs to the front, rear and front bay window
Roof Structure:	Cut timber
Gutters and Downpipes:	Mixture of cast iron and plastic
Soil and Vent Pipe:	Cast iron
Walls:	Predominately painted render with some cavity wall brickwork to the rear.
Fascias and Soffits:	Painted timber
Windows and Doors:	Mixture of aluminium, plastic and timber windows.

Internal

Ceilings:	Plasterboard (assumed)
Walls:	Mixture of solid, studwork and dry lining (assumed)
Floors: Ground Floor:	Suspended timber floor and part solid (assumed)
First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed). The electrics are located under the stairs and are modern 1990s/2000s and the boiler is a Potterton Profile wall mounted boiler located in the kitchen on the first floor.

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

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

EXECUTIVE SUMMARY

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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 300 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into '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) Front of House and Back of House food areas are a reasonably high standard compared with what we typically see.
- 2) Separate access to the first floor private living accommodation.

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

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Medium Priority

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

1.0) Main roof movement and no protective underlayer

There has been some movement in the main roof. The roof has settled on the Party Wall/dividing wall with the next door neighbour.

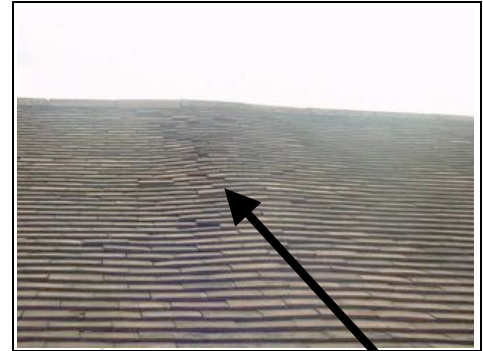
In addition to this, this is an original older style roof without a secondary protective underlayer that is now the

standard. This means that wind driven rain can get into the structure and you can see this, to some extent, with the efflorescence present on some of the roof tiles.

Efflorescence Defined

This is where salts appear on the surface of the brickwork in a white dust or crystal formation

We are always in a Catch 22 situation with type of roof as it is in fact in the main watertight however it does allow some rainwater in.



Undulating roof with displaced tiles



Underside of the roof tiles



Efflorescence to underside of roof tiles

XXX

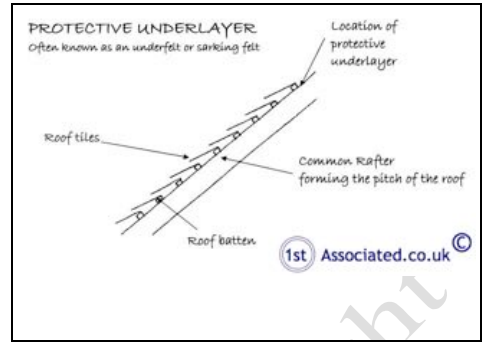
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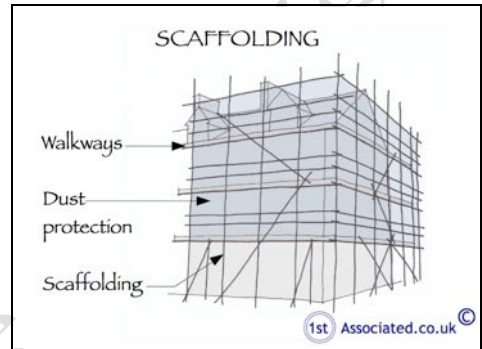
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ACTION REQUIRED: We would recommend that you budget for a replacement roof in the next three years and the addition of a protective underlayer.



ANTICIPATED COST: As it is likely that you will require scaffolding with a roof covering. Most insurance companies require the areas to be protected from any weather during the course of construction.



We would anticipate the cost to be in the region of £10,000 to £15,000 (ten to fifteen thousand pounds) as well as of course it may have an impact on business; please obtain quotations.

Please see the Roof Section of this Report.

2.0) Front Flat roof leaking and spalling to render of parapet wall

2.1) Front Flat roof leaking

The front flat roof is leaking with rainwater penetrating the ceiling above the entrance to the private living accommodation and possibly further. The deterioration is possibly further hidden by the ceiling tiles.



Flat roof to the front of the property

Flashband Defined

Flashband is a sticky backed felt which is best used for temporary repairs only.

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Leak on corner



Previous Flashband repair to corner

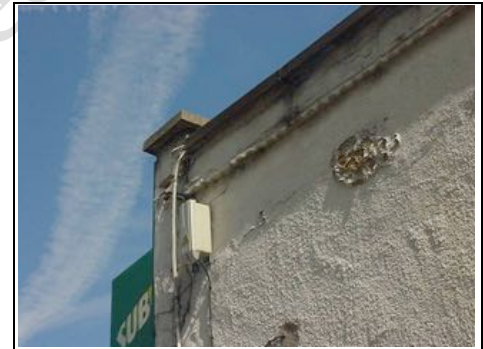
ACTION REQUIRED: We believe the roof is coming to the end of its natural life. We would recommend recovering and the adding of a lead flashing.

2.2) Spalling to render of parapet wall

There is spalling to the render of the parapet wall which is where the dampness is coming through.

Spalling Defined

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



Spalling to render

ACTION REQUIRED: Work to be carried out to make watertight and repair/replace render.

ANTICIPATED COST: £5,000 - £10,000 (five to ten thousand pounds); please obtain quotations.

Please see the Roof Section of this Report.

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3.0) Cracking between single storey extension and the main building

There is a crack visible between the single storey extension and the main building.

ACTION REQUIRED: The present owner needs to make an insurance claim with regard to the movement between the front and the rear of the property. Whilst this may be long standing an insurance claim will limit any future liability you have, assuming you take on the insurance policy, to the cost of the insurance claim excess.



Crack between single storey extension and the main building

Please see the Walls Section of this Report.

4.0) Possible leak to front bay window

There is a possible leak to the front bay window. Flaking paint work is visible internally.

ACTION REQUIRED: The roof we believe is a relatively new felt therefore we would recommend redecorating the ceiling of the front right hand side (all directions given as you face the property) in the private living accommodation to check if the dampness is coming through or not.



Bay window



Leaking and rusting gutters

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ANTICIPATED COST:
Redecoration £100 - £200 (one to two hundred pounds); please obtain quotations.

Please see the Window Section of this Report.



Flaking paint to bay window

5.0) External detailing

Timber windows

The timber windows are in a poor condition. During our knife test to check the condition of the timber windows the knife went directly into the timber indicating deterioration.



Knife test reveals deterioration to timber windows

ACTION REQUIRED: Prepare, repair and redecorate.

ANTICIPATED COST: £1,000 to £3,500 (one thousand to three and a half thousand pounds) dependent upon whether repairs can be carried out or replacement is required; please obtain quotations.

Please see the Windows and Doors Section of this Report.

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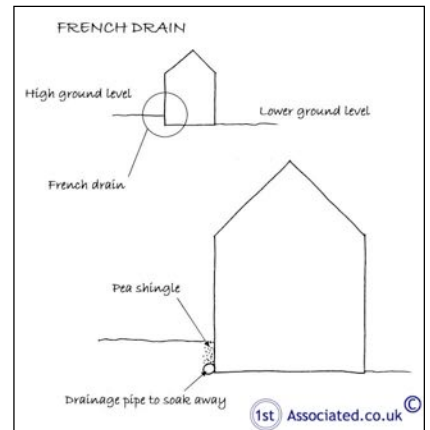
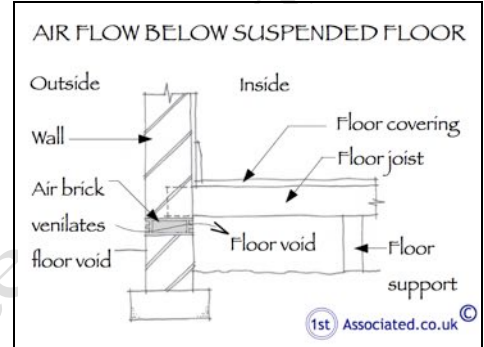
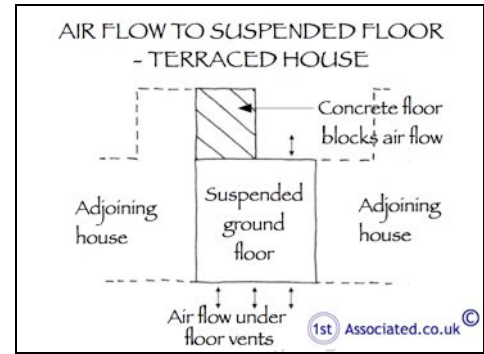
6.0) Airbricks too low to the rear of the property

The airbricks to the rear of the property are too low which maybe the reason for the dampness that we found within the rear of the property particularly in the toilet area.

The dampness may also relate to condensation.

ACTION REQUIRED: Add a French drain to the rear of the property. Clear airbricks and ensure there is an airflow underneath the property.

ANTICIPATED COST: £1,500 to £3,000 (one thousand five hundred to three thousand pounds); please obtain quotations.



Airbrick broken and too low



Close up of airbrick which is too low



Damp readings taken within the Staff toilets

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Please see the Airbricks Section of this Report.

7.0) Damp proof course too low

The damp proof course to the property is a bit low. It is only one brick above ground level and ideally it should be two brick courses above ground level. This can, in extreme circumstances, cause dampness or allow dampness into the property.



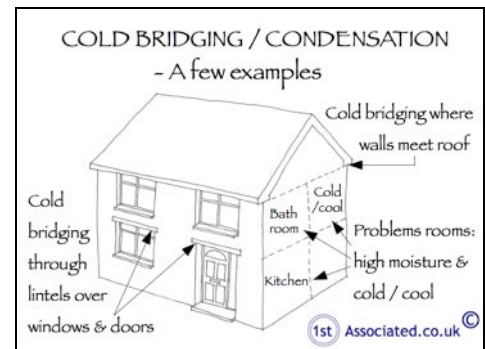
The damp proof course is too low

ACTION REQUIRED: Reduce the level of the ground.

Please see the Dampness Section of this Report.

8.0) Condensation/Cold Bridging

With this age of property it is subject to condensation/cold bridging which was visible within the kitchen on the first floor where black mould was present and also in the rear staff toilets. We suspect there is more mould but this looks to be a regularly cleaned staff toilet.



Black mould in Kitchen



Black mould in Staff toilets

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Surface temperature testing for condensation



Concrete lintel

Please see the Dampness Section of this Report

9.0) Rising damp in Private Living Accommodation entrance

We noted rising damp in the Private Living Accommodation entrance which due to the false walls/dry lining in the XXXX retail area may be hiding further dampness in the retail area.

ACTION REQUIRED:
Investigation needs to be carried out behind the false walling/dry lining in the XXXX to see if it is present, we suspect that it is.

Generally we would recommend lowering of the external ground level where possible and allowing the property to breathe and also adding a bell-mouth to the base of the render.



Dampness in private living accommodation showing readings of 101, typically we would expect to find 30-60



Skim coat over original lime plaster behind entrance door

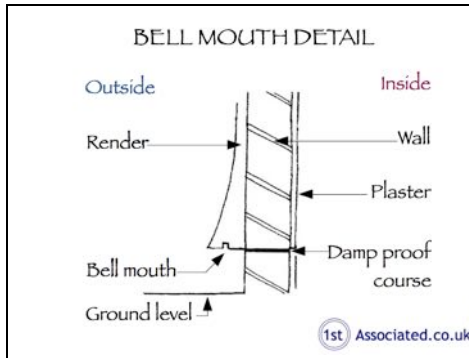
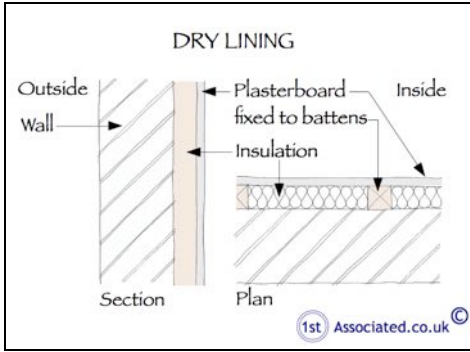
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Render which is to ground level

Please see the Dampness Section of this Report.

10.0) Older style Artex/Asbestos

We are not asbestos surveyors however we have noted older style Artex/asbestos visible to the front entrance area of the private living accommodation on ground floor level.

Asbestos may be present throughout the entirety of the property as the walls within the XXXX retail unit are dry lined which could be hiding the presence of asbestos.



Artex/asbestos on walls

ACTION REQUIRED: The present owners to provide an Asbestos Certificate including Asbestos Testing specifically we would want to see tests within the XXXX area where the false walls/dry lining could be hiding asbestos.



Artex/asbestos on walls

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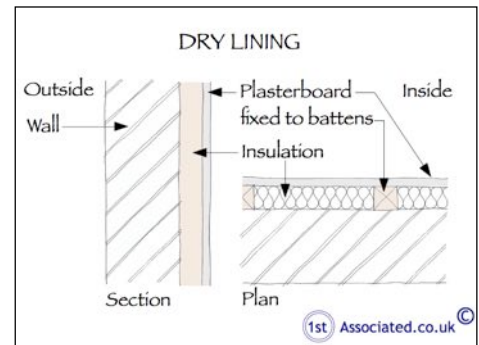
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Dry Lining Defined

This term comes from the fact that plasterboard is dry and used as an inner lining within the property. Prior to this a wet plaster was used and required drying out periods which slowed the construction process down. Therefore almost universally in modern properties dry lining is used both as a ceiling material and sometimes to internally line the walls.



Please see the Other Matters Section of this Report.

11.0) Staircase

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



Stairs not lined

An electric box is located under the stairs which in a worst case scenario could cause a problem.

ACTION REQUIRED: Line the underside of the staircase.

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

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High Priority

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

We have found more than the average number of things that we would classify as Medium Priority. There is no one specific thing that we would put in the High Priority Section, however when putting all the items in the Medium Priority Section together we do feel this makes this a high risk purchase.

You do need to set aside a budget to carry out the work required and you do need to negotiate a reduction in the purchase price based upon the work required.

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Other Items

Moving on to more general information.

Maintenance

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

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. Maintenance work will include such items as cleaning the flat roofs to the front and rear, clearing the gutters, repairing and painting the cast iron gutters and downpipes etc. This will prevent undue and unnecessary deterioration.

Services

We have carried out a visual inspection of the services and no tests have been carried out. We would comment as follows in brief. More detail is within the main body of the report.

Electrics

The Institute of Electrical Engineers standards (IEE) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

We have identified a wall mounted Potterton Profile boiler in the first floor kitchen in the private living accommodation but are unsure how the retail unit on the ground floor is heated.

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

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Lighting

Located within the XXXX retail area there is Cat 2 lighting, you need to check that this lighting is adequate for your requirements.

Drainage

We would recommend a closed circuit TV camera report in due course as this would then allow you to understand and establish the condition of the drains. In older properties, such as this, drainage was often push fitted together rather than bonded together.

Also in older multi –occupied properties, such as this, there can be problems as there is much more water usage then the property was originally designed for. Drainage was often push fitted together rather than bonded together.

Water Supply

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

ACTION REQUIRED - SERVICES:

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

Purchase Price

We have not been asked to comment upon the purchase price in this instance.

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

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£200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

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

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SUMMARY UPON REFLECTION



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

There is a higher level of items than we would normally expect to find in a property such as this some of which look to be very long outstanding problems such as the flat roof and the Artex/asbestos.

Some of the issues are difficult to establish the severity of them due to, for example, possible dampness being covered up by false walls/dry lining and again the Artex/asbestos which is another reason why we have termed this a high risk property. Obviously this risk is subject to your assessment additionally of the business aspect of this property. As we have not had the opportunity to meet you at the property would be more than happy to discuss this with you further.

We would refer you to our comments in the Plus Points, Medium Priority and High Priority Sections and ask that you re-read these.

As a general comment for any work required we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

We would ask that you read the Report 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 actual main body of the Report.

TENURE – FREEHOLD (OR AS GOOD AS) OR LEASEHOLD?

We have not been supplied with details of the tenure to establish if this is a leasehold or freehold transaction. We would be happy to comment on this matter further if you advise us you wish us to do so.

COMMERCIAL AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We as your employed Independent Chartered Surveyor represent your interests only.

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for 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**



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EXTERNAL

CHIMNEY STACKS, FLUES AND PARAPET WALLS

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 two to the front right hand side and one to the rear and sit on the Party Wall (all directions given as you face the property).

Chimney One – front right hand side

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

The soft red brickwork is spalling

Spalling Defined

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



Chimney One



Close up of Chimney One

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

ACTION REQUIRED: Re-pointing work to be carried out within the next few years. Periodically check the chimneys.



ANTICIPATED COST: £500 - £1000 (five hundred to one thousand pounds) the main cost being scaffolding; please obtain quotations. When you are carrying work out to renew the roof you could also have a further review of the condition of the chimneys.

Chimney Two – front right hand side

This chimney is very much as chimney one although from what we could see it is in a poor condition (we had difficulty viewing both the chimneys even from the front roof).

ACTION REQUIRED: Again this chimney has spalling brickwork and requires re-pointing work to be carried out within the next few years. Periodically check the chimneys.



Chimney Two

ANTICIPATED COST: As Chimney One.

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Chimney Three – rear

This chimney is brick finished with a lead flashing and two chimney pots. From what we could see from ground level it looked in average condition considering its age, type and style. We would prefer to see the cement flashing present at the front of the chimney removed and replaced with a lead flashing.



Chimney Three

Cement Fillets/Cement Flashings

This is where cement has been used to cover up or fill the junctions between two areas, for example between a roof and a wall to help prevent dampness. Cement is a brittle material and prone to cracking which in turn allows dampness into the structure. We would always recommend they are replaced with lead.

ACTION REQUIRED: Again this chimney has spalling to the red softer brickwork and requires re-pointing work to be carried out within the next few years. Periodically check the chimneys.

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.

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Flues

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

The property has a metal extraction flue we assume regarding cooking visible at first floor level at the rear of the property above the door.

ACTION REQUIRED: We all food extract flues we recommend internal cleaning of the flues as regularly as necessary dependent upon the grease build up etc.



Flue at rear

In the past we have had a client who has had fire within an extract flue system which had horrific consequences and therefore cannot stress enough how important keeping the flue free from grease etc is.

Parapet Walls

Parapet walls are usually walls that are above roof level and often sit on the boundary of the property.

In this case there are parapet walls to surrounding the front flat roof and we can see spalling where the dampness is coming through on the right hand side and render cracking where the dampness is coming through on the left hand side (all directions given as you face the property).



Rendering to parapet wall on neighbouring side

Render Defined

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

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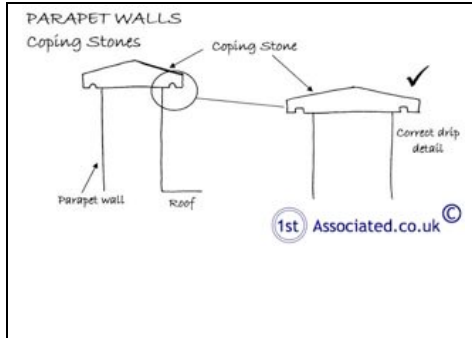
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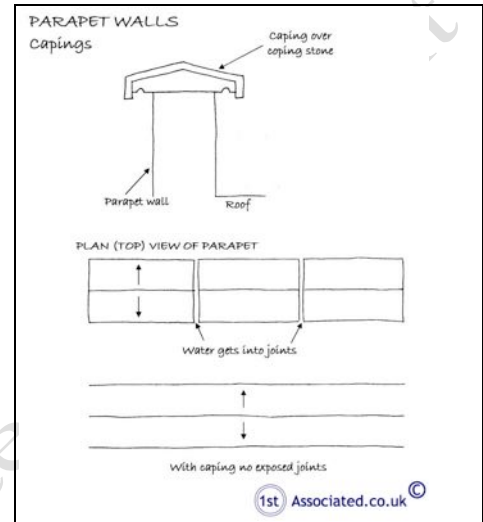
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ACTION REQUIRED: We recommend renewal of this roof with a lead flashing added which should reduce the amount of dampness getting into the structure. The dampness may be getting in via the joints on the coping stone or the drip detail being incorrect. Please see both our sketches.



The rear parapet wall has felt flashing coming away which we believe is allowing dampness into the structure.



ACTION REQUIRED: Again we would recommend replacing with a lead flashing.

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



Felt flashing coming away

Finally, we viewed the parapet walls from the flat roof.

Party Wall

The party wall relates to shared items, such as chimneys and parapet walls. If you do any work on these you will need to deal with the Party Wall Act. Here is a brief explanation of it.

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Party Structures Defined - Party Wall Act Etc. 1996

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

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

Finally, we have made our best assumptions on the overall condition of the chimney stacks, flues and parapet walls from the parts we could see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise stated) using a x16 zoom lens on a digital camera. 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 it may or may not be present, please read on:

We will consider the roofs in three areas, the main roof, front flat roof, rear flat roof and flat roof over bay window at the front of the property.

Main Roof

The roof is hipped and pitched and clad with tiles and, from ground level, this looks in slightly below average condition considering the roofs age type and style. With this age of roof there are a few missing or displaced tiles, this is nothing unusual.

There is no protective underlayer. Please see our comments in the Executive Summary. We would add that hipped roofs are integrally unstable due to their design.

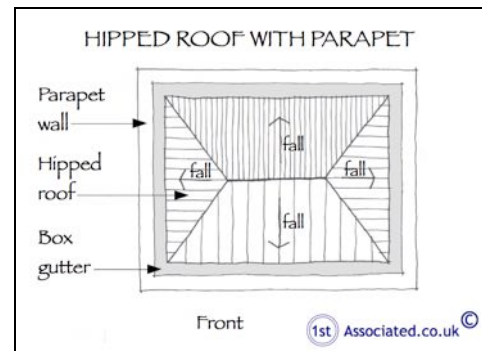
ACTION REQUIRED: Again, please see our comments in the Executive Summary and carry out periodic inspections and maintenance of the roof, as required.



Main roof



Slipped tiles on the rear main roof



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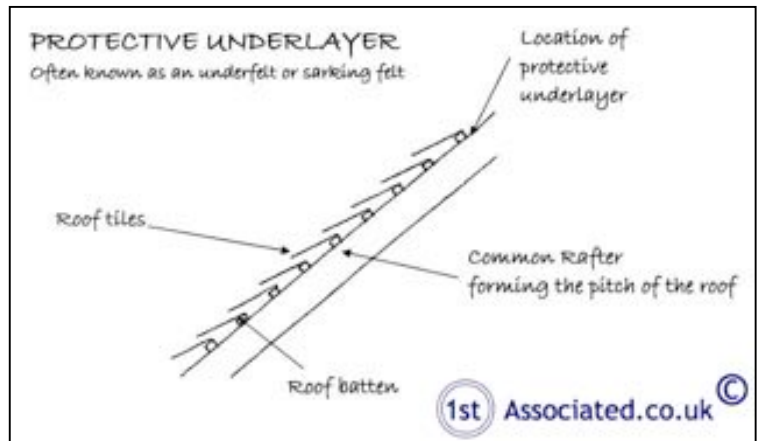
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Protective Underlayer (Often known as the sarking felt or underfelt)

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.



There is no protective underlayer. Often an older roof will have no protective underlayer at all unless it has been re-roofed post war and then it will have a Hessian base bitumen membrane.



No protective underlayer

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.

Front Flat Roof

Please refer to our comments with regard to the front roof, the leak in the corner and the recommendation that the roof is replaced to the rear.



Front flat roof

The middle felt roof we believe is relatively new, we however found areas where it is not bonded correctly therefore we believe that the

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mineral felt that has been added is below average workmanship quality work. We also note that there are minimum falls to the roof and therefore would like to view the roof when it is raining to see how well the flat roof drains. We would further comment that we would prefer to see lead flashings on a roof such as this as we believe lead flashings have a far longer life.

ACTION REQUIRED: This roof needs to be checked when it next rains or carry out a water test to view how the water drains.

Rear Flat Roof

Please see our earlier comments.

There is a possibility that the roof light is leaking due to the staining we could see. The staining may be old staining prior to it being re-roofed but we have no way of knowing and needs to be checked the next time it rains heavily.



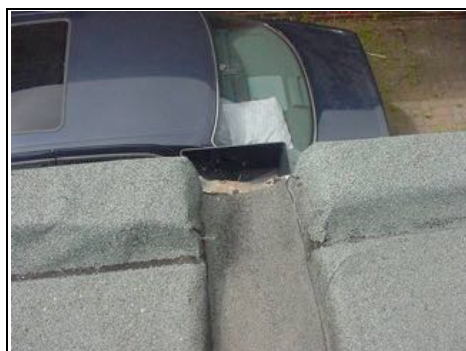
Rear flat roof



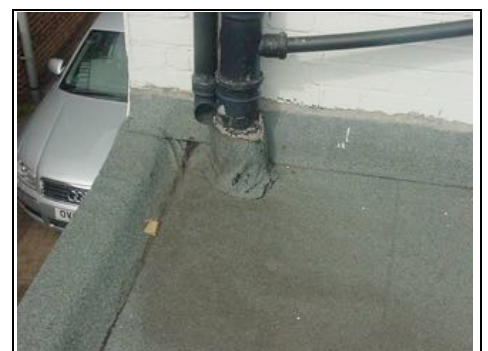
Roof light



Left hand side view of rear flat roof



Box gutter blocked on left hand side



Felt not properly bonded on left hand side

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Front Bay Window Flat Roof

Please see our comments in the Executive Summary.



Flat roof over bay window at the front of the property leaking

The latest Building Regulations 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.

Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from the roofs themselves.

Finally, we were only able to see approximately ninety percent of the main 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 the loft hatch located on the first floor landing. There is a loft ladder but no electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use.

The loft (perimeter) has been viewed by torch light, which has limited our viewing slightly.

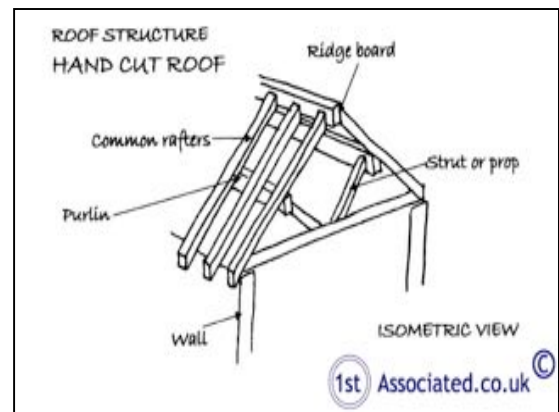


Loft hatch

Roof Structure

At an educated guess we would expect to find a cut roof based on our knowledge and experience of this age, type and style of property.

This is a roof that is purpose made and hand built on site as is common in this era of construction.



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Fire Walls

The property has one brick firewalls which is located one to the left hand side (all directions given as you face the property).

Fire Walls Defined

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



Firewall

Water Tanks

There is a plastic water tank located in the roof space.

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are cleaning your teeth with this water it is best that it is as clean as possible!



Water tank plastic

Ventilation

The roof is naturally ventilated as there is no protective underlayer.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient quantity 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 timber. We have offered a general overview of the condition and structural integrity of the area.

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GUTTERS AND DOWNPIPES

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

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

Gutters and Downpipes

Cast iron gutters and downpipes

The property has the original cast iron gutters and downpipes and are fairly typical of what we see; they are in below average condition for their age, type and style. Any cast iron of this age will need regular maintenance. If regularly maintained it last longer than plastic, in our experience.



Front flat roof has a rusting cast Ogee gutter



Box gutter to left hand side of rear flat roof blocked

Plastic gutters and downpipes

Some of the original gutters and downpipes have been replaced with plastic. We could see some poor mastic repairs.

Please see our comments in the Executive Summary.



Gutter needs repairing again has previously been repaired

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

ACTION REQUIRED: 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.



Close up of mastic repair

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.

We therefore recommend the next time it rains to view the gutters and downpipes to check their condition.

Soil and Vent Pipe

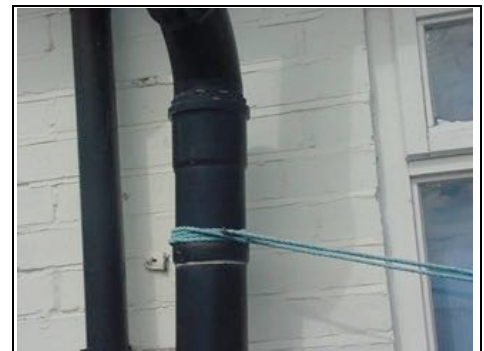
The property has cast iron and plastic soil and vent pipes. The plastic soil and vent pipe is broken.



Soil and vent pipe not as high as it should be



Soil and vent pipe cracked



Soil and vent pipe cracked possibly due to washing line being attached to it

ACTION REQUIRED: Replace broken plastic soil and vent pipe.

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

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

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.

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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 property is predominately painted render where we could view them and we assume they are solid walls beneath given the age, type and style of the property with some cavity wall brickwork to the rear.

Render

The external walls are rendered. We are always wary when we see rendered properties as it usually means they have been rendered for a particular reason.

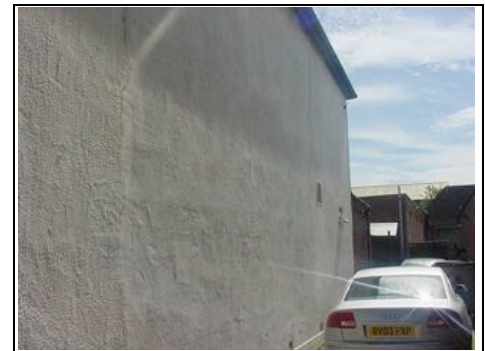
In this particular case we believe it is water tightness as well as economic reasons for using render on the property.

Spalling Defined

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



Spalling to render on the right hand side caused by the leak from the roof



Rear to the right hand side

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Cracking

Please see our comments in the Executive Summary regarding movement.



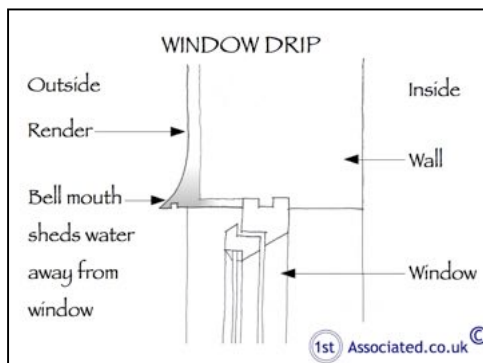
Cracking to the render on the right hand side

Render Detailing

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

Window drip detail

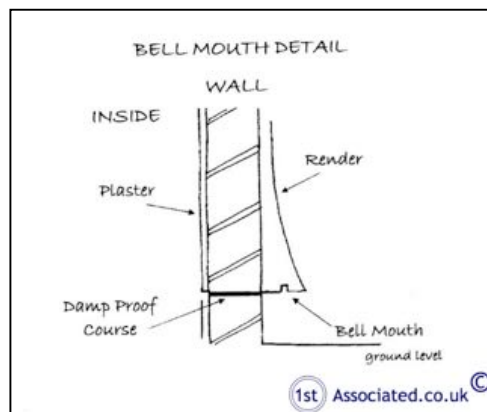
In this case we found a drip detail to the window.



Window drip

Bell mouth to base of property

To the base of the render there was no bell mouth detail.



Plinth broken and missing at base

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ACTION REQUIRED: Add a bell mouth detail to the best of the property. Please see our comments in the Executive Summary.

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.

Brickwork

This property is built in Stretcher bond brickwork to the rear of the property which looks in reasonable condition.

We did note that a downpipe does look to discharge against the brickwork which will

of course mean that dampness problems may occur.



Brickwork

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.

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 heat insulation. The design of cavity walls makes them relatively unstable and they depend upon the wall ties.

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. 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.

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Lintels

We could see concrete lintels to the rear which can bring about cold bridging.

Cold bridging defined

Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property.



Concrete lintel to the rear

Please see our earlier comments regarding cold bridging in the Executive Summary.

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 / 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 / plasterwork have been finished. We have made various assumptions based upon what we could see and how we think the brickwork / painted render / plasterwork 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. We would expect to find a stepped brick foundation to the original property and the newer rear extension is likely to be a concrete or pad or what is known as a strip foundation; which is literally a strip of concrete underneath the brickwork.

London Clay

As with most properties in the London area, this property stands on London Clay. It is therefore more susceptible than most should drains leak or trees be allowed to overgrow etc. It is not unusual to have some settlement in London properties.

Building Insurance Policy

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

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this. Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection - the Building Research Establishment recommend a year of monitoring of any cracking.

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

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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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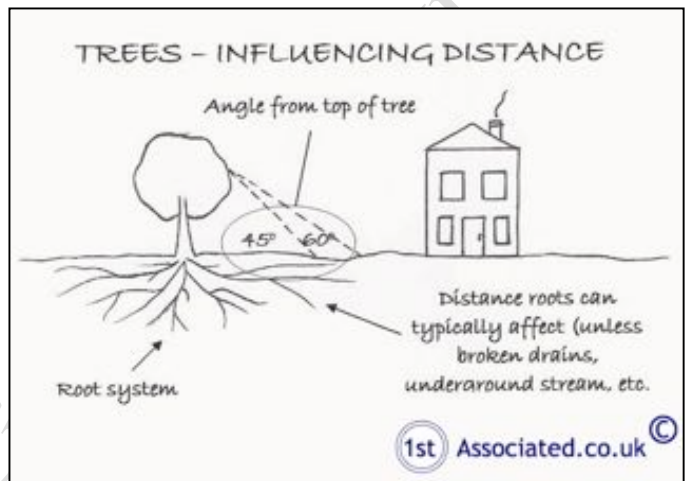
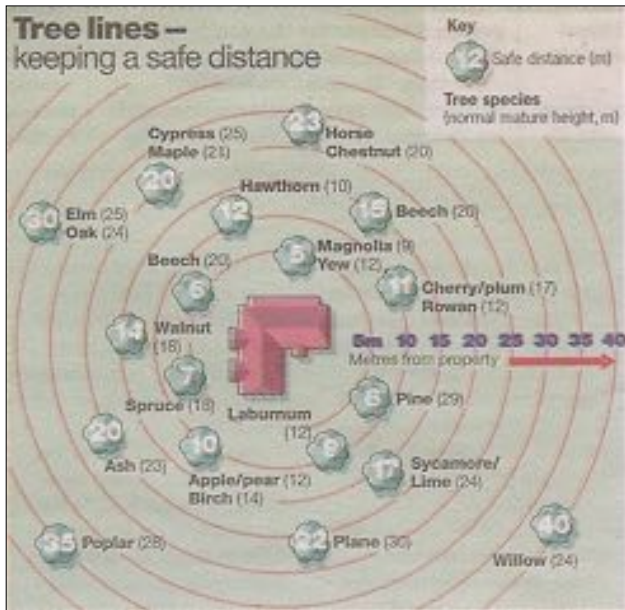
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TREES

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

There are no trees within what insurance companies would term the influencing distance of the 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 and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.

Please also refer to the External Areas Section.

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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 can see a damp proof course which is too low at the rear of the property.



Damp proof course too low

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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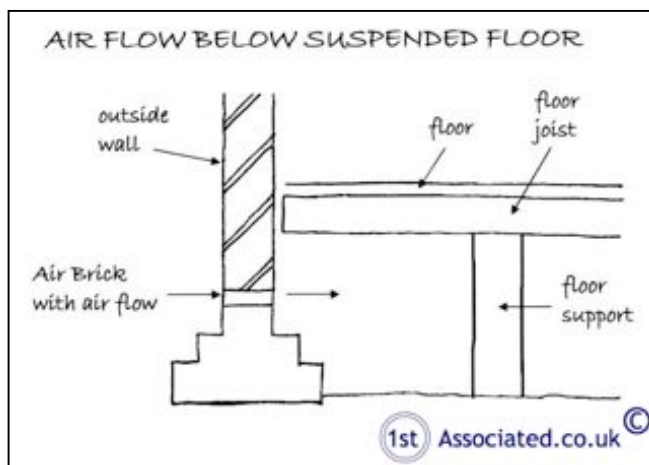
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AIRBRICKS

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.

Low Level Air Bricks

The airbricks to the property are too low and some are cracked and require replacing.



Air brick too low

It is essential that you have a good airflow underneath the building a building such as this one is likely to create a large amount of humidity.

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 poor condition for their age, type and style.

ACTION REQUIRED: Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits. Repair and redecorate.

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



Fascias in a poor condition

Windows and Doors

The property has a mixture of single glazed timber, aluminium and double glazed plastic windows. We would specifically comment that there is rot to the timber.

Timber single glazed windows

The timber single glazed windows are in poor condition for their age, type and style.

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



Rotten timber window at the rear of the property

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Plastic double glazed windows

The property has plastic double glazed windows, which generally look to be of a reasonable quality. We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution.



First floor level plastic window
Ground floor level metal window

Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years.

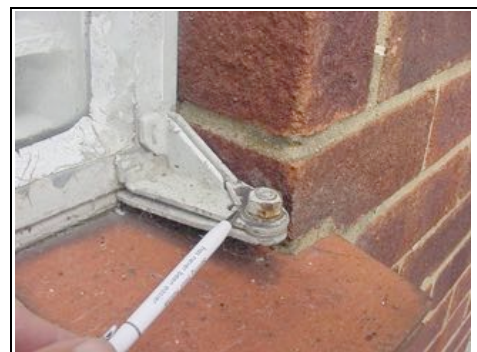
Aluminium windows

The property also has aluminium windows, which are set within a timber frame. Double glazed aluminium units were common and popular in the 1960s and 1970s.

ACTION REQUIRED: Benefit from redecoration and can often cause condensation. The bars to the windows would benefit from being straightened.



Bars to windows at ground level at the rear



Rusting and deterioration to rear metal windows

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Shop front window

The shop front window is heavily marked due to the amount of wear to this window.



Shop front window

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

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EXTERNAL DECORATIONS

The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

Generally we would redecoration to the render, windows and fascias and soffits once repairs have been carried out.

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

Please see our comments in the External Joinery section.

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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

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

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 be suspended ceiling and plasterboard.

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.

Suspended Ceilings

We can see that the ceiling is a suspended square ceiling which is in below average condition with Cat 2 lights. The suspended ceiling is hiding defects particularly to the front of the property where the flat roof is located.

Unfortunately we had limited access to the private living accommodation and when we revisited the property for a second viewing the occupier had gone out.



Decking to ceiling in retail unit front of house coming away



Close up of ceiling

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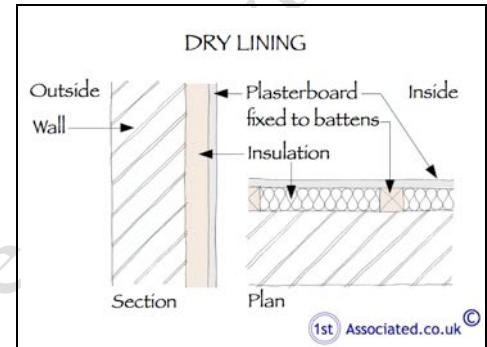
Internal Walls and Partitions

The walls are a mixture of solid and studwork. In this case there is also some dry lined areas, it is of course impossible to determine the construction without opening up the walls and have therefore taken an educated guess.

Perimeter Walls

Originally these would have been constructed with a wet plaster, possibly a lime plaster. We now believe they are dry lined.

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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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 front right hand side and rear left hand side (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.

Due to the way that the property has been altered we simply could not follow the chimney breasts from the top to the bottom.

ACTION REQUIRED: Your Legal Advisor to check and confirm if chimneys have been removed (which we believe has taken place). If the chimneys have been removed there should be Building Regulation Approval.. Please advise us immediately if you wish us to comment further regarding this matter.

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 concealed 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

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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.

Ground Floor

The ground floor is a suspended timber floor and concrete to the newer extension.

Suspended Timber Floor Construction Defined

A suspended timber floor usually consists of timbers spanning the ground floor, supported on piers (usually brickwork), vented via air bricks within the walls.

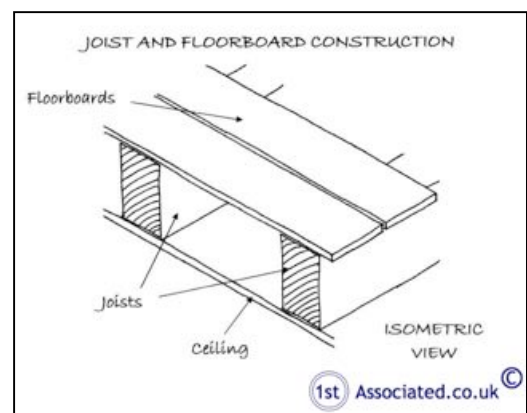
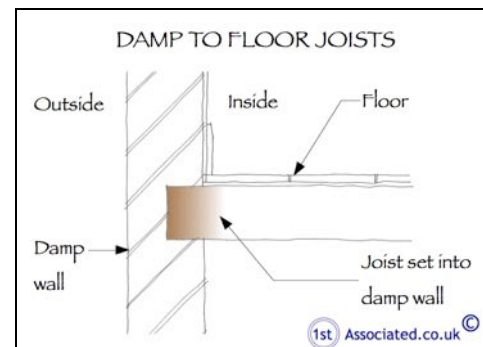
In properties with suspended floors you need to have airflow beneath them to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances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

First Floor

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

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.



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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.

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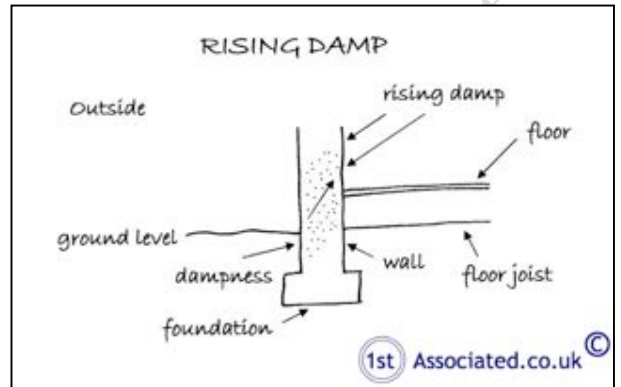
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DAMPNESS

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 random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls. In this particular case we have found rising damp.

ACTION REQUIRED: Please see the Executive Summary.



Dampness

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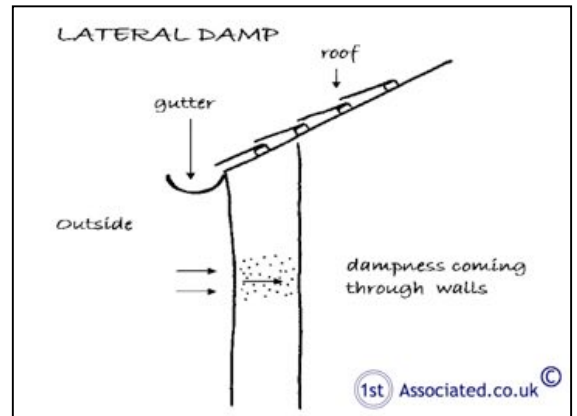
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Lateral or Penetrating Dampness

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.

We used a damp meter on the external walls. We have found not found lateral dampness however the property has dampness in the majority of cases, as mentioned false walling/dry lining may be hiding dampness.

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



Testing for lateral dampness with readings over 100



Damp readings indicating dampness in Staff toilets on ground floor

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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 and ventilation of properties. Normal airing of the property will resolve condensation problems.

First Floor Private Living Accommodation – Multi-Occupied Properties

Condensation can be a particular problem in this type of property in the winter months when trying to dry clothes, which can lead to condensation. We note particularly with this era of property cold bridging can also be a problem. Please see our comments regarding cold bridging 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.

Extract fans in kitchens and internal shower rooms

A way of helping to reduce condensation is to have good large extract fans within the kitchens and shower room which are moisture generating areas.

ACTION REQUIRED: We would recommend humidity controlled extract fans be added to kitchens and shower room.

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

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

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INTERNAL JOINERY

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

Doors

The doors are a mixture of panelled doors and doors with glazed panels above.



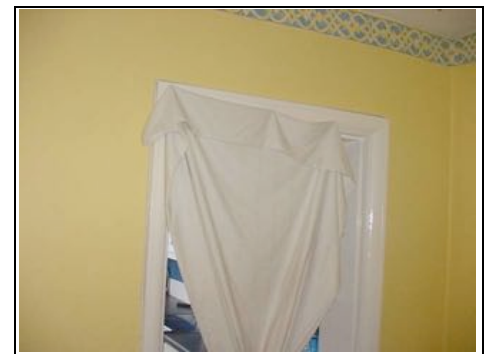
Door with glazing above on first floor

No door to kitchen on first floor

There was no door to the kitchen in the private living accommodation on the first floor. A kitchen is a high risk fire area and obviously a fire door should be present.

ACTION REQUIRED: Add fire door

ANTICIPATED COST: £250 (two hundred and fifty pounds); please obtain quotations.



No kitchen door

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 to the staircase, kitchen and any other high risk area are fire doors.

ACTION REQUIRED: Ask the current owners for a list of fire doors within the property.

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Staircase

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



Stairs not lined

Commercial Preparation Area

The property has a commercial preparation area. We found the commercial preparation area in average condition, subject of course to some wear and tear as one would expect.

The equipment has not been inspected. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use.

ACTION REQUIRED: You need to have a “cup of tea” meeting with the Environmental Health Officer before you commit to the purchase the property.

Domestic Kitchen in private living accommodation

We found the domestic kitchen in below average condition, in need of a good clean, subject of course to some wear and tear as one would expect. Again we have not tested any of the kitchen appliances.

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

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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 below average condition.

ACTION REQUIRED: Redecorate. Please note that some older style Artex/asbestos has been used and may have an asbestos content. Be very careful not to sand down the Artex/asbestos. We would recommend as Asbestos report is carried out.

Please note that we are not asbestos surveyors.

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 to current Building Regulations requirements of 300mm.



Insulation in roof

Walls

The walls to this property are solid. 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.

ACTION REQUIRED: Your Legal Adviser to check and confirm if there is insulation within the walls and advise us by return before the legal completion of the purchase to comment further, as often where insulation has been added at a later date it can cause damage to the wall ties.

Windows

The windows are a mixture of single and double glazed / predominately single / double glazed and therefore will have poor / reasonable thermal properties.

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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.

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

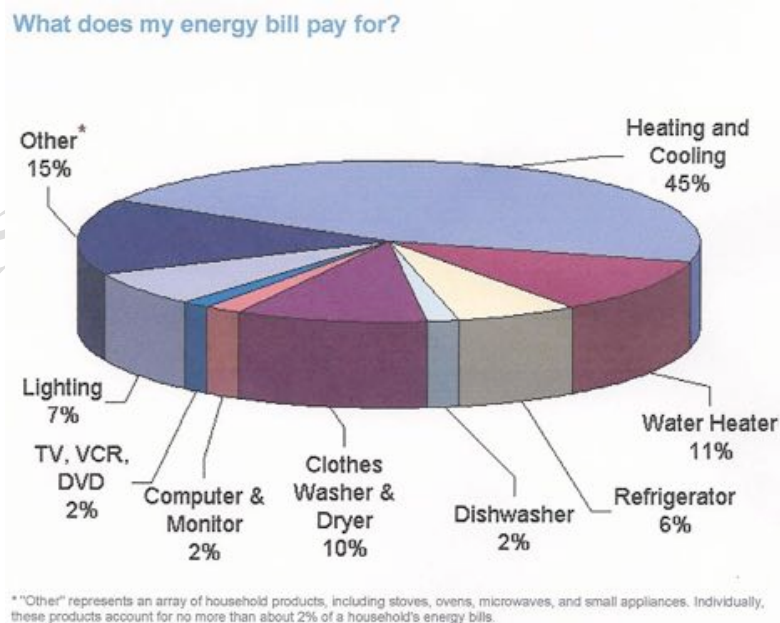
HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

or alternatively www.cat.org.uk

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

*It is worth watching the video How Many Light Bulbs? by David J C MacKay
HTTP//www.youtube.com/watch?v=UR8wRSp2IXs*

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



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OTHER MATTERS

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

Security

No security system was noted. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NACOSS (National Approval Council for Security Services), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke Alarms

No smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age that is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

Multi-occupied Property – Fire Alarms

We are a strong believer that where properties are multi occupied, i.e. there are more than one resident or tenancy, that the fire alarm system should be interconnected alerting any of the properties if there is a fire anywhere within the building.

In addition to this there should be regular fire alarm drills.

ACTION REQUIRED: Your Legal Advisor to confirm whether this is the case.

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

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Insurance

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

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

Asbestos

In a property of this age there may well be some asbestos.

In this case we have noted an Artex ceiling that is likely to have an Asbestos content.

This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

We are not asbestos surveyors.

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

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SERVICES

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

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

Please note in our requests for further information section in the Executive Summary we require additional information regarding the services.

Electrics

There is a relatively new consumer board however we generally find in older commercial properties such as this that have been extended and added to over the years that there is a need for a re-wiring unless re-wiring has been carried out.



Electrics

ACTION REQUIRED: The current owners provide an Institute of Electrical Engineers (IEE) standard tests and certificates carried out by an NICEIC approved electrician or equivalent and show if the property has been re-wired.

If the property has not been re-wired you need to allow a budget to re-wire the property.



Electrics

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We would recommend a specialist electrical contractor is appointed prior to the legal commitment to purchase this property to offer estimates to re-wire to an Institute of Electrical Engineers (IEE) standard.

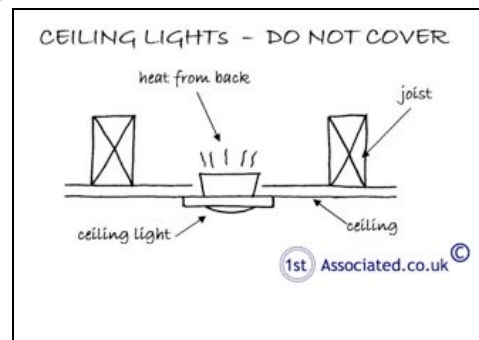
Lighting

In the private living accommodation on the first floor there is 1970s style ceiling lights. In some instances these can cause problems as the heat given off has in some cases lead to outbreaks of fire; these tend to be in the older type of ceiling lights and we recommend that where ceiling lights are used that the rear of the light is not covered; this is particularly the case in rooms with a loft space above it where stored items are placed in it.



1970s light fittings

ACTION REQUIRED: Check when putting stored items into the roof that you do not cover the lights.



Heating

The property has an older style wall mounted Potterton Profile boiler heating system.

ACTION REQUIRED: We recommend budgeting for a new energy efficient heating system.

ANTICIPATED COST: £2,000 to £3,000 (two to three thousand pounds); please obtain quotations.



Potterton Profile boiler in kitchen

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Fuel – Gas/Oil

The respective safety standards to be applied. All services to Gas Safe Standard or equivalent.



Gas meter

Plumbing

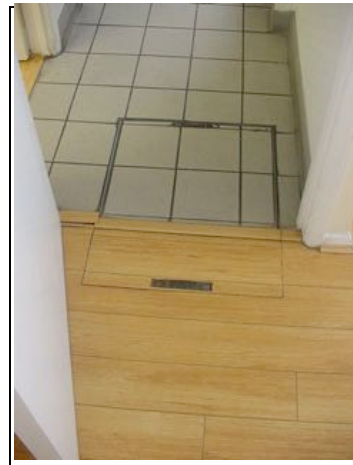
We could see very little of the plumbing. We do tend to find in properties such as this, where it has been altered over the years, is that the plumbing can be a weakness. In our experience plumbing can be the main constant problem with multi-occupied properties/ bedsits such as this.

Internal and External Drains

We have been unable to lift the manhole at the time of our inspection. We would not normally carry out a drainage test however we recommend that a closed circuit TV camera report is carried out.



Unable to lift manhole at rear



Internal manhole

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Service / Supply Pipes

We have not checked the service/supply pipes other than running the taps for approximately fifteen minutes when they had a steady flow of water in the toilet on the ground floor.

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STATUTORY REQUIREMENTS

Fire Regulations

We would recommend a specialist service contractor is put in place prior to you committing to purchase the property legally to investigate how to bring you up to the current fire standards.

ACTION REQUIRED: You should obtain specialist advice on this matter.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement. In this case we did not note anything specific relating to the Disability Discrimination Act however further enquiries should be made.

ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Asbestos Register

In a property of this age there is some asbestos as we have indicated to the flues. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

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Our insurance company requires us to advise we are not asbestos surveyors.

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

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APPENDICES

1. Limitations

2. Use Classes Order

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

ENGLISH LAW

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

SOLE USE

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

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 dry and sunny 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, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to us not opening up the floors, the false walls/dry lining not being opened up and due to us not having met you at the property to answer any questions and to establish your requirements.

BUILDING INSURANCE

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the

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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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USE 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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