

RESIDENTIAL BUILDING SURVEY

XXXX

XXXX

Milton Keynes. MK17



FOR

Mr X

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION

Firstly, may we thank you for your instructions of XXXX; 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:

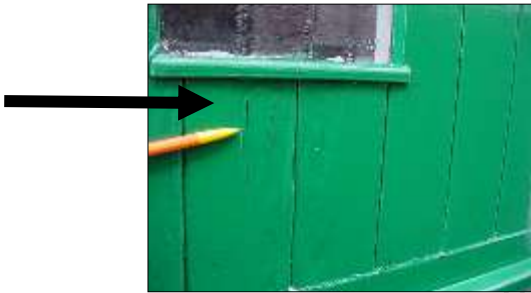
GENERAL/HISTORICAL INFORMATION

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 has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

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SYNOPSIS

SITUATION AND DESCRIPTION

The main property is a three storey detached building with a basement and room formed within the roof. The property has been extended, amended and altered over the years. There is a secondary building to the rear of the property that is single storey. The entirety of the property is being used as nursery.

We believe that the original property was built in the 1600s/1700s although much of the original has been altered and amended over the years with the addition of the plastic conservatory being built in XXXX. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1603	James VI of Scotland becomes James I of England
1605	Guy Fawkes – Gun Powder Plot
1620	Pilgrim Fathers sail West
1635	Royal Mail Begins Delivery
1649	Charles I beheaded and Cromwell to lead Commonwealth
1660	King back (Charles II) and Cromwell is hanged
1665	Plague kills Londoners
1666	The Great Fire of London
1681	Oil powered street lights are put up in London
1687	Newton Explains Gravity
1694	Bank of England Founded
1702	Work begins on Buckingham Palace
c.1720	Grand Tourists in Italy
1739	Dick Turpin hanged in York
1740	Shakespeare and Chaucer form Poets Corner
1750	The start of the Industrial Revolution
1760	George III becomes king
1768	Captain Cook sails for the Pacific on the Endeavour
1783	Britain recognised American Independence
1787	First fleet transporting convicts to Australia sets sail

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EXTERNAL PHOTOGRAPHS

Main Building



Front view



Rear view



Left hand side view



Right hand side view



Conservatory



Patio area

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ACCOMMODATION AND FACILITIES

Main Building

Basement

Below ground area to the front right hand side of the property access below the staircase.

Ground Floor

The ground floor accommodation consists of:

- Two rooms to the front
- Rear Kitchen
- Conservatory
- Toilet area to the rear

First Floor

The first floor accommodation consists of:

- Two rooms to the front
- Toilet area to the rear

Top Floor (within the roof space)

- Two rooms

Outside Areas

A paved patio area that is stepped and slopes with the general slope of the site.

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INTERNAL PHOTOGRAPHS

Main Building

The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room. Our photos were limited due to the children and the children's photos that were presented on the walls which we were asked not to include in any of our photos in a visible format.

Basement



Cellar

Ground Floor



Front left hand side room



Front right hand side room



Kitchen to rear



Kitchen to front

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WC to rear



Conservatory

First Floor



Front left hand side room



Front right hand side room

Top Floor



Left hand side room



Landing



Right hand side room

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SUMMARY OF CONSTRUCTION

Main Building

External

Chimneys:	Two brick chimneys
Main Roof:	Pitched natural and man-made slate
Low Level Roofs:	Flat felt Shallow pitched polycarbonate Shallow pitched slate
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Believe to be vented at the ridge
Walls:	Brickwork with a mixture of brick bonds in a soft red brick and also painted render (assumed)
Fascias and Soffits:	Timber
Windows and Doors:	Mixture of plastic double glazed and timber windows

Internal

Ceilings:	Lath and Plaster and plasterboard (assumed)
Walls:	Mixture of solid and studwork with exposed timber frame (assumed)
Floors:	Ground Floor: Areas of suspended timber floor and areas that are solid underfoot (assumed) concrete
	First Floor: Joist and floorboards (assumed)
	Second Floor: Joist and floorboards (assumed)

Services

We are advised (by the owner) that the property has a mains water supply, mains drainage, electricity and gas. There is a Worcester boiler located in the stair access to the cellar.

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.

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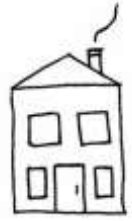
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EXECUTIVE SUMMARY



Summaries are dangerous 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 fifty plus 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.

Generally we found the property to have suffered from a lack of knowledge of appropriate maintenance for this age, type and style of property. We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

1. The property has potential but equally will cost a reasonable amount of money to bring up to standard.
2. The property has many of the original features left, which add to the overall character of the property.

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

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The Bad

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

MAIN BUILDING

1.0) High Level work (work that may need scaffolding)

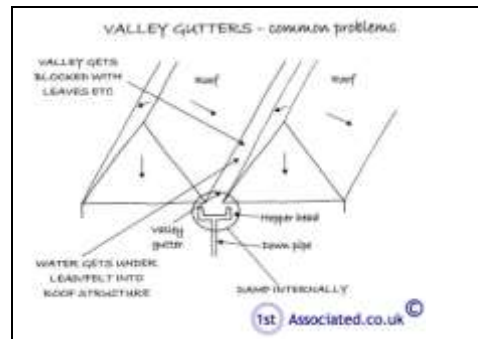
1.0.1) Chimneys

We have found dampness coming in from the left hand chimney (all directions as you face the property) the one next to the high level valley gutter. This means that there are problems to the chimney and the adjacent valley gutter which literally had a cloth in place.



Valley gutter to rear of property at high level

ACTION REQUIRED: Access needs to be gained to the rear roof section of the property. We would recommend a roof window is formed to the roof, (subject to Local Authority Approval) as access needs to be gained to



Valley gutters



Dampness coming through from the adjacent valley gutter, with cloth in an effort to keep the area dry!



Found a combined dampness problem coming in from the rear left hand chimney (all directions given as you face the property).

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the rear roof section of the property. It is likely the area will need scaffolding to have the work carried out or access may be possible via the roof window.

Repair work will take the form of:-

- i) checking the valley gutter,
- ii) checking the lead to the valley gutter,
- iii) adding a fall to the valley gutter if it does not have one
- iv) general re-pointing of the chimney
- v) checking lead flashing to the chimney.

In some old buildings we find that this is simply an awkward detail you will need to accept that dampness will come into this area to an extent and this will be a characteristic of the building. You do also need to check the damage that has been caused to the timbers by the dampness which is why we recommend a section of this roof is opened up. We would be more than happy to return and have a further look once you have opened up this section of the building. If you do decide to install a roof window this of course will give extra daylight into the area. We would also suggest fixing safety bolts to the chimney to enable safe working in this area as you would be responsible for the safety of workmen. The right hand side chimney also needs to be checked.

ANTICIPATED COST: We would expect costs in the region of £500 - £1000 for the fitting of a roof window, this would then allow you to view the amount of work (do remember you may have to get Local Authority Approval) and a further £1000-£5000 for the repair work depending upon the extent required, you will have a better idea when you can actually see the area; quotations required.

1.0.2) Low Level Roofs

As with many properties that have been extended and altered over the years there are some awkward roof details particularly awkward valley gutters details in this case.



Independent Chartered Surveyor Over view of rear roofs

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There is an awkward roof detail created by the conservatory extension and it is very difficult to now carry out anything that we would term as good building practice. It is disappointing that a modern extension has been so badly thought through. Whilst we could not see any visual signs of dampness getting in we tend to find that these type of valley gutters let in rainwater sooner rather than later. We suspect that there have been problems to the front valley gutter because of the way that it has been pointed with mastic.



Valley gutter between conservatory and kitchen area

ACTION REQUIRED: There are two ways of dealing with this;

- i) You can wait until there are problems or
- ii) Look to pre-empt them

We suspect the valley gutter between two roofs is to be the area likely to leak.



Mastic seal to the lead flashing indicating problems

Ideally we would recommend that the conservatory is completely redesigned (if indeed it was designed originally!) We would suggest a higher double pitched roof would be more appropriate for this age of property and allow the forming of a box gutter that you could walk on to clean, this would be very expensive and needs further thought.

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1.0.3) Heat gain in the summer heat loss in the winter.

Whilst we are on the subject of the conservatory we would just add that this type of conservatory with a polycarbonate roof with a terrible Flashband detail to the ridge! Is from the cheaper end of the market and as such will suffer from heat gain and heat loss during the summer and winter months respectively. You may wish to look at improving the roof by adding a glass roof (this can be tinted, they can have argon in them etc, etc to reduce the affects of solar gain and heat loss) with a higher pitch or alternatively the addition of a vent in the roof to allow the heat to be dissipated in the summer months.



Poor quality repair to the ridge in Flashband that needs replacing

ACTION REQUIRED: Consider redesigning the conservatory, at the very least we would recommend blinds internally to stop the heat gain and heat loss and also the ridge needs repairing.

1.0.4) More about the main roofs

The main building has a mansard style main roof which is clad in natural slates with the exception of the repairs that have been carried out to the rear which have been carried out in a modern manmade slate. There still looks to be problems in this area where the main roof meets the new roof as the lead looks to have been tarred (indicating dampness is getting in) and also has been returned at the end at the base to help prevent the rainwater surcharging running down the building.



Natural slate to the left hand side and manmade slate to the right hand side and a lead valley gutter that has been tarred indicating that it has leaked



Unusual downpipe detail

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ACTION REQUIRED: We recommend to the main roof that you stand outside next time it is raining heavily and see where the rainwater is surcharging over the gutters. We suspect a box gutter will be needed and a swan neck downpipe is not working, you may for example be able to use a downpipe to a water butt in this area.

ANTICIPATED COST: You also need to budget for repairing the remaining slate roof (we would never recommend that a slate roof is replaced with a manmade slate roof as in this case) and set aside the sum of £1000-£3000 for these various items; quotations required.

1.0.5) Lead tingles

We noticed some lead tingles are still visible to the rear roof. This indicates that there may be problems with nail corrosion which does mean this roof is likely to need repair.



ACTION REQUIRED: We never recommend that a natural slate roof is replaced by a manmade slate in

Lead tingles visible

this era of building as they have different characteristics which unfortunately has taken place on this building. We understand why people have carried this out with a natural slate



being approximately more than treble the price of a manmade slate.

Box gutter/Valley gutter detail

Lead Tingles or Lead Slaps Defined

These are strips of lead usually about 25mm wide which are used to secure slates where they have slipped.

Please see the Roof Section of this Report.

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2.0) Walls need ad hoc re-pointing work and have been inappropriately smothered with cement mortar in some areas

2.0.1) Brick walls

The majority of the walls are brick built and bedded originally in a lime mortar, some of this has been re-pointed with a cement mortar (unless there is evidence to prove there is a lime element). Whoever has carried out this work does not understand how with this age of property it needs to breathe. Ideally the cement mortar needs to be removed, this may prove difficult as some of it looks relatively new.



Incorrect cement mortar used to the base of the left hand side of the property for example

ACTION REQUIRED: Re-pointing can be carried out over a number of years with some ad hoc re-pointing in lime mortar ideally carried out in the summer of 2011. This will help the property start to breathe again and reduce the dampness.



We would also add that the original brickwork was to a high standard and is what is known as pinch pointed.

An example of brickwork where the mortar is pinch pointed. If you look closely you can see a line through the mortar.



Dampness and old buildings

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2.0.2) Render

There are areas of render on the property which again looks to have been formed with a cement base rather than a lime mortar. Again this is stopping the area from breathing. Although we believe some of the render is still lime as we can see undulations to the rear of the property. This may lead in due course to cracking in the render. The cracking in the render needs to be sealed. It has been difficult to view the render close up to the rear as most of it is at high level.



Repair work required to render

ACTION REQUIRED: Any cracks in the render to be sealed as soon as they appear, this will be quite difficult due to the conservatory limiting access.

ANTICIPATED COST: For both the brickwork and the render it is very difficult to estimate, we would estimate in the region of £5000 to remove the cement mortar, for a general re-pointing to be carried out over a number of years; quotations required.

Please see the Walls Section of this Report.

3.0) Sloping site

3.0.1) The property sits on a sloping site and as such the ground levels are above the floor levels. In most instances we have found dampness at the property both to the perimeter walls and internal walls.



Property on a sloping site

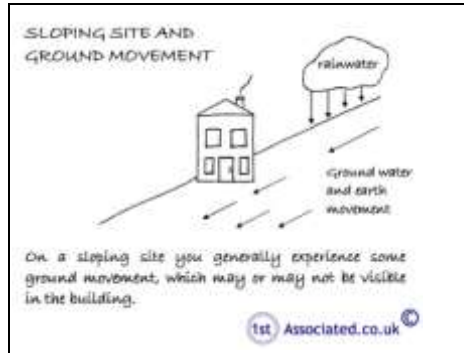
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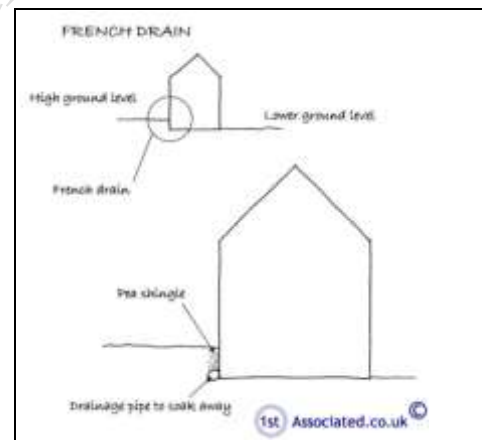


Sloping site

3.0.2) We would comment that rising damp can be blown out of all proportion by companies that profit from this condition. Remember there should be an element of dampness in older properties. Having said this you do need to reinstate the breathability of the structure to enable this to happen which we have already mentioned.

3.0.3) We recommend a French drain is run along the property to all sides to lower the ground levels. On the left hand side of the property you would of course need the permission of your neighbours.

ACTION REQUIRED: Add French drain to reduce dampness in the property.



French drain

ANTICIPATED COST: In the region of £10,000 - £15,000. The difficulty will be accessing some areas to dig the area out; quotations required.

Please see the dampness section of the report



Damp proof course plug

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4.0) Inserting of damp proof course

4.0.1) Inappropriately you have had a damp proof course inserted into parts of the property. You can see the circular end plugs at the front bay of the property and also to the right hand side. This should not be carried out on this age of property. This works on different methodology compared to how an older property works.

5.0) High Humidity and mixture of materials

5.0.1) From our experience with the nurseries there is a relatively high humidity for far longer periods than would generally occur in a home. To some extent the sponge like building has absorbed all this humidity and will be a far drier structure when it is used as a traditional house. We believe that the house will be drier when it has had a year or so to recover from being utilised as a nursery. Generally the rule of thumb is the building takes one month to dry for each inch of thickness in the walls. We would estimate approximately a year for the property to dry out during this time you may see some cracking on the building as it adapts and adjusts, this is because there has been a mixture of different types of materials used in the property.

6.0) Woodworm

6.0.1) We would advise that the property has active woodworm. We could see areas of frass (chewed up saw dust) that woodworm leaves behind. Many properties of this age have woodworm, the question is whether it is active or not. We can never be 100% certain without going into concealed undisturbed areas (usually the roof space which we do not have the opportunity of doing in this case). We very rarely come across woodworm that we would term as structurally damaging woodworm which is what we would conclude in this instance. However woodworm can affect the structure over



Signs of woodworm in basement



Signs of woodworm in basement

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a long term and also affect you obtaining a mortgage on a property. We would add that we have had a limited view of the floors and the roof space as they have not been opened up.

ACTION REQUIRED: We would recommend opening up sections of the property at roof level and at floor level to check for woodworm and also check for wet rot and dry rot at the same time. The ideal locations to open up are:-

- i) Rooms in the roof around the chimney areas
- ii) Front and rear walls of the ground floor, first floor and second floor.
- iii) You need to take a photographic record.



Signs of woodworm in rear building

ANTICIPATED COST: We are in two minds as to whether to recommend woodworm treatment as there is only a limited amount of exposed timber in the property and the unexposed timber would affectively remain still being attacked by the woodworm. This is why we recommend investigation work first. We suggest setting aside a sum of £1000-£3000 for investigation work and minor repair work. We would be more than happy to return when the property is opened up to make further comments; quotations required.

Please see the Woodworm and Timber Defects Section of this Report.

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7.0) Timber frame construction – importance of the timber frame structure

7.0.1) We believe the original structure of this property was timber frame, you can see elements of the timber from structure throughout the property and we would refer to what we can see as the carcass. It would have been built using local materials; generally known as vernacular architecture. Local materials in this case would have been sandstone and infilling the timber panels with wattle and daub or similar local materials.



Timber frame structure.

7.0.2) Much of the external of the property is formed in a soft red brick which is a local brick. This type of brick is susceptible to damage from spalling particularly where cement mortar is used or consistent water damage occurs. Please see our earlier comments.

7.0.3) Critical areas of the timber frame carcass are what are known as the wall plates which are at the base of the floor which as you have dampness this needs to be checked, which is why we recommend opening up the floors. They can of course in this age of property have been replaced completely.

ACTION REQUIRED: As mentioned we would recommend some opening up to be carried out to investigate the hidden areas of the property to ensure that you carry out work long term for the correct repair of this building.



Left hand gable

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8.0) Movement

8.0.1) There has been some movement in the property over and above the seasonal movement that we would expect. This can be seen on the left hand gable in particular and we believe this is due to lack of lateral restraint between the floor joists (that run from front to back) and the gable end wall.

ACTION REQUIRED: We recommend that the floor is opened up in this area.

Please see the Walls and Floors Sections of this Report.

9.0) External Joinery

9.0.1) The windows are a mixture of plastic and timber. The painted/stained windows require redecoration, we could see paint flaking and timber visible in some areas, we would however term them as saveable.



Timber window degrading

ACTION REQUIRED:
Redecoration of timber windows in the summer of 2011.

ANTICIPATED COST: We advise you to set aside the sum of £3000-£5000 as you may wish to replace some of the inappropriate plastic windows to the front of the property with timber sliding sash windows; quotations required.

Please see the Windows Section of this Report.

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REAR BUILDING

10.0) Roofs and leaks

10.0.1) The main roof is pitched and finished with a manmade slate. The slates do not sit as flat as we would expect and there is also some visible leaking internally. We note that some of the slates are held in place by tingles, indicating there may be corrosion to the nail fixings. Overall we would comment that the roof looks in below average condition which seems very strange as given that it has a manmade slate on it we would expect it to be carried out fairly recently.

ACTION REQUIRED: Check to see if there is an insurance backed guarantee available with the roof. If not then we would like to see a section opened up to check its condition.



Undulation to rear building roof



Dampness



Tingles holding slates in place

11.0) Rear Roof

11.0.1) We would specifically draw your attention to the unusual detail to the rear of the property where slates look to be missing. We have not come across this detailing before, we would recommend slates are added back in place.



Rear of roof with missing slates

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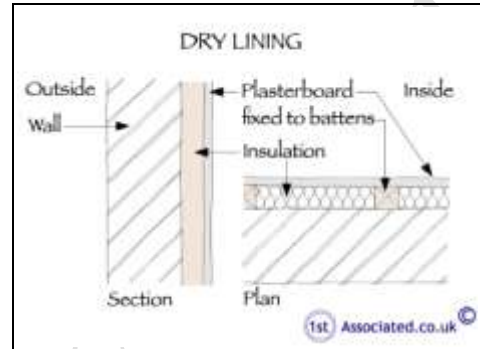
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ACTION REQUIRED: Open up a section of the roof internally to check the extent of the dampness and to re-slate the roof externally on the left hand side.

Please see the Roof Section of this Report.

12.0) Dry lined walls to the rear building

12.0.1) We suspect there is dampness to the rear walls due to the high level of the ground outside on this general sloping site. We are unable to check the walls due to the dry lining. We also noted there is sandstone to the base of the walls which could be contributing to the dampness.



Dry lining

ACTION REQUIRED: We have recommended earlier a French drain is added and would also recommend that the gutters are checked on your neighbours side to ensure that they are collecting the water correctly when it rains and we would also recommend ad hoc re-pointing in this area.



Please see the Walls Section of this Report.

The Ugly

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

There is no one specific issue which we feel falls within this category however there are a lot of issues that you do need to ensure that you have budgeted correctly for. You need to make sure you are happy to set aside the time that the work will take and allow for the inconvenience to have the work carried out.

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Other Items

Moving on to more general information.

Electrics

Whilst we have carried out a visual inspection of the electrics (this is commented upon in the Electrics Section of the report) we also need to advise you of the following:

ACTION REQUIRED: As the property is changing occupancy the Institute of Electrical Engineers (IEE) recommend an NICEIC (or equivalent) registered and approved electrical contractor carry out an inspection, test and report. As this is a commercial building we assume that there has been annual checks and tests, you legal advisor needs to specific request copies of these.

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. This will prevent undue and unnecessary deterioration.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating the nursery colours to have colours more traditional to a home. We have detailed these and other issues within the main body of the report.

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Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of 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. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work 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 are any factors and issues taking place with this property, please take your time to read this report. We would also like to meet you at the property to view the areas identified.

We would recommend that you go on one of the Society for Protection of Ancient Buildings (SPAB) www.spab.org.uk courses on looking after older properties.

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.

If you so wish we can prepare specifications and obtain quotations for the work, whatever you do don't allow the estate agent to organise the quotes as he will utilise people he regularly uses who know they have to keep in with him/her to get further work and therefore are very keen to please the estate agent, as opposed to you the real client and at the end of the day it doesn't take long to organise.

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)

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

ESTATE AGENTS – FRIEND OR FOE?

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We 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**



Main Building



Rear Building

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EXTERNAL



CHIMNEY STACKS

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.

This property has two chimneys, which are located one to the left and one right hand side (all directions as you face the property) both to the rear of the property.

Chimney One

This chimney is built in brick with we believe a lead flashing (we literally could not see most of it) and two chimney pots/flues. From what we could see the chimney needs some ad hoc re-pointing and the flashing needs checking/replacing as there is dampness inside. We were unable to see the very top of the chimney know as the flaunching, we therefore cannot comment upon it.



Chimney One

ACTION REQUIRED: Please see our comments in the Executive Summary with regard to adding a roof window to allow closer examination of the chimney and also the dampness that is being caused by the condition of this chimney.



Chimney One

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Chimney Two

This chimney is built as per chimney one with similar comments to chimney one.

We can see moss growing at the very top of the chimney, the whole chimney needs a close examination. Our other concern is the aerial that is fitted at the very top with wire that can cut into the chimney like wire cutting into cheese.



Chimney Two

ACTION REQUIRED: Again you need to have a close inspection of this chimney and suspect it will have similar problems to chimney one and be allowing dampness into the structure. Please see our comments in the Executive Summary



Chimney Two

Flaunchings Defined

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

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.

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

Please also see the 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.

The underlayer's function is to minimise wind and water damage. Dependent upon the age of your property this may or may not be present, please read on:

We will consider the roofs in two areas; the high level Main roof and the low level roofs.

Main Building High Level Roof

The roof is pitched and clad with natural slate and man made slates. It is a mansard type roof, with Dutch gables. Overall we believe the roof to be in average condition, considering its age type and style. It has however suffered from recent repairs, we could comment are not best practice. Also the section to the left hand side of the property where we can see lead tingles and therefore it is likely to be in need of repair in this area.



Lead tingles to rear of main roof

ACTION REQUIRED: We would recommend some maintenance work being carried out to the roof.

ANTICIPATED COST: Set aside the sum of £2000-£5000; quotations required. Please see our comments in the Executive Summary about the valley gutter to the rear of the property.



Lead tingles to left hand side of the roof and displaced slates to the right hand side

Lead Tingles or Lead Slaps Defined

These are strips of lead usually about 25mm wide which are used to secure slates where

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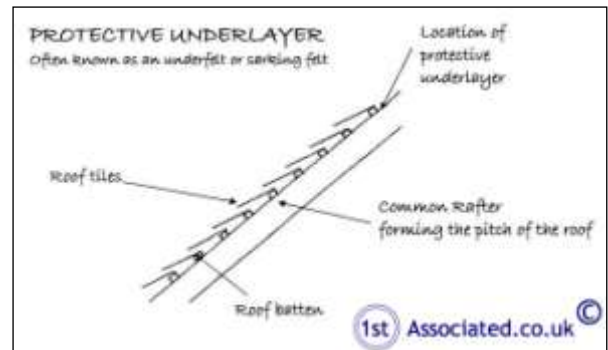
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they have slipped.

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

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



Protective underlayer

We could only see a very small area of the protective underlayer this was from within the main building accessed via a panel adjacent to the chimney. We could see approximately 5% of the whole roof and what we could see is a hessian based felt which was typically used from the 1960s to approx the 1990s.



This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the underlayer.

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Low Level Roofs

There are three types of roof to the rear of the property which include a slate roof, polycarbonate roof and a fibre roof. Please see our comments in the Executive Summary with regard to the polycarbonate conservatory roof.

There are two boxed bay windows to the front of the property which have hipped natural slate roofs with a lead flashing.



Front main building bay window roof



Rear slate roof in average condition



Fibre roof, also to the rear, we would replace with a slate roof in keeping with the rest of the property

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The roofs are generally in average condition for their age, type and style but of course need some general maintenance. Please see our comments with regard to the low level valley gutters within the Executive Summary.

Where different roof materials are used and they adjoin each other there will also be weak areas for example where the fibre board meets the slate.

Finally, 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 upper floor windows and/or ground level.

Unfortunately we were only able to see approximately eighty 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.



Detail to the top of the single pitched roof is awkward, the lead turns. As far as we could see this will allow water to drip down this side of the wall and may well lead to dampness getting in.



Single pitched roof at the rear - there are also some ledges on this wall

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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

Unfortunately we were unable to see the main roof properly due to the room being formed in the roof we can however see some of the structure from within the building itself.

Roof Access

We had next to no limited access to the roof structure.



Roof access

Roof Structure

We had a very limited view and could see approximately 5% at most of the roof structure this sort of detail we typically wish to see in this case being able to view the front and back. We therefore cannot really comment on the roof structure itself other than to say we found woodworm throughout the property so this could well be affecting the roof structure. In addition the main roof sits fairly true therefore indicating to us that there is little movement in this area. We have mentioned previously sections of the roof that allow dampness in such as the rear valley gutter and those adjacent to the chimneys.

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Roof structure

Roof Timbers

The timber that we could see has been affected over the years with woodworm, to comment further with regard to woodworm we would advise that the woodworm we could see that was active was particularly in the cellar however it could spread quite easily throughout the entirety of this building. You therefore do need to open up and examine a section of the roof.



Roof timbers

ACTION REQUIRED: Open up and examine a section of the roof by removing panelling.

Finally, we would ask you to note that this is a very limited inspection of the roof of approximately 5%, 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

From ground level the gutters and downpipes looked to be a mixture of metal and plastic and appeared in average condition although some of the areas due to the mansard roof will have accelerated rainfall down them and will surcharge (overflow the guttering).



We were surprised to see the deeper metal gutters have been used at high level nevertheless we feel that some of them will overflow and there is also a need for repairs in some areas and there are some awkward gutter detailing. Please see our comments in the Executive Summary.

Debris in guttering around conservatory needing cleaning.

The plastic used is the older style with is effected by sun light and loses its colour slight and does become brittle over the years.

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.

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Soil and Vent Pipe

There are various toilets throughout the property externally to the rear where we would have expected to see the soil and vent pipes there were no obvious signs of soil and vent pipes present. There may well be a modern air inlet valve fitted (often known by the trade name of a durgo valve).



We think to the single storey extension the vent may be this one that you can see formed in the slate roof. This is not a normal style vent.

Changes required to the toilet facilities.

It probably goes without saying that you will have to make changes to the toilets changing them into family bathrooms, en suites and cloakrooms etc.

Finally, gutters and downpipes 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.

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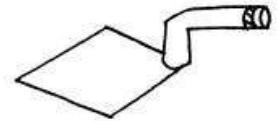
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WALLS



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.

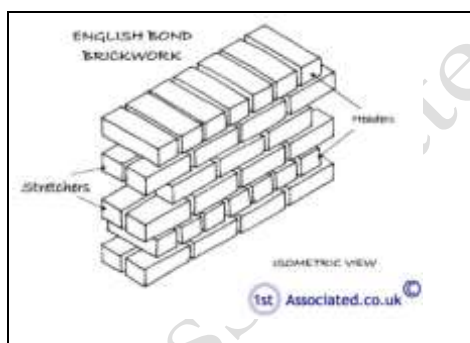
We will consider the walls in two main areas; brickwork and render.

Brickwork

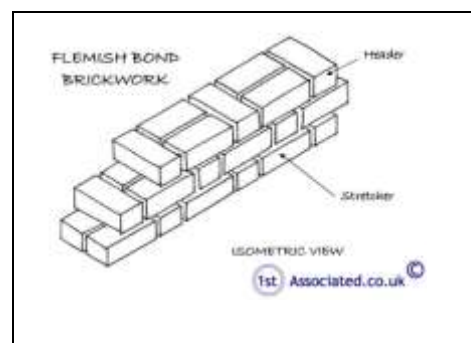
The property has a mixture of different brick bonds set within soft red brick from English bond in some areas to Flemish bond in others and some areas of Stretcher bond. A lot of the brickwork is set within a timber carcass.

ACTION REQUIRED: Please see our comments in the Executive Summary with regard to the structure as a whole.

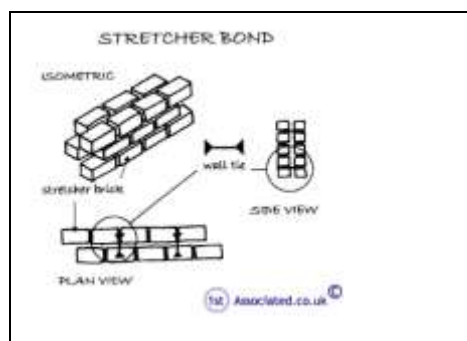
The walls are made up of a mixture of bonds examples of which are shown in the sketches adjacent.



English bond



Flemish bond



Stretcher bond

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Re-pointing required.

The solid external brick walls will be liable to some dampness penetration which is a condition relating to the pointing and also as we have mentioned in the Executive Summary due to some cement pointing and the general spalling to some of the brickwork,.



Cracking we believe this relates to gable end movement



Replacement repaired brickwork at front of main building



Rear of main building left hand side original sandstone

Pinch Pointing

The mortar has been finished using a method known as pinch pointing, this method requires a high level of skill, and was used predominately on poorer quality bricks to take the eye away from them and focus on the pointing



Pinch pointing

ACTION REQUIRED: Ideally re-point in a like for like style but very few brick

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layers have the skill to carry out this work.

Timber ends visible

We spoke in the Executive Summary about the importance of keeping the timber frame or the carcass in good condition and there are signs that there is a timber carcass within the main property as you can see timber ends.



To the bottom centre of this photo is a timber end

Building/Bonding timbers

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

Render

The walls to this property are finished in a "smoothish" faced painted render. We have carried out a tap test to the render where we could access it, lots of it is present at high level so it was hard to access (the tap test is literally hitting the render with the back of a hammer) to try to establish if there are any hollow areas. We have found was in average condition and typical for this age of property.



Render to main building

We have used the term smoothish as some areas have undulations in them and look to have seen better days, and/or have been repaired, for example the render to the left

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hand side top of the building looks to have had a repair.

What is under the render - sandstone?

Given the typical building materials in this area it is likely that sandstone may be underneath some of the render. Equally it could have been replaced over the years, we simply do not know without opening up sections.

Timber Lintels

In this age of property timber lintels are common and can be affected considerably by walls' which is why it is important to keep the walls reasonably dry.

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

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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

In a property such as this it is likely to have a mixture of foundations, due to the property being extended and/or altered over the years. We would expect this to include shallow foundations to the older part of the property and concrete foundations to newer part.

What is underneath the property

This property stands on a sandy base, as with the majority of properties in the area. 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.

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.

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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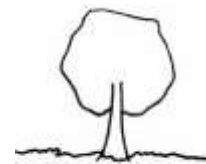
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TREES



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

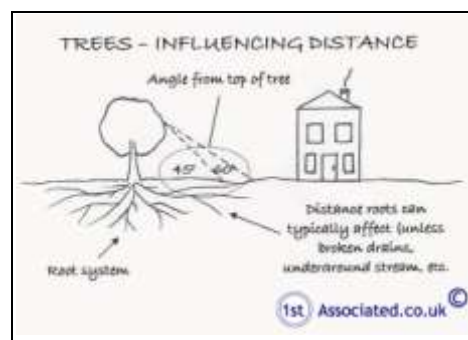
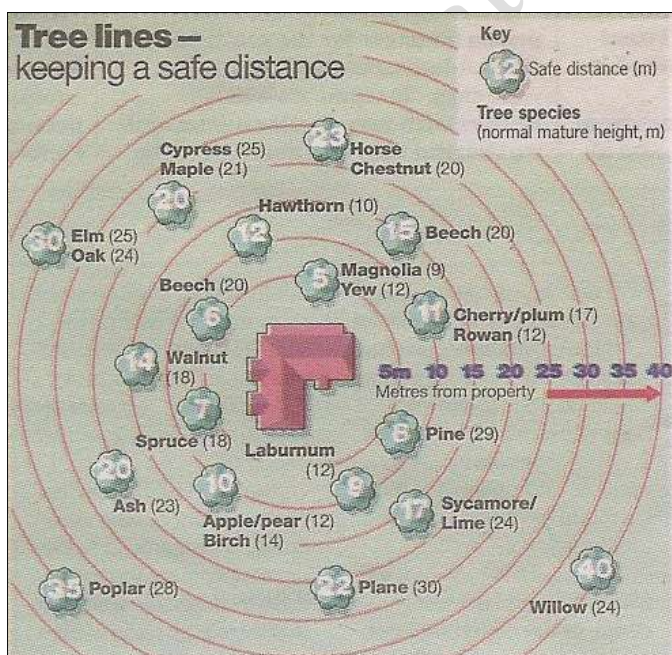
Next door has a tree very close to the building although there does not look to be much life to it.



Tree to side of the main building

ACTION REQUIRED: You need to speak to next door to ask them what they intend to do with the tree, if they do intend to keep it alive it is important that they maintain it due to its close proximity to your building; the tree roots will certainly be close to this property. If it has died then unfortunately this will mean there will be further problems with dampness in the property as the tree will have been taking away dampness from the property.

Damage to foundations and underground services can be caused by trees and shrubs. Although there were no signs of structural damage attributable to trees at the time of the inspection the possibility of future problems cannot be ruled out.



Influencing distance

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If common sense is used and trees and shrubs are not allowed to overgrow the property you should not have any problems. Equally we would not recommend the removal of trees without specialist advice, as this could damage the dynamics of the soil in the area and the water table level.

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.

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, holes have been noted on the outside of the building, which have been drilled into the wall. This is a typical sign that a chemical injection damp proof course has been inserted. This is not appropriate for this age of property.



Old inserted damp proof course to right hand side main building

ACTION REQUIRED: Please see our comments with regard to making the property more breathable in the Executive Summary.



Old inserted damp proof course to front main building

Please see the Dampness Section of this report.

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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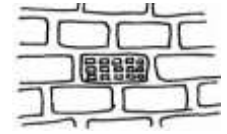
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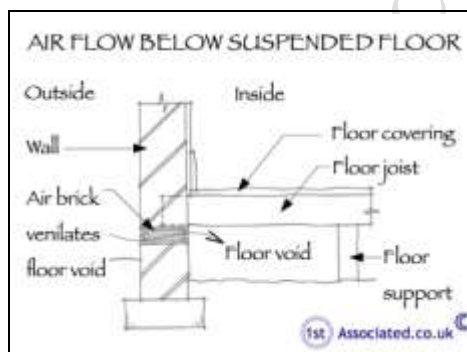
AIRBRICKS



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.

We noted an airbrick to the rear side of the property in modern stretcher bond brickwork which to us indicates there may be a suspended timber floor in this area. We were however surprised to see no airbricks to the main part of the property where we would expect to see a timber floor. The air bricks allow ventilation to under the floor which is essential in discouraging rot and should not be blocked or obstructed.

ACTION REQUIRED: We have mentioned elsewhere within this report that you need to open up the floors to check the condition and you also need to check the construction as if they are a suspended timber floor then they will need airbricks to be added.



Air flow beneath suspended floor



Airbrick to the rear side of the property in modern stretcher bond brickwork

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.

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

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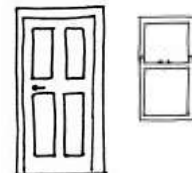
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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 property we assume has painted timber fascias and soffits although much of them are hidden by the large metal gutters. Due to the shape and the pitch of the roof we expect some deterioration to have occurred due to overflowing gutters, this will only be able to be seen with high level access.



Guttering hiding fascias and soffits

Windows and Doors

Plastic windows

The majority of the windows have been replaced with plastic windows which probably could be argued are inappropriate for this age of property. We would also comment from what we could see they are from the cheaper end of the market.



Plastic windows to front of main building

ACTION REQUIRED: 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.

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Timber windows

The timber windows we could see were at various states of repair and redecoration, please see our comments within the Executive Summary.

ACTION REQUIRED: Repair and redecorate in the summer of 2011.

The windows are both single and double glazed, double glazed have a 10 year life phase

Finally, we have carried out a general and random inspection of the fascias and soffits and windows and doors. 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 fascias and soffits and windows and doors. 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.

Render

We would comment that, the redecoration of the render when it is required will be either fairly expensive or take up several of your weekends. You should not under estimate re-decorating of the render.

Cracks to the render need to be filled as soon as they are seen to reduce damage to the render

Fascias and Soffits

Due to the high level of the building these tend to get missed and can deteriorate over the years and unfortunately we cannot really see them.

Windows

Please see our comments about the windows regarding redecoration.

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 Fascias and Soffits and Windows and Doors section.

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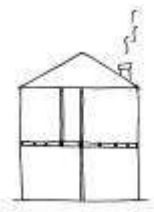
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INTERNAL



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. The concept of internal finishes is relatively modern. Partitioning developed originally to separate the livestock from the human occupants. Finishes have developed from this very functional beginning to their decorative nature of today.

Ceilings

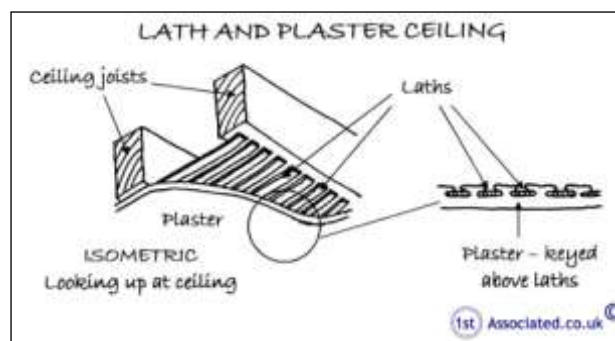
As should be expect with a building of this age, the ceilings have been finished in a variety of ways, from the original lath and plaster to more modern plasterboard. We could see that some of the ceilings are degrading and popping is occurring which is where the plaster on the head of the plaster nail has come away, you can particularly see this in the rear building. It can also occur where there is high humidity such as in these buildings.



Lath and plaster ceiling

Lath and Plaster Defined

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



Lath and plaster

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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.



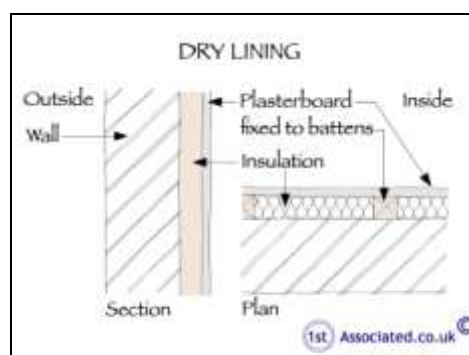
Plasterboard ceiling
top floor degrading

Internal Walls and Partitions

There is a mixture of solid and studwork walls considering the different ages of this property this is not unusual.

Perimeter Walls

These are everything from plaster walls to dry lined walls and given the mixture of ages in this property this is not unusual. We would comment with regard to dry lining that it can be hiding dampness and this is what we found in the rear building.



Dry lining

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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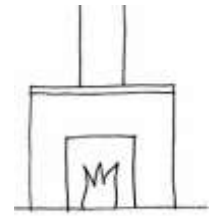
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CHIMNEY BREASTS, FLUES AND FIREPLACES



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 centrally in the main property (all directions given as you face the front of the property). We took meter readings on the chimneys with our electronic damp meters particularly see our comments in the Executive Summary about the dampness coming in.

ACTION REQUIRED: Please see our comments in the Executive Summary

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.

Finally, it is strongly recommended that flues be cleaned and checked for obstruction prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney stacks, Flues and Parapet Walls section of this Report.

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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 floor covering hides the floor in many instances, we believe there is a timber floor to the ground floor and in turn it is a suspended timber floor. We can only be certain of this in the cellar area which is where we can see the timbers when we go into the basement.

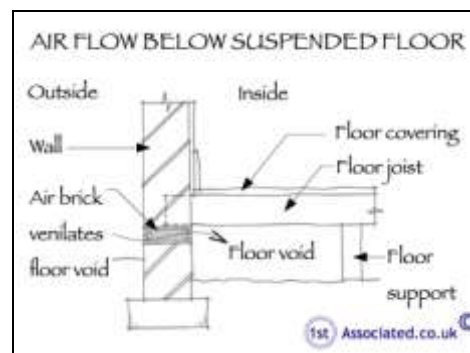


Laminated floor

ACTION REQUIRED: We feel that you have to open up a section of the floor to check its construction and condition and if it is a suspended timber floor you will need to add airbricks around the property.

Suspended Timber Floor Construction Defined

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

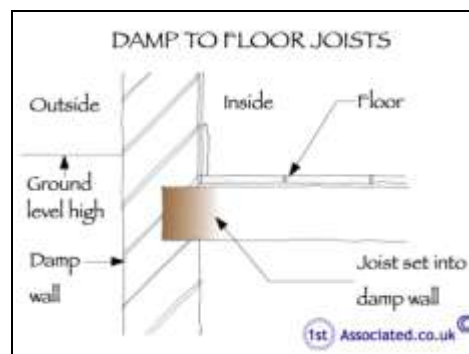


Air flow beneath suspended floor

First and Top Floor

From what we can see the first floor construction is joist and floorboards, as this is typical in this age of property. The floor is likely to have embedded timbers.

We can see on some of the floors that there are signs of old woodworm activity which is something we would expect in this age of



Damp to floor joists

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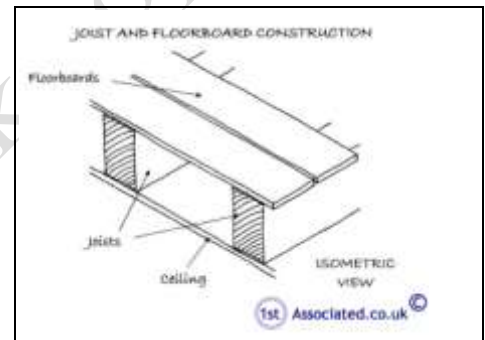
property. Please see our specific comments on woodworm.



Top Floor: Older timbers have woodworm and there are new replacement timbers

Joist and Floorboard Construction Defined

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



Joist and floorboards

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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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.

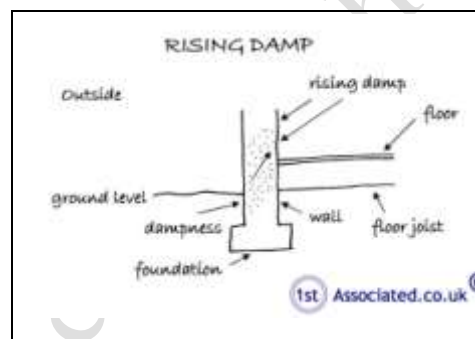
There is now much debate over whether true rising damp does exist after research over a 10 year period.

Generally throughout the entire property we found dampness in the areas however we did not find dampness in the rear building where it was dry lined but we suspect that behind the false walls there will be dampness.

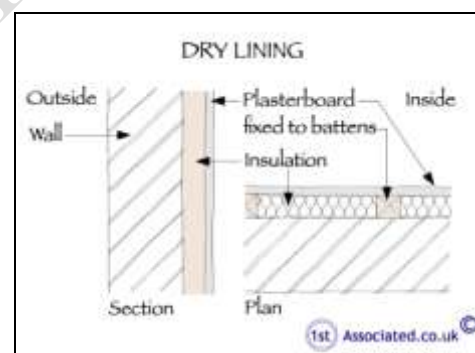
ACTION REQUIRED: Please see our comments in the Executive Summary.

Lateral or Penetrating Dampness

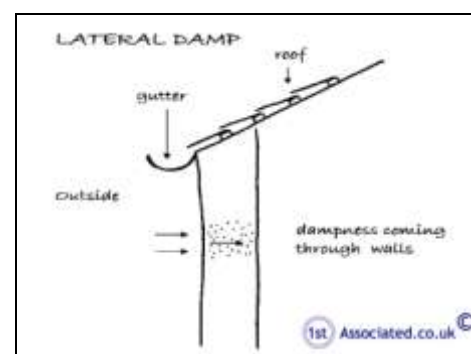
This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.



Rising damp



Dry lining



Lateral damp

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Some lateral dampness was found around the chimney areas and also there areas of hollow plaster on the walls indicating that there is dampness coming in through the brickwork. We would refer you to our comments about carrying out some ad hoc re-pointing externally and also refer you to our comments about the general high humidity in the property both of which may be contributing towards this.



Dampness coming in from chimney one

ACTION REQUIRED: General ad hoc re-pointing externally and work to the chimneys as all mentioned in the Executive Summary.

Condensation

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

Condensation is very likely due to the present use of the property as a nursery, in our experience we tend to find nurseries have a high condensation level due to the way they are used with relatively long hours of high occupancy.

ACTION REQUIRED: There will be an element of drying out within the property that takes place naturally.

CONDENSATION GENERAL INFORMATION

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

If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

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

There is a mixture of doors in the property that require some work to bring them up to standard normally found within this type of property, although it does depend on the look you intend to have in the property.



Timber and glass door

Staircase

We noted that some nosings were deteriorating and would benefit from repair. There is relatively high usage as the property is being used as a nursery.



Staircase

Kitchen

From our cursory visual inspection the kitchen looked in reasonable condition.

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 Fascias and Soffits and Windows and Doors Section.

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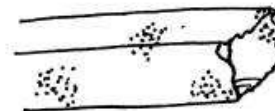
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TIMBER DEFECTS



This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

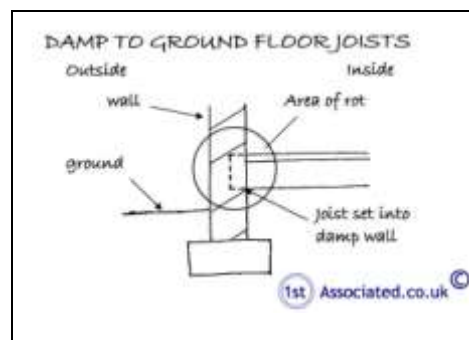
*Dry rot is also sometimes known by its Latin name *Serpula lacrymans*. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.*

In the areas inspected no evidence was found of any dry rot, however our view was very limited, as no access was available to the roof structure and we have not viewed and opened up the floors.

Wet Rot

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

There is some deterioration to the windows that may have wet rot, what we could see did not seem excessive. The most likely place in opinion for wet rot to be occurring is to the roof and floor timbers, particularly where they are embedded into the main walls which are damp. To some extent this dampness and wet rot should be expected in a property of this age but we do feel it has been accelerated to some extent by the lack of understanding of an older property that seems to have occurred throughout with maintenance work carried out.



Damp to ground floor joists

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Timber lintels and bonding timbers

In a property of this age there may also be timbers built within the structure, please see our comments in the Executive Summary.

Woodworm



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

Recent research has shown that many woodworm chemicals do not actually work and it should be remembered that the chemicals are poisons. Also, unless great care is taken, the people applying the treatment can cause significant damage. The woodworm can only really be seen in action during the breeding season, which runs from April to July. We have therefore tried to take a pragmatic view on this matter.

The roof is the main area that we look for woodworm. Within the property we found areas of woodworm, we consider this to be a serious outbreak, with the possibility of causing what we would term ‘structurally significant’ damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings. We would comment in this instance that we were unable to access the main roof and could see signs of woodworm on the floorboards and also in the floor structure, particularly in the basement cellar area. However having said that; there was nothing that we could see that we would term ‘structurally significant’.

In many properties of this age there is an element of woodworm that is not active; here we believe there is also an element of woodworm that is active.

ACTION REQUIRED: We recommend opening up the floors to individually check the timbers we are more than happy to make a return inspection alternatively contact a BWPA approved contractor, offering an insurance backed guarantee, to be asked to quote for treatment and we would be happy to comment on this. We feel that some timbers will have to be replaced.

Please see our comments in the Executive Summary

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

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

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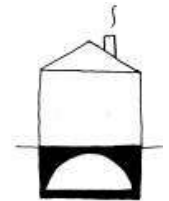
INTERNAL DECORATIONS

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

Main Building

The decoration is average condition, but decorated for a nursery! You may wish to redecorate to your own personal taste.

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.



CELLARS AND VAULTS

Cellars and vaults tend to be found in older properties and offer a useful space, although usually they are damp, unless some treatment has taken place such as the tanking of the walls, which is a lining process, or an external damp proofing membrane of some type has been added, or if internally the walls have been lined, therefore hiding the damp. Cellars are often susceptible to flooding from excessive rain, rising water table levels or even blocked drains.

Cellars should be considered as areas that are damp and you should not store anything of any importance or that is perishable. When we inspected the basement/cellar area it was very crowded with stored items which limited our view. What we were looking for was a sump pump which we were unfortunately unable to find. A sump pump is, in our opinion, essential as when it rains when there is high water table levels for whatever reason any water that gets into the cellar can then be pumped out of the area.



Stored items in the cellar

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Woodworm

Woodworm was visible within the cellar probably the worst visible area in the entire property.



Woodworm

Spalling to chimney

We also noted spalling to the brick chimney (right hand side chimney) that is in the cellar area.



Spalling to chimney

Radiator

Quite unusually, although a sensible idea, we noticed there is a radiator in the cellar as well.



Radiator in the cellar

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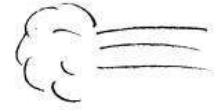
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THERMAL EFFICIENCY



Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

HIPs (Home Information Packs) Report

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

Roof Insulation

The main building has a vaulted roof which is unlikely to have insulation within it and therefore will mean that the area will need a lot of heating. It is very difficult to add any insulation without a reasonable amount of work being carried out.

ACTION REQUIRED: Ask the existing owner if there is any insulation in the roof. Without it you will get heat gain in the summer and heat loss in the winter. Please also note our comments with regard to the conservatory where you will get the same situation as the roof is polycarbonate construction.

Walls

The walls to this property are solid and will have a relatively poor thermal efficiency. It is very difficult to improve thermal efficiency in solid wall

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construction without major alterations, which will usually affect the external appearance or reduce the internal space.

Windows

The windows are mainly double glazed with some single glazed. The thermal properties should be reasonable.

Services

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

Summary

Overall, provided our assumptions correct and considering the properties age, type and style, it has below average thermal properties for what we see but refer to your HIPs report.

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

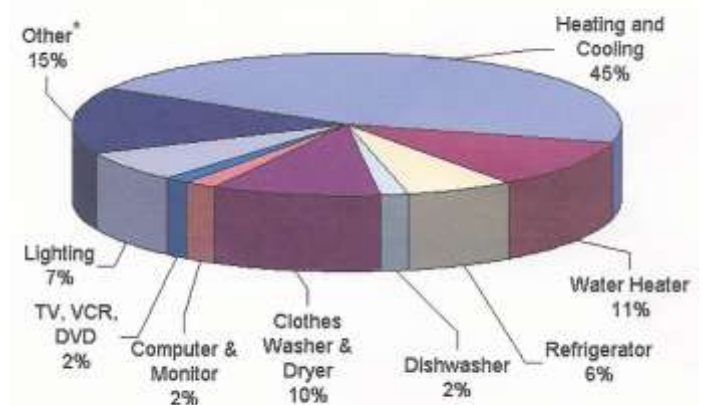
HTTP//www.est.org.uk,
which is by the Energy
Saving Trust and includes
a section on grant aid

or alternatively
www.cat.org.uk

or www.ecocentre.org.uk
for an alternative
technological view.

Finally, we would advise that an energy rating is required for future house sales.

What does my energy bill pay for?



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

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OTHER MATTERS



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

Security System

There is a security box to the front and we noticed what looked like a security panel within the stairs to the cellar area.

ACTION REQUIRED: You need to check with the existing owner to see if the system is working fully, we have not carried out a test. It is a personal preference as to how much security you like.

Fire / Smoke Alarms

We noticed some fire/smoke alarms throughout the property, we assume there is a requirement to have a commercial level of fire/smoke alarms in a nursery. Obviously with a timber framed structure such as this we would recommend as many fire/smoke alarms as possible.

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.

Asbestos

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

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

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ELECTRICITY



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

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institute of Electrical Engineers (IEE) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

Fuse Board

The electric fuses and consumer units were located in the staircase to the basement. We would date the fuse board as being from the 1990s and, whilst not the best now available, it is reasonable.



Fuse board

Earth Test

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

Neither of these indicators can give certainty as to the condition of the rest of the wiring.



Earth Test

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ACTION REQUIRED: If there is no record of an electrical test having been undertaken within the last five years, it is recommended that the installation be tested by a competent electrician (NICEIC registered) and all recommendations implemented. Thereafter, the installation should be re-tested every five years.

Also note that Building Regulations require certain electrical work to be certified by an approved contractor. Please see the appendices at the end of this survey for further details.

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

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

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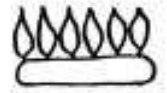
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GAS



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

We assume that the property has a mains gas supply. The property has a gas fired Worcester boiler located at the top of the stair entrance to the cellar.

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

All gas appliances, pipework and flues should be the subject of an annual service by a Gas Safe registered heating engineer; works to any gas appliance by an unregistered person is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

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PLUMBING AND HEATING



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

Water Supply

Assumed there is a mains water supply, your legal advisor to check.

Water Pressure

When the taps were run to carry out the drainage tests we checked the pressure, literally by putting a finger over a tap, and the pressure seemed typical of what we find.

The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones, have a constant supply of pressured water (they would blow up if they didn't!).

We have not used a listening stick to check for water leaks

Cold Water Cistern

There is an empty water tank in the small roof space we assume everything has been changed over so that the water is directly fed to the taps. The original idea behind a water tank was to help water pressure and to give an emergency supply of water.



Disused water tank

ACTION REQUIRED: Your legal advisor needs to specifically ask the existing owners to advise on this.

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Plumbing

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

Heating

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

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects, however 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.

Ten Minute Heating Test

The heating was on at the time of the survey and the rooms were warm as we would expect in this type of nursery environment. Having said that there will also be a lot of body heat and cooking heat in the property. You may have difficulty in getting the property as warm as you like particularly in the top floor room where the rooms have been formed partly in the roof as we feel this area will not be insulated.

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

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

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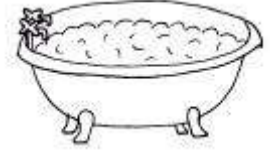
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BATHROOM



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

There are several toilet facilities for the nursery we are sure that you will intent to change these into bathrooms and cloakrooms etc.

ACTION REQUIRED: You need to budget for the appropriate level for converting toilets over to bathrooms. The quality of bathroom finishes varies considerably, you do need to take this into consideration when purchasing the property and allow an appropriate budget. Please see comments in the Executive Summary

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

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MAIN DRAINS



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

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

The cold taps have been run for approximately quarter of an hour in the bathroom and kitchen. No build up or back up was noted.

Inspection Chambers / Manholes

For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

We have identified two inspection chambers / manholes to the right hand side of the property.

Inspection Chamber / Manhole One (near Conservatory)

We were unable to lift the manhole, this is an insert manhole with brick paver set within it, we usually find that we cannot lift these and they generally need a special machine. We did note there was no moss around them indicating that they have not overflowed.



Manhole one

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Inspection Chamber / Manhole Two (near driveway)

We would make similar comments to manhole one.

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



Manhole two

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal.

The property may have combined drainage. This is where both the rainwater and the foul water go into one pipe. This can lead to build up/back up during peak periods such as the getting ready for work rush.

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

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

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OUTSIDE AREAS

PARKING



There is a paved drive with gates to the right hand side which was open briefly for us, we are sure with the garden rearranged there will be parking for several cars. There is also some parking available at roadside although this is not ideal.

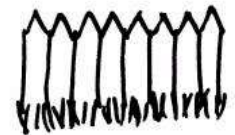


Paved driveway area with gates

EXTERNAL AREAS

Front Garden

There is a small front garden that is shingled with potted plants and is typical of this age and style of property.



Small area at the front of the main building used for bin storage currently

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Rear Garden

This has been taken over and redesigned for the nursery and is on a sloping site so it does have steps within the area. We recommend that weep holes are added to the retaining walls.



Area laid to lawn



Retaining wall



Steps

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

We noted the right hand boundary wall is bulging, this needs work carried out on it and you need to check the condition on the rear of the wall. We believe that there is a higher ground level on your neighbours' side of the wall which is causing it to be pushed over.

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

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Neighbours

Left Hand Neighbours

We spoke to your neighbours' caretaker and were given access allowing us to view to the left hand side of your property to enable us to take photographs but they would not advise us with regard to property issues.

Right Hand Neighbours

There was no one in at the time of our inspection.

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REAR BUILDING

The main focus of this Building Survey has been on the main property however we do wish to comment upon the building to the rear of the property. Please see our comments within the Executive Summary where we have commented on various elements of the property.

EXTERNAL PHOTOGRAPHS



Front view



Rear view



Play area



Play area

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ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- Two rooms
- Toilet to the rear left hand side
- Kitchen to the rear right hand side

First Floor

The first floor accommodation consists of:

- Open to the ceiling room

Outside Areas

Patio areas used for play area as property is currently used as a nursery.

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INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience (or lack of). We have not necessarily taken photographs of each and every room. Our photos were again limited due to the children and the children's photos that were presented on some of the walls which we were asked not to include in any of our photos within this report.

Ground Floor



Front room



Rear room



Kitchen



Toilet to rear

First Floor



Top floor room
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SUMMARY OF CONSTRUCTION

External

Roof Lights:	Two roof lights
Main Roof:	Manmade slate with a small area of natural slate
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic where visible at roof level
Walls:	Brickwork with a mixture of a variety of brick bonds and original sandstone to the base visible to the rear (assumed)
Fascias and Soffits:	Timber
Windows and Doors:	Painted/Stained timber, double glazed windows

Internal

Ceilings:	Dry Lined (assumed)
Walls:	Solid and studwork (assumed)
Floors: Ground Floor:	Solid underfoot (assumed) concrete
First Floor:	Joist and floorboards (assumed)

Services

We are advised (by the owner) that the property has a mains water supply, mains drainage, electricity and gas. Electrics are located at the bottom of the stairs.

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.

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EXTERNAL

Main High Level Roof.

The roof is pitched and clad with natural slate and manmade slates. It is a mansard type roof, with Dutch gables. Overall we believe the roof to be in average condition, considering its age type and style. We would comment there is dampness coming into the structure.



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

Missing slates

Walls

Walls vary from the old sandstone to Flemish Bond and Stretcher Bond brickwork. Generally with the exception of the Stretcher bond they are in need of ad hoc re-pointing to stop dampness from coming through. We have noted elsewhere within this report that the inner walls to this property are dry lined and we suspect there is quite a lot of dampness behind the walls. The walls may even be single brick walls which were often common in buildings such as this, without opening up the structure we cannot confirm this.



Brickwork in need of re-pointing

ACTION REQUIRED: We would recommend the structure is opened up.

Plants on brickwork

We noticed some plants on the brickwork we would recommend to your neighbours that a trellis work is erected and in fact we would also be neighbourly and buy the trellis work to



Plants on the brickwork

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ensure it does not cause damage to your property.

Bulging Boundary Wall

You need to check the other side of this wall to see if there is a cause to the bulging, there may, for example, be higher ground level.

ACTION REQUIRED: The pressure on the wall needs to be reduced.



Bulging Boundary wall

Floors

We have also mentioned earlier within this report that there is an airbrick which does indicate that there may be a suspended timber floor here. Unfortunately due to the floor covering we were unable to check and confirm what is beneath this area.

INTERNAL

Internally there is dampness getting in through the roof and we would not be surprised if more dampness was to get in via wind driven rain getting underneath the tiles due to the tiles not sitting flatly to the roof.

There is an unusual venting system to the rear of the property.



Vents to the roof

Windows

The windows would benefit from staining as you can see in the close up photograph adjacent as stain is starting to deteriorate.



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Window starting to deteriorate.

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Gutters and Downpipes

The gutters and downpipes are plastic. We note that the rainwater pipe discharges directly to the base of the property.

ACTION REQUIRED: We would recommend you have a chat with your neighbour regarding putting some sort of rainwater butt/s to ensure that the rainwater pipe discharges away from the property.



Rainwater discharges directly to the base of the property

Internal Decoration

The decoration is average condition, but decorated for a nursery! You may wish to redecorate to your own personal taste.

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POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Double glazing or replacement windows.
 - v) Roof and similar renewals.
 - vi) Central heating installation.
 - vii) Planning and Building Regulation Approvals.
 - viii) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

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

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

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

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

Surveying buildings
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House Builders Bible
By Mark Brinkley, Published by Burlington Press

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APPENDICES

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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. A few interesting facts in Britain over the years have been:

2000	Wettest year on record at the time
2003	Driest year on record at the time
2004	Wettest August on record at the time
2004	Boscastle was the worst flash flood on record at the time
2005	Third driest year on record at the time
2006	Warmest year recorded on record at the time
July 2006	Hottest July on record at the time
2006	Hottest autumn on record at the time
2007	Warmest spring on record at the time
2007	Wettest June on record at the time
April '06-April '07	Hottest 12 months on record at the time
2008	
2009	Third wettest August since 1956
2010	Heaviest snowfall in march since 1991 Britain faces one of the coldest winters for 100 years

References BBC News www.bbc.co.uk

This may have adverse effects on lots of buildings in years to come.

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.

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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 and the roof and not having the benefit of meeting you at the property to discuss the issues with you.

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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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

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information offered. That said they do try to adjust for this, the success or otherwise of this is hard to establish.

www.hometrack.co.uk

From what we can see this is an internet based company who say they offer independent property research (in fact they say they are the only independent company), although they also advise that they are part of a property related group that has bought and sold over 60 million pounds worth of residential property, which indicates that they may have a vested interest. They do also comment that they have carried out their own independent surveys and they have at least two Hometrack recommended estate agents in each postcode area. We would refer you to the 'About us' section within their website to understand better where their information is coming from. We would comment that we have been pleasantly surprised with the quality of information provided by the company.

Motleyfool.co.uk

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

<http://www.nethouseprices.com/>

This website offers information on land registry recorded property sales, by postcode or address.

www.globrix.com

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

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