

JOB REFERENCE: XXXXXXXXXXXXXXXX

RESIDENTIAL BUILDING SURVEY

XXXXXXXXXXXXX,
XXXXXXXXXX,
XXXXXXX,
Middlesex HA3 XXX



FOR

Mrs X

Prepared by:

XXXXXXXXXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS

Marketing by:

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INTRODUCTION

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

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.

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.

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

SYNOPSIS

SITUATION AND DESCRIPTION

This is a recent flat development. It is two storeys in height with a third storey in the roof. Flat six is located on the first floor on the right hand side as you view it from the front elevation.

There is a shared access to the property and we understand shared access to part of the garden.

We would describe the property as new and it is likely to have an NHBC warranty or an equivalent builder's guarantee. Your legal advisor needs to check and confirm the above.

We believe the properties are Leasehold/Shared Freehold. We have not seen copies of the lease/shared freehold, but we would be happy to comment if the details are duly forwarded to us. As the property is Leasehold/Shared Freehold you will no doubt have a shared responsibility for common areas/common components. Common areas/common components include not only the access stairways and corridors but also other areas of shared use such as the roof structure and external walls and the drainage for example.

If the exact age of the property interests you then the deeds will be able to identify this.

EXTERNAL PHOTOGRAPHS



Front elevation



Rear view



Front of flat



Left hand view



Right hand view

EXTERNAL PHOTOGRAPHS

Communal Areas



Shared entrance



Security gates



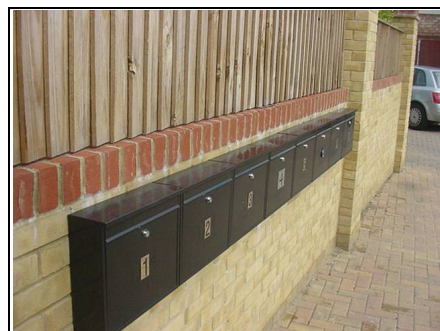
Bin store



Car park drainage



Entrance to flat



Letter boxes

ACCOMMODATION AND FACILITIES

First Floor

The accommodation consists of:

- 1) Lounge
- 2) Kitchen
- 3) Bathroom
- 4) Master Bedroom
- 5) En-suite Shower Room
- 6) Second Bedroom

Shared Areas

The shared areas consist of

- 1) Shared Entrance
- 2) Access Stairway and corridors
- 3) Access drive and gardens

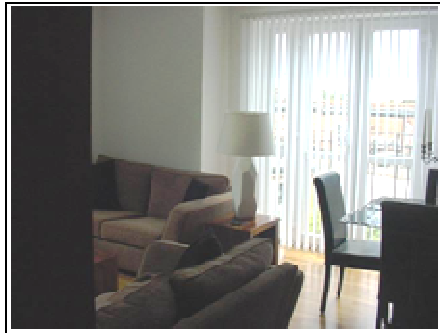
Outside Areas

We are unsure if the property has a car park space allocated to it. At the time we surveyed the property we were able to park however the parking does look restricted and subject to clamping. We often find parking is a problem on newer flats developments.

We could not see any outside areas specifically for drying clothes and rubbish storage.

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.



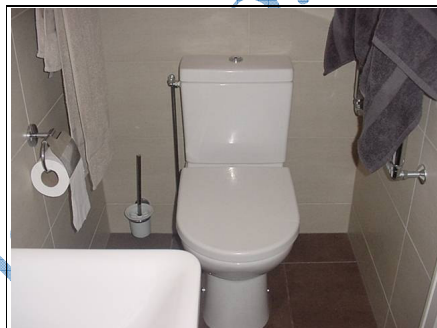
Lounge



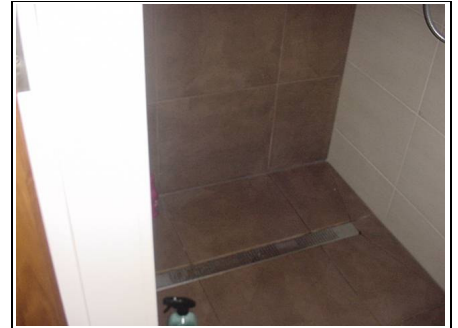
Kitchen



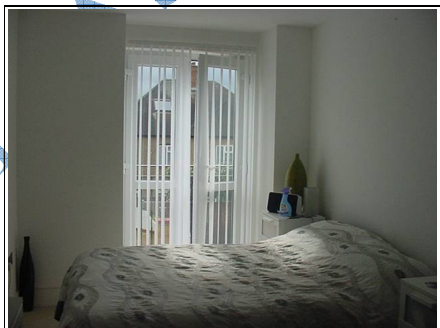
Master Bedroom



Ensuite shower Room



Ensuite shower room



Second bedroom



Bathroom

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SUMMARY OF CONSTRUCTION

External

Main Roof:	Pitched roof clad with concrete tiles
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Assumed internal
Walls:	Stretcher Bond Brickwork (assumed)
Fascias and Soffits:	Plastic
Windows and Doors:	Plastic double glazed with trickle vents

Internal

Ceilings:	Plasterboard (assumed)
Walls:	Stud work. Perimeter walls are dry lined. (assumed)
Floors:	Timber floor (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (assumed). The boiler is located in the kitchen and is a Heatline Capriz 25 which is a make we rarely come across.

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.

Your Legal advisors should check all of the above.



EXECUTIVE SUMMARY

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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 200 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

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 a nicely styled interior with some finishing touches that we don't usually come across, such as good quality doors and a decorative finish to the architraves.
- 2) It will have modern thermal efficiency values, presuming it has passed building regulations. Being a first floor flat you are effectively insulated by the ground floor and the top floor flat as well.
- 3) It has a second bedroom and an en-suite shower to the master bedroom.

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

The Bad

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

1.0 General quality of workmanship

As we showed you when you came to see the property there are various areas of workmanship that give us cause for concern. These range from:

1.1 Cement has been used around the double glazed windows rather than a mastic seal. This is coming away.



Cement around windows

1.2 The end caps are missing to many of the plastic windows.

1.3 The lack of weep holes to the retaining wall.

1.4 The airbricks acting as gutters to the ground floor properties.



No weep holes to retaining wall

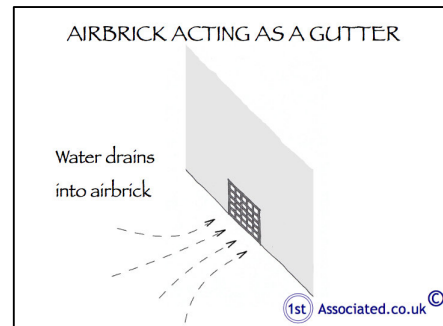


Air bricks acting as gutters

ACTION REQUIRED: These are general maintenance things that should be picked up on the builders snagging list.

Snagging list defined.

This is a list of issues that I picked up at the completion of the project.



Firstly your legal advisor needs to check that the snagging list is being carried out.

Secondly we wish to highlight that some of the design issues are basic problems that we haven't come across before showing a lack of quality workmanship and a lack of understanding.

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2.0 Lack of hand over process and new management process

No one person of the occupiers (shared owners) takes responsibility for shared issues. Everyone is happy to point out what's wrong with their property but not with shared ones.

The usual way to do this is to set up an Owners Management Company and they would look at the shared issues. A good Management Company can often make or break a property.

We noted various different things that highlighted the lack of a good owner's management company or a structured hand over process. We would specifically mention:

2.1 The lack of fire extinguishers (we found them stored under the stairs).

2.2 The fire detector under the stairs with the electrics has been covered up and therefore is not working.



Fire alarm covered up

ACTION REQUIRED: In summary the building is being occupied without the appropriate fire equipment. We are advised by the current owners lodger (the owner was not at home when we carried out the survey) that there is an Owners Management Company. We would recommend that your solicitor contacts them directly to ask what measures are being taking to solve this type of problem.

We would reiterate that the lack of a good building management can cause major problems with the property ultimately resulting in the value of the property being affected. We have come across this several times.

3.0 Condensation likely

We noted there was no extract fan to the kitchen and a small extract in both the bathroom and ensuite room.

ACTION REQUIRED: We would recommend that humidity control extract fans are added to the property as soon as possible

ANTICIPATED COST: A few hundred pounds. Please obtain quotations.

4.0 Unusual Boiler

We have not come across this make of boiler previously in the many years of surveying. You may find it hard to get parts.

ACTION REQUIRED: We recommend you put it on a British Gas maintenance contract or equivalent. At the very least have a Gas Safe report carried out on it.

5.0 View from the Flats

The view from the flats is not the best. Overlooking the entrance driveway it may get some noise. Also overlooking the back of the shops we noticed some fly tipping had taken place.



Overlooking entrance driveway



Fly tipping

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6.0 Noise Transfer

From speaking to one of the residents there is noise transfer in the property. Although the property should have been designed to modern standards it doesn't necessarily mean it has or that the system employed works.



Timber floor

ACTION REQUIRED: Before you move in we recommend that you speak to other people that live in the property (we could only find one person in on the day of our survey). It may be worth going round at a weekend) and ensure you are happy with the noise level.

We would add that the wooden floor that has been used in your property can equally cause problems.

7.0 Security

We were unable to open the main entrance door with the key, only by the fob, however we were able to lean through the security gates and press the opening device to open the main entrance gate to the grounds if you know where it is.



Entrance gate

ACTION REQUIRED: This is something an Owners Management Company would look into.

Please see the Other Matters Section of this Report.

8.0 Parking Area

8.1 Parking is very limited; there looked to be four spaces. This all has a gated access. Is this satisfactory for you?



Car park

8.2 Whilst there are two drains in the car park the brick pave didn't look to be discharging towards the drain. Again this is something that the Owners Management Company would look into.



Drain in car park

8.3 The lean-to is discharging against the wall rather than into a gutter.



Lean-to with no gutter

The Ugly

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

1.0 Sloping site and airbricks acting as gutters

The property is on a sloping site, not quite as steep as the one shown in the sketch but this gives the general idea. There has not been much thought as to how rain water is being managed as when it rains the water will want to go from the top of the site to the bottom of the site.



We noted running gulleys to the adjacent road (right hand side) but we didn't notice anything to manage the water around the property although we weren't able to gain physical access to the back and right hand side and had to view it over a fence.

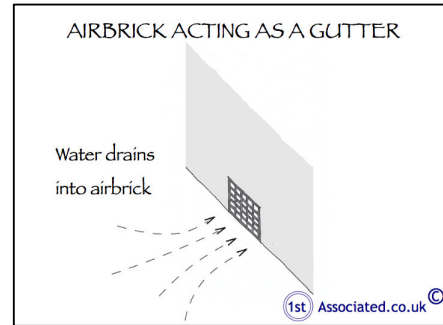
This has given us particular cause for concern due to the airbricks acting as gutters. Some work needs to be done to these to stop water getting in as we are concerned that the property has a suspended floor due to poor soil conditions. Unfortunately the last thing that you want with poor soil conditions is water pouring into the foundations.



Airbricks acting as gutters

ACTION REQUIRED: You need to bring this to the freeholder's attention before you commit to purchasing the property and insure that a resolution is sorted.

For a new property there are more issues then we would expect and this shows a general underlying problem with quality of work on the site. If we can see these problems it always concerns us what the builder/developer may have hidden.



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Other Items

Moving on to more general information.

Living in Multi-Occupied Leasehold/Shared Freehold Properties

This is more a statement of information. There can be problems living in multi occupied properties with anything from noisy neighbours to non-contribution to the 'sinking fund'. The property is Leasehold/Shared Freehold, which is very different to having a Freehold property, where you can almost literally do as you like (within the scope of the Law!).

Please see the attachment in the Appendices at the end of this Report.

Sinking Fund / Planned Maintenance - Future Work

With properties such as this even though they are new they should have planned maintenance programmes. We would expect this to be looking at and considering any anticipated works and associated costs at least ten years in advance.

ACTION REQUIRED: Your Legal Advisor to confirm future planned maintenance costs and expenditure.

ANTICIPATED COST: Your Legal Advisor to confirm

Communal Areas

We are not absolutely certain which areas are shared and which are not. Your legal advisor needs to confirm this for you.

Please see the Outside Areas Section of this Report.

Reactive / Day-to-Day Maintenance and Cyclical Maintenance

By reactive / day-to-day maintenance we mean work of a more immediate nature, such as repairs to leaking showers or blocked drains or entry door systems. By cyclical maintenance we mean maintenance carried out on a regular basis such as to the fire alarm system and the lifts and the garden maintenance.

Dependent upon the terms of your lease/shared freehold agreement some of this may come under your responsibility but be managed for you and re-charged back to you by the Management Company.

ACTION REQUIRED: Typically there is a Service Charge for day-to-day maintenance / reactive maintenance and also cyclical maintenance. Your Legal Advisor to confirm costs.

Services

Whilst we have carried out a visual inspection of the services within the property we also need to advise you of the following:

Electrics

For the electrics we would recommend an NICEIC registered and approved electrical contractor or equivalent carries out an inspection, test and report to Institute of Electrical Engineers standards (IEE).

Heating

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

Drainage

We would recommend a closed circuit TV camera report.

Water Supply

Mains water supply.

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

Maintenance

This type of property is modern but nevertheless still requires ongoing maintenance and repair. A budget for such work must be allowed to ensure it is maintained in a good condition this is normally known as a sinking fund or monthly maintenance charge. This will prevent undue and unnecessary deterioration. It is surprising how quickly modern buildings can deteriorate if not maintained.

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work. Whilst it is newly decorated you may wish to redecorate to your own personal taste. Upon reflection we have been surprised at some of the poor standards of workmanship in the property. Whilst the ultimate finish in the flat itself is good (although superficial) there are a number of questions that need to be asked, please see our Executive summary. We have detailed these and other issues within the main body of the report.

Purchase Price

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

Every Business Transaction has a Risk

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

Estimates of Costs

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

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

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:

Upon reflection we are surprised at the errors that have been made in construction and the quality of finish albeit they are relatively small issues with the exception of the airbricks acting as gutters. Albeit they are fairly basic mistakes we were surprised they had been made in the first place.

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

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

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MORE ABOUT THE REPORT FORMAT

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

TENURE – LEASHOLD / SHARED FREEHOLD

We have not seen a copy of the lease/shared freehold agreement and have assumed for the purposes of this report that it is a full repairing and insuring lease/shared freehold agreement and that there are no onerous or unusual clauses, if there are your Legal Advisor/Solicitor should bring these to our attention

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.

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



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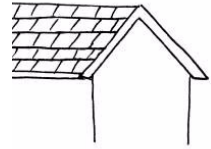
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EXTERNAL

ROOF COVERINGS AND UNDERLAYERS



The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.

Dependent upon the age of your property and the type of construction it may or may not be present, please read on:

Main Roof

The roof is pitched and clad with concrete tiles. From ground level, this looks in average condition considering the roofs age type and style. We were pleased to see there was a vent in the roof. This should help with any condensation problems, which is a problem that is getting more and more common in modern properties.



Vent in roof

Awkward Roof Details

For a modern roof there are some awkward roof details we assume this is because they are trying to pack as many flats into the building as possible.

This is an awkward valley gutter detail which we suspect there will be problems with in years to come.

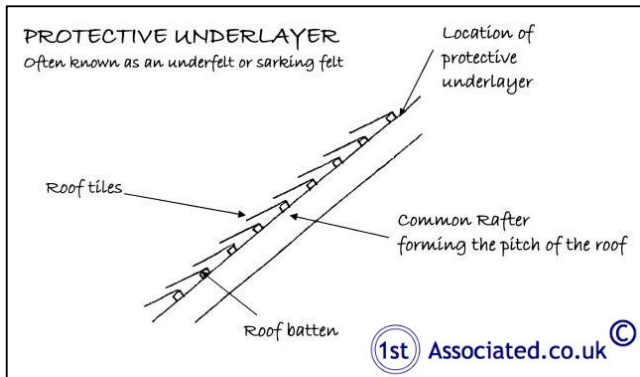


Awkward valley gutter detail

ACTION REQUIRED: Carry out periodic inspections and maintenance of the roof, as required.

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.

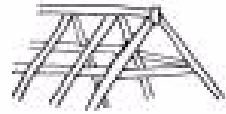


We weren't able to gain access to the roof therefore we can't comment whether it actually has a protective underlayer however in this age of property we would expect one to have been built in.

Finally we were only able to see approximately 30-40 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.

ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

Roof Access

The main roof is not accessed at all so we can't view it.

Roof Structure

We weren't able to access the roof space. As rooms have been created in the roof we can't comment on the roof structure.

We opened the only cupboard we could find on the top floor landing but unfortunately this was lined.

We weren't able to expect the roof in this particular case.



Lined cupboard on top floor landing

GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

The property has plastic gutters and downpipes. There may be some minor leaks but most people would be happy to live with these.

We were surprised to see that some of the downpipes were getting blocked this early in the autumn.



Blocked downpipes

ACTION REQUIRED: It will need regular maintenance to the gulleys at the bottom of the downpipes and we always recommend that annually the gutters and downpipes are cleared out and the joints etc.

Soil and Vent Pipe

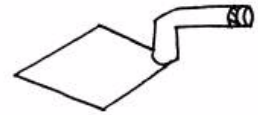
The property has plastic soil and vent pipes. We were unable to see exactly where the soil and vent pipes discharged other than noting a few vents at the front of the property that didn't look to relate to this particular property. They may be visible from the rear of the property but we did not have access to this area.



Vent Pipes

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

WALLS



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

The walls are constructed predominantly of brickwork however there is some render at higher level. There are also decorative soldier courses of brickwork over the windows in a red brick and a red string course of bricks running around the walls on brickwork and render at first floor level.



Decorative brickwork

Brickwork

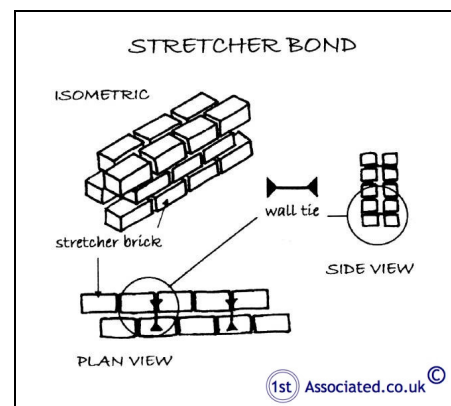
The property is built in Stretcher Bond brickwork. The brickwork is average to slightly below average condition for new brickwork. However we were pleased to see the soft red brickwork detailing.



Brick wall close up

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

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



Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. As there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties.

Weep holes

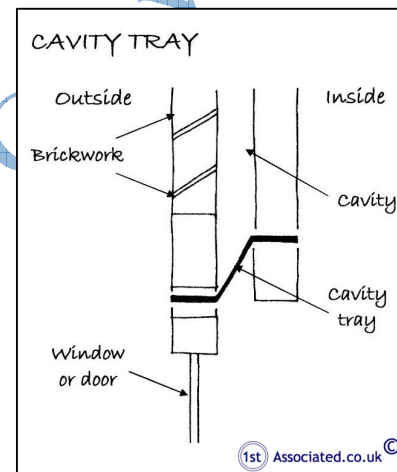
The weep holes indicate there are likely to be cavity trays in the property.



Weep holes

Rendering

There are areas of render to the property. This looks to be cement render and may well be a modern SIP panel which is a structurally insulated panel. We would comment that this type of panel has not been used in the UK for these types of conditions for sufficient time for there to be in use data available. Our experience to date has been mixed the SIP panels are very dependent upon the builder installing them correctly.



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/plaster we cannot comment on their construction or condition. In buildings of this age metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.



Rendering

Our comments have been based upon how the brickwork / render / plaster have 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.

FOUNDATIONS



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

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a concrete foundation.

London Clay

This property stands on London clay. It is, therefore, more susceptible than most should drains leak or trees be allowed to overgrow, etc. It is not unusual to have some settlement in London properties.

Building Insurance Policy

In Leasehold/Shared Freehold properties the property is usually insured by the Landlord and recharged back to the Leaseholder/Shared Freeholder. It is a condition of the Lease/Shared Freehold Agreement that insurance is taken with the Landlord. As we have not seen a copy of the Lease/Shared Freehold Agreement we can only assume that this Lease/Shared Freehold Agreement carries the usual convention.

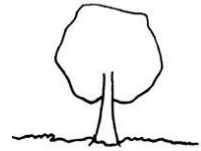
You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

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

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

TREES



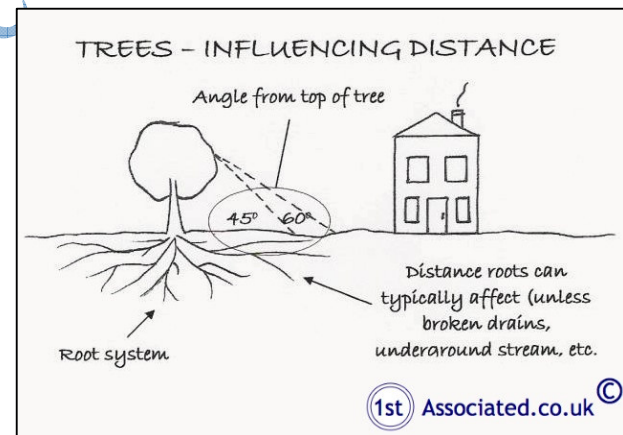
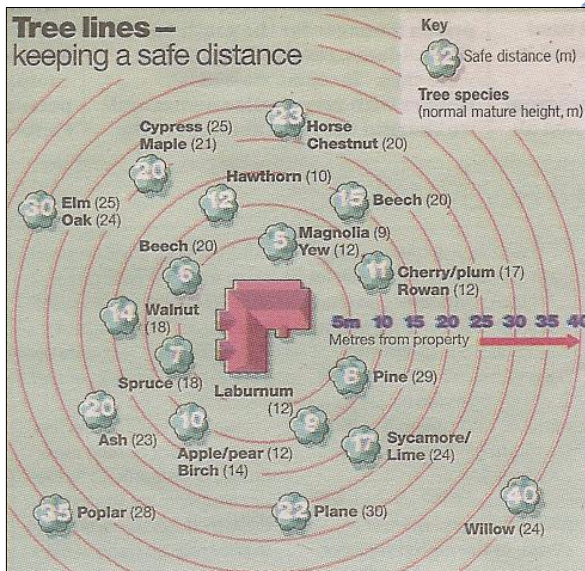
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are trees particularly to the rear of the property that may affect the sunlight/ possibly being within influencing distance of the main property as a whole although not your property.



Large conifers

ACTION REQUIRED: Someone from your management team needs to speak to the people about the trees and insure they will keep them maintained or agree that those trees overhanging the boundaries of this property are maintained.



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.

Rather unusually for a new property the floor is suspended and we noted air bricks. This is often used in modern properties where there is a clay soil but we can't be certain in this area in this case. However we would comment that the air bricks are currently acting as gutters.

Please see our comments in the Executive Summary.

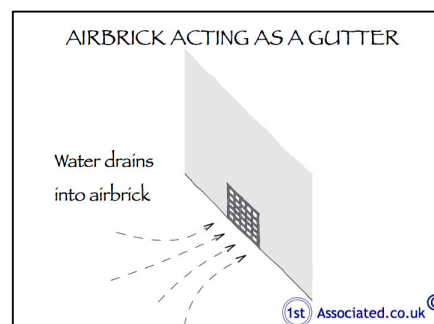
We would say that it is a clay soil and probably the worst scenario that you can get is where the clay is being saturated by water coming in through the air bricks.

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

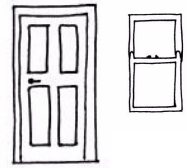
Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.



Damp Proof Course



FASCIAS AND SOFFITS AND WINDOWS AND DOORS



This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias and Soffits

The fascias and soffits look to be plastic. We noted there was a vented grill in the base of the soffits which is good as it shows that some thought has been given to condensation issues in this property.



Fascias and soffits

Windows and Doors

The property has plastic double glazed windows, which generally look to be of a reasonable quality with trickle vents. We particularly like the Juliet balconies although the window to the Juliet balconies have not been thought through properly as they are restricted on opening by the balcony and of course the view could be better.



Window hitting Juliet balcony

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

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.

Trickle Vents Defined

Small vents to the windows to allow air movement inside the property to stop a build up of fumes or humidity.

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

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EXTERNAL DECORATIONS



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

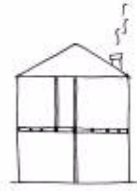
There is a fair amount of redecoration that will be required to the rendered work. This will normally be carried out by the landlord and recharged to the tenants. This is the type of thing that should be included in their planned maintenance schedule.

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

Please see our comments in the External Joinery section.

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INTERNAL



CEILINGS, WALLS, PARTITIONS AND FINISHES

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

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to be plasterboard.

Plasterboard Defined

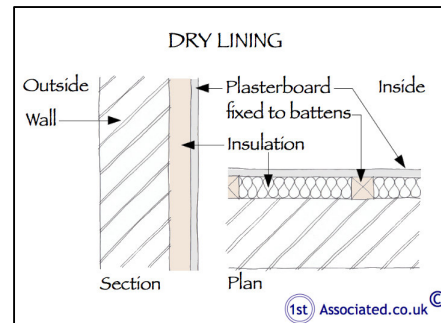
The usual name for Gypsum plasterboard which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

Internal Walls and Partitions

These are predominantly studwork, we believe they are likely to be plasterboard with timber or metal stud in a property of this age. It is of course impossible to determine the construction without opening up the walls and have therefore taken an educated guess.

Perimeter Walls

The perimeter walls are dry lined. This means a false wall has been put in front of the real wall. Without opening up the walls it is not possible to be one hundred percent certain, this is an educated guess.



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

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

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FLOORS



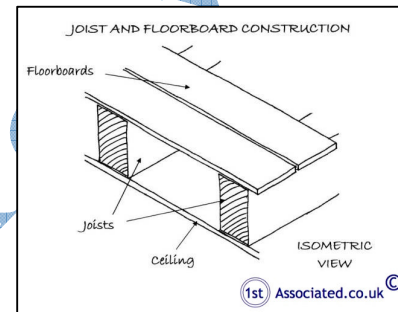
Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

First Floor

We have assumed that the first floor construction is joist and floorboards, as this is typical in this age of property. It's likely that it sits on joist hangers and given that it's a multi occupied building there is likely to be insulation within the floor construction.

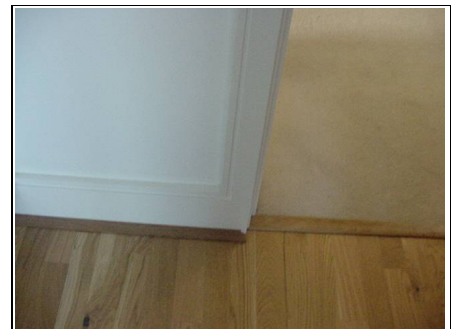
Joist and Floorboard Construction Defined

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

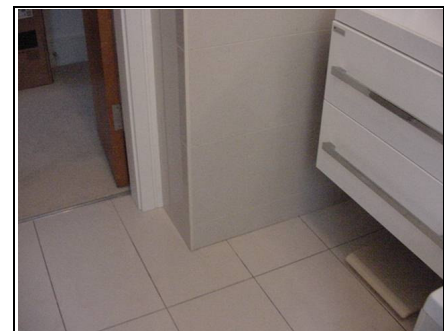


Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, laminated flooring etc. The comments we have made are based upon our experience and knowledge of this type of construction.

We would emphasise that we have not opened up the floors in any way or lifted any floorboards.



Carpet and laminate floor



Tiles on a wooden floor

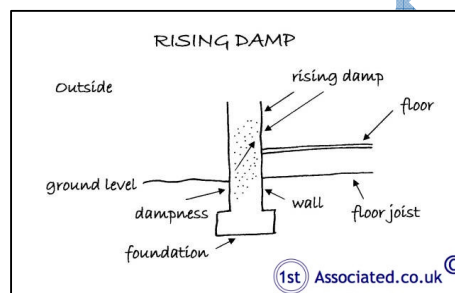


DAMPNESS

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 no rising damp as you are on the first floor but you may ironically share the cost of any dampness that happens on the ground floor. Whilst this is unusual in newer properties you do have this situation where you have your air bricks acting as gutters on the ground floor. Please see executive summery.

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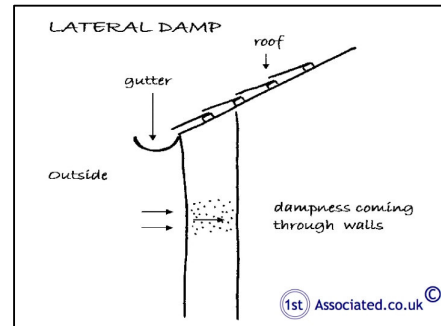
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Lateral or Penetrating Dampness

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

We used a damp meter on the external walls.
We have not found dampness.



Condensation

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

At the time of the inspection there were no obvious signs of condensation. However we would say that the en-suite area is likely to get condensation and the kitchen has no extract at all as far as we could see.

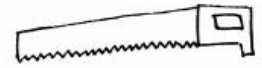
However, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning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

Extract fans in kitchens and bathrooms and en-suite

We feel it's important to have thermostatic humidity controlled extract fans in these areas. Indeed it would be ideal if they were in the rest of the property as well.

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.

INTERNAL JOINERY



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

Doors

The property has good quality internal doors and it even has a double entrance door into the bathroom.



Entrance to bathroom

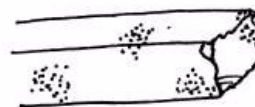
Kitchen

We found the kitchen in average / above average condition. We have not tested any of the kitchen appliances.

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

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TIMBER DEFECTS



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

Dry Rot

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

We have not visually seen any dry rot during the course of our inspection.

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

Wet Rot

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

We have not visually seen any wet rot during the course of our inspection.

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

Woodworm



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

The roof is the main area that we look for woodworm.

In this instance we haven't been able to gain access to the roof. It is unlikely that a modern property will have woodworm unless it is brought in on older furniture.

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.

INTERNAL DECORATIONS



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

Internal decorations are in average to condition.

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

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

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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

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

Roofs

We were unable to get into the roof so we can't comment other than it's a modern property and should be up to modern thermal standards.

Walls

The property has a stretcher bond construction. In this age of property they usually have insulation assuming they are built to building regulations.

Windows

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

Services

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

Summary

Assuming are assumptions are correct this property is average compared with what we typically see.

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

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

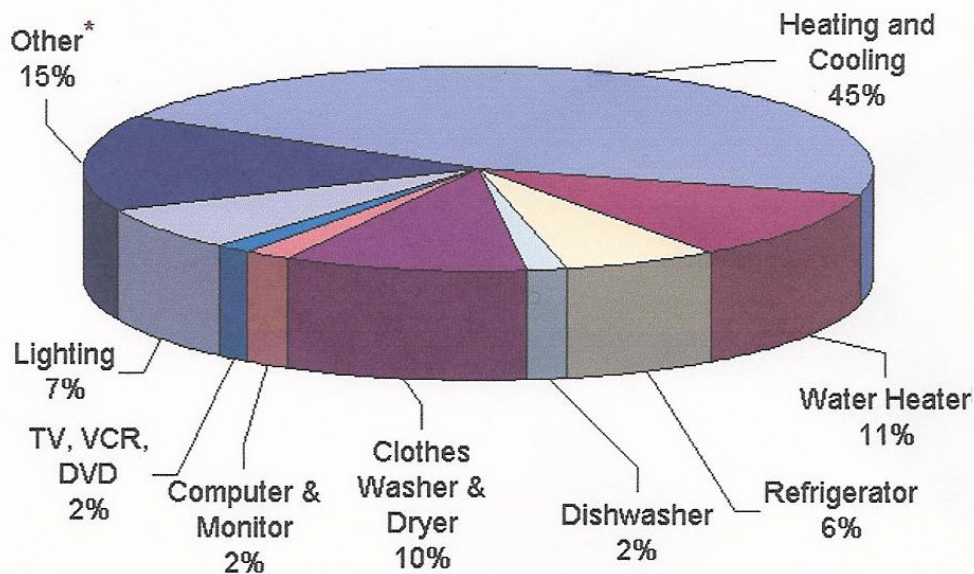
or alternatively www.cat.org.uk

*or Sustainable Energy Without the Hot Air by David J C MacKay
HTTP//www.withouthotair.com/Videos.html to download or buy like we did.*

*or How Many Light Bulbs? by David J C MacKay
HTTP//www.youtube.com/watch?v=UR8wRSp21Xs*

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

What does my energy bill pay for?



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

OTHER MATTERS



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

Security

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

Fire / Smoke Alarms

Multi-occupied Property – Fire Alarms

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

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

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

Insurance

As this property is leasehold/shared freehold we assume you have to pay your building insurance via the Management Company or Building Owner. Typically they will arrange for insurance and recharge it to you at a percentage of the cost. You should ensure that they have suitably insured the property.

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

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SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, 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 under the stairs. The fuse board looked newish.



Electric fuse box

Earth Test

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



Earth test meter

Mains Electrics

The Mains Electrics are located underneath the stairs. Please note our comment about the fire alarm not working

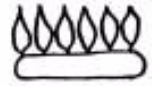


Mains electrics under stairs

ACTION REQUIRED: Your legal advisor should be able to obtain an up-to-date and suitable inspection certificate carried out by a NICEIC registered and approved electrician or similarly approved. If this is not the case then you need to have a test carried out yourself.

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

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

We are advised that the property has mains gas. The gas is located outside near the main entrance.

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

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

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

We found the controlling stopcock is located on the ground floor. There seems to be some confusion over which stopcock was for which. We suggest that you ask the owner if they are aware and if they can give more details.



Stopcocks

Water Pressure

When the taps were run to carry out the drainage test we checked the pressure literally by putting a finger over the tap and this seemed average. 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!).

Plumbing

The plumbing, where visible, comprises copper piping. We are aware in modern properties plastic is commonly used with what's known as copper tails, which is where the copper is used on just the bits you can see. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.

Heating

The boiler was located in the kitchen and is a Heatline Capriz 25 which is a make we have not come across previously. Please see our comments in the executive summary

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Ten Minute Heating Test

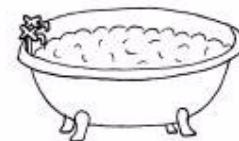
The occupier turned on the heat at our request however we couldn't get much heat to come out, maybe due to them using it incorrectly.

ACTION REQUIRED: We recommend you return and the owner puts the heating on and you check this warms the place as you wish.

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.

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.

Bathroom

The property has a three piece bathroom suite, consisting of a bath, wash hand basin and WC, which looks in reasonable condition, subject to some day-to-day wear and tear, as one would expect.

En- Suite Shower Room

The shower room is in a wet room style. We are always concerned with this design that water will actually come through the floor.

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

MAIN DRAINS



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

It is assumed that the foul drains from the property 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

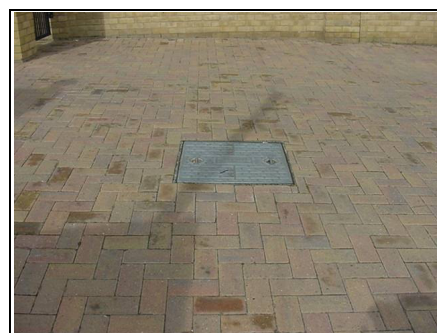
For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

With a multi-occupied property it is very difficult to establish which inspection chambers / manholes relate to which property. We can carry out a die test, however we have run the taps in this instance for quarter of an hour, as noted above, with no build up or back up, so we did not feel that it was required.

We have identified one inspection chamber / manhole.

Inspection Chamber / Manhole One

We started to lift this but the concrete started to come away so we didn't lift it any further. We are concerned that this manhole although it is outside the property it is in the driveway and it is the wrong quality of manhole cover is this suitable for heavy duty traffic?



manhole

Unfortunately therefore we have not been able to look at any of the drains. We ran the water from the taps within the house.

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

Rainwater/Surface Water Drainage

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

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

We have been unable to determine the ultimate means of rain/surface water disposal. Normally in a property of this age the rainwater drains discharge into a soak away.

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

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

OUTSIDE AREAS

PARKING

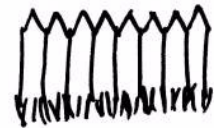


The property has very limited parking space. Please see our comments in the executive summary on parking.



Limited parking space

EXTERNAL AREAS



Communal Gardens

The communal gardens are to the front and side and looks to be private gardens around the rest of the property.

ACTION REQUIRED: You are legally advised to check and confirm what you do and don't have access and rights to

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

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

Neighbours

Your neighbours upstairs and downstairs were not in. In fact we found no neighbours in other than one person on the ground floor.

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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) We understand the property has the benefit of the remaining part of an NHBC/Foundation 15 Agreement or something similar. Your Legal Advisor should advise you further in respect of the duration of this Agreement and whether any claims have ever been made either against the builder/developer or the NHBC themselves. Your Legal Advisor should confirm that the Agreement is transferable and enforceable.
- d) 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.
- e) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- f) Rights of Way e.g., access, easements and wayleaves.
- g) Liabilities in connection with shared services.
- h) Adjoining roads and services.

- i) Road Schemes/Road Widening.
- j) General development proposals in the locality.
- k) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- l) 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.
- m) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- n) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- o) 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.

- p) 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 **0800 298 5424**.

For and on Behalf of
XXXXXXXXXXXXXXXXXXXX
Independent Chartered Surveyors
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX
XXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX

This Report is dated: XXXXXXXXXXXX

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

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

Surveying buildings
*By Malcolm Hollis published by Royal Institution of
Chartered Surveyors Books.*

House Builders Bible
By Mark Brinkley, Published by Burlington Press

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APPENDICES

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 XXXXXXXXX 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.

WEATHER

It was a warm, dry autumn day at the time of the inspection. The weather did not hamper the survey.

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

NOT LOCAL

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

OCCUPIED PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to us not opening up the floors and due to us not having access to the roof .

BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

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.

INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

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