

JOB REFERENCE: XXXX

RESIDENTIAL BUILDING SURVEY

XXX

XXX

Bedfordshire

LU6 XXX



Aerial view – 360 photo

FOR

Mrs X

Prepared by:

XXXXX

INDEPENDENT CHARTERED SURVEYORS



Marketing by:

www.1stAssociated.co.uk

0800 298 5424

CONTENTS

INTRODUCTION
REPORT FORMAT
SYNOPSIS
EXECUTIVE SUMMARY
SUMMARY UPON REFLECTION

EXTERNAL

CHIMNEY STACKS, FLUES, DORMER WINDOWS
ROOF COVERINGS AND UNDERLAYERS
ROOF STRUCTURE AND LOFT
GUTTERS AND DOWNPIPES AND SOIL AND VENT PIPES
EXTERNAL WALLS
FOUNDATIONS
TREES
DAMP PROOF COURSE
FASCIAS AND SOFFITS AND WINDOWS AND DOORS
EXTERNAL DECORATIONS

INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES
CHIMNEY BREASTS, FLUES AND FIREPLACES
FLOORS
DAMPNESS
INTERNAL JOINERY
TIMBER DEFECTS
INTERNAL DECORATIONS
THERMAL EFFICIENCY
OTHER MATTERS

SERVICES

ELECTRICITY
GAS
PLUMBING AND HEATING
BATHROOMS
MAIN DRAINS

OUTSIDE AREAS

OUTBUILDINGS / PARKING/GARAGE
EXTERNAL AREAS
POINTS FOR LEGAL ADVISOR

APPENDICES

LIMITATIONS
ELECTRICAL REGULATIONS
GENERAL INFORMATION ON THE PROPERTY MARKET

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



INTRODUCTION

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

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.

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

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

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. We also use sketches to give guidance and clarity on various issues in the property and we use them to help you understand the issues, scenarios and situations better.



Oriel window



Example sketch

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey semi-detached property facing the church. We believe the property was once part of three cottages.

From what we understand, from speaking to the owner's son, he thought the property was refurbished in the 1970's and they have been in the property since 1996 which we have confirmed from data from the Land Registry. Their son was present during the survey as he had returned from university however we have not had the benefit of speaking to the owners.

There is a garage to the left side (not usable) and off-road parking for several cars to the front. There is a path on the left side leading to a good sized garden with a patio and covered area adjoining the building and sheds to the rear of the garden. There are bushes and substantial trees around the property.

Older buildings such as this were built in what is known as vernacular style which uses local materials. From the 16th/17th Century, possibly 18th Century timber frame buildings were very popular. Also, Eaton Bray is very close to Totternhoe which is known for clunch therefore it is likely to have some of this material too (from speaking to the neighbours they confirmed this). Also, we noted the church across the road is built partly with clunch.



Clunch from next door church

Clunch defined

Chalk stone originating from Totternhoe, Bedfordshire. The first use of the stone is believed to be by the Roman legions to set up a temporary fort in Dunstable.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

We have carried out a brief inspection to ascertain if the building is nationally listed via the website HistoricEngland.org.uk. We have not found it to be recorded as nationally listed, however it may have local listing which needs to be checked. We have found that number X is Grade II listed; please see the Appendices.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



We have had a brief check to ascertain if the building is in a Conservation Area or not. We have not been able to find any information in relation to this.

ACTION REQUIRED: Your legal advisor needs to check and confirm all of the above.

Putting Life into Perspective!

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

- 1529 The Reformation,
- 1558 Elizabeth I becomes Queen of England at 15 and reigns until her death in 1603
- 1564 William Shakespeare born - did you know the spelling of his name was not fixed until the 20th Century, in fact there are eighty different ways of spelling Shakespeare. William Shakespeare disappeared completely from 1585 and 1592; perhaps he was working on how to spell his name!
- 1605 Gunpowder plot discovered, now celebrated on 5th November with fireworks
- 1625 Charles I becomes King
- 1640 External jettying was popular from 1475 to 1640

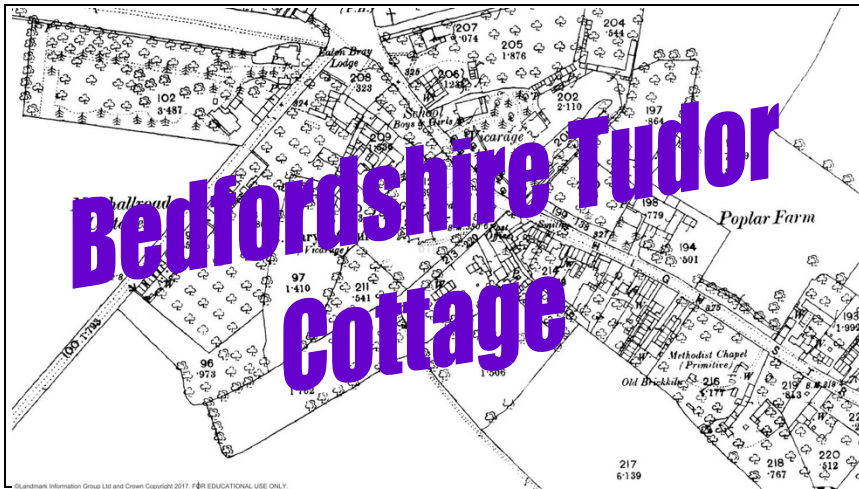
———— Marketing by: ————

www.1stAssociated.co.uk

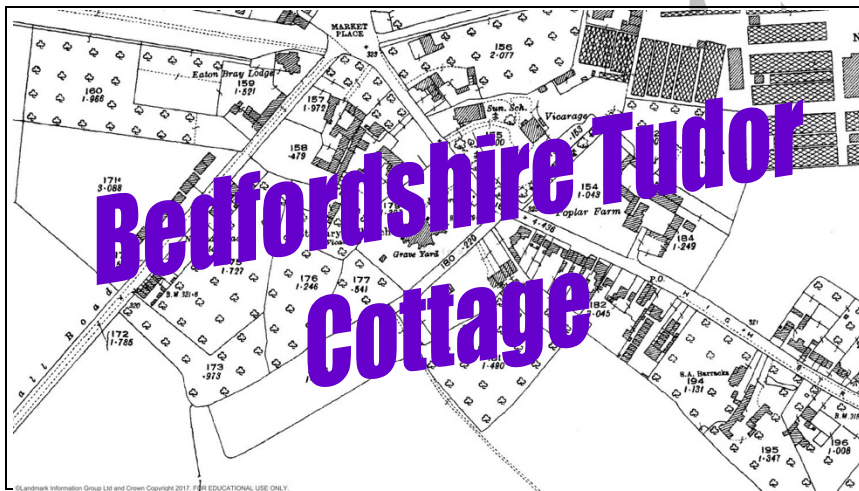
0800 298 5424



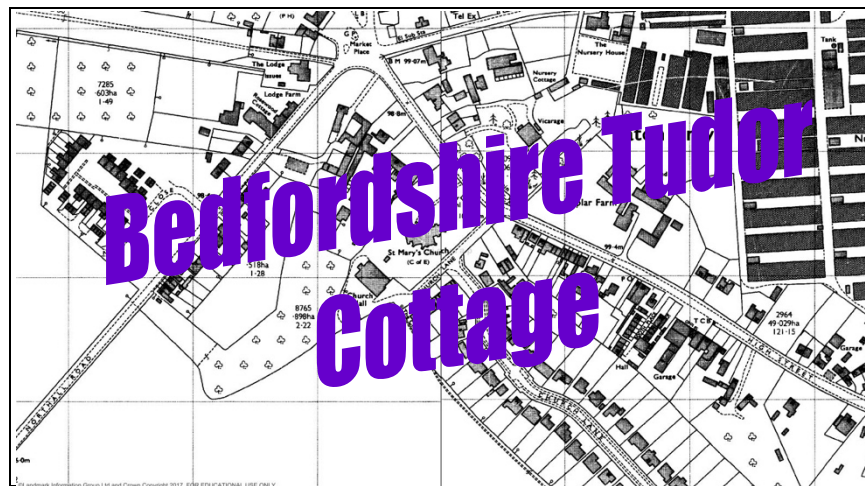
HISTORIC PLANS



1880



1930



1970

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



EXTERNAL PHOTOGRAPHS



Front view
~ Aerial View - 360 Photo ~



Rear view
~ Aerial View - 360 Photo ~



Left view
~ Aerial View - 360 Photo ~



Right view



Front parking area
~ Aerial View - 360 Photo ~



Canopy terrace area adjacent to building



Garden with sheds to rear

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



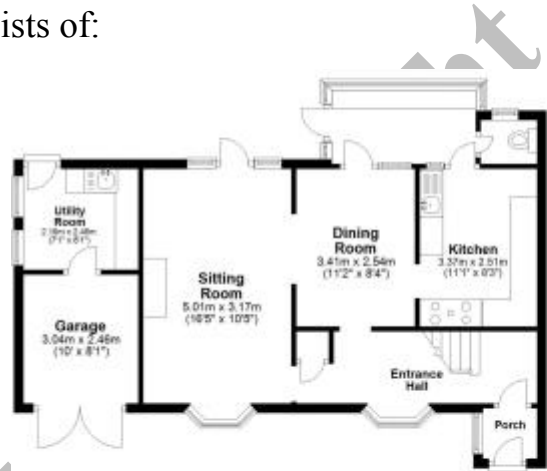
ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance porch
- 2) Right entrance hallway and stairs
- 3) Left sitting room
- 4) Rear middle dining room
- 5) Rear right kitchen
- 6) Far right WC
- 7) Far right entrance/boot room
- 8) Far left garage divided into utility room



First Floor

The first floor accommodation consists of:

- 9) Landing right
- 10) Right master bedroom with en-suite
- 11) Front bedroom/office
- 12) Rear bedroom
- 13) Left bedroom
- 14) Rear left bathroom



Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Outside Areas

There is a garage to the left side and off-road parking for several cars to the front. The front of the property faces the church. There are substantial trees.

There is a path on the left side leading to a good sized rear garden with a covered terrace area adjacent to the building. There are bushes and trees around the property.

There are sheds to the rear of the garden with their own electricity supply. There is also a greenhouse.

Finally, all these details need to be checked and confirmed by your Legal Advisor.



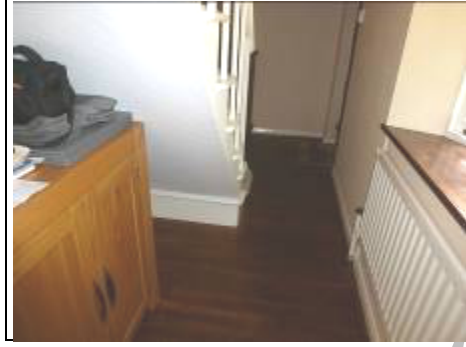
INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience.

Ground Floor



Entrance porch



Right entrance hallway and stairs



Left sitting room



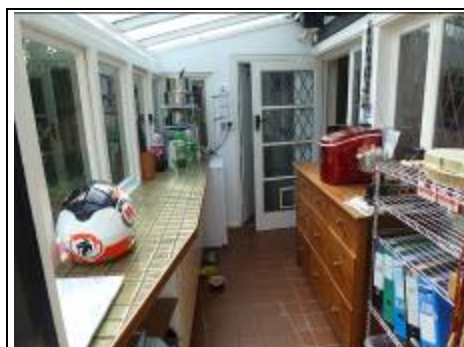
Rear middle dining area



Rear right kitchen



Far right WC



Far right entrance/boot room



Far left utility room at rear of garage

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



First Floor



Landing right



Front bedroom/office



Right master bedroom



Right master bedroom en-suite



Rear bedroom



Left bedroom



Rear left bathroom

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



SUMMARY OF CONSTRUCTION

External

Chimneys:	Two painted render chimneys
Main Roof:	Pitched, clad with tiles
Main Roof Structure:	Cut timber roof, some old timbers to gable ends
Left Newer Roof:	Modern cut timber roof
Front Entrance Roof:	Pitched, clad with tiles
Front Oriel Window Roofs:	Lead
Left Oriel Window Roof:	Pitched, clad with tiles
Rear Right Canopy:	Georgian wire polished plate glass
Rear Far Right Roof:	Shallow pitched, clad with slates
Rear Entrance Roof:	Polycarbonate into timber frame
Gutters and Downpipes:	Cast iron and Plastic
Soil and Vent Pipe:	Plastic
Wall Structure:	Timber frame, brick tile detail onto brickwork where visible to create an upstand around the base of the building Modernish timber frame where inspected
Wall Finish:	Cement render with exposed timbers
Exposed Rafter Feet:	Painted timber
Windows and Doors:	Timber single glazed windows

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Internal

Ceilings:	Modern plaster (assumed)
Perimeter Walls:	Modern plaster (assumed)
Internal Walls:	Mixture of solid and hollow (assumed)
Floors: Ground Floor:	Solid underfoot, assumed Concrete
First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

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

Heating:	There is a floor mounted Worcester Bosch boiler located in the utility area of the garage
Electrics:	1970's-1990's fuse board in the kitchen cupboard Old fuse board within a hall cupboard
Gas:	The consumer unit was located in the utility room
Drainage:	Two manholes located to rear

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

ACTION REQUIRED: Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.





EXECUTIVE SUMMARY

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

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

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

Once you have read the report we would recommend that you revisit the property to review your thoughts on the building in light of the comments we have made in this survey.

The Good

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

- 1.0 The property has character.
- 2.0 The property has a corner location adjacent to the church.
- 3.0 Off-road parking and good sized garden.

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

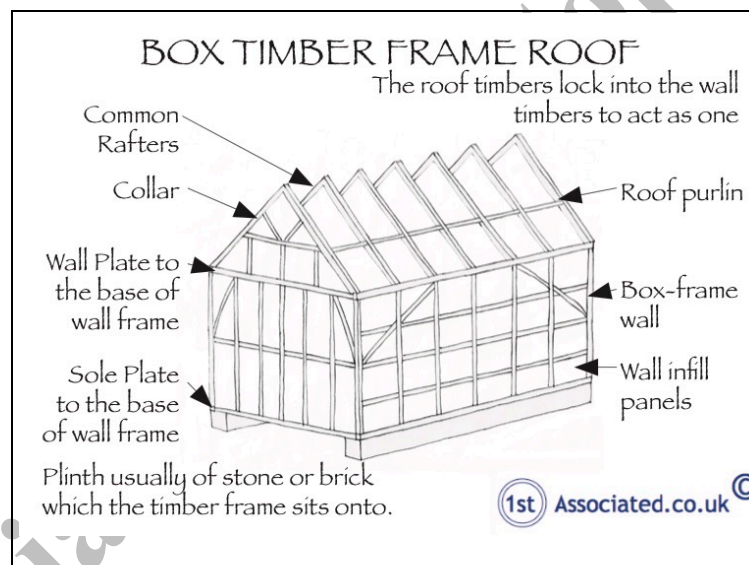


The Bad

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

1.0) Timber frame structures

In the 16th and 17th Century timber frame construction was very popular and was also known as vernacular construction which means in this context the use of local materials. Many timber frame structures from this age are hidden by a pargeing render on the outside of the wall which is formed in lime and plaster internally also formed with lime. This property would, we believe, probably originally have been a box timber frame building.



Box timber frame

How has this building been changed over the years?

You may or may not be aware the building has had considerable alterations over the years. We understand the property has been extended to the left and also refurbished many decades ago making this an old looking but relatively new building.



Historic photograph of when property was three cottages

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



We believe the building has been changed considerably and it looks like a new timber frame has been put in. There may be some old timber frame remaining however the only part we could see was on the left side gable end and we could see some old pargeting render on the right side, both within the roof.



Gable end of building next door

No doubt the people carrying out the work had good intentions however they do not look like they have left much of the original building. There may be some older brick to the base of the building however this has been hidden by a brick tile (we say brick however it is probably pressed concrete to look like brickwork).



Brick tile to base



Brick tile to base

During the course of the survey we spoke to the neighbours in the adjoining property and they kindly invited us in. To give an indication of how things have changed, they allowed us to take a photograph of the rear of their property. We are sure they would welcome you and would be pleased to meet you. We recommend you have a chat with them.



Rear of neighbour's property
(not your property)

We believe this was a box timber frame that had a wattle and daub infill and that this was replaced over the years by brick. The neighbours showed us a historic photograph (adjacent) which is worth you having a look at whilst in their property.



Historic photograph

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



2.0) Chimney

The left chimney looks to be in use. We noted the render around it is starting to crack. We believe it is likely to be cement render as we found this in the majority of the rest of the building.

ACTION REQUIRED: We recommend that you repair this chimney as if water gets in behind the render then it can come away. At the same time check the other chimney. There is also other high level work that we mention in the next section.

ANTICIPATED COST: Set aside the sum of £2,500 - £5,000 for chimney and high level repairs; please obtain quotations.

Please see the Chimneystacks Section of this Report.



Cracks to render



Crack to render of middle chimney

3.0) High level work

There are some timbers visible to the gable end that are starting to rot at high level. This may or may not be part of the original box timber frame. Within the roof space we could see some older timbers therefore care should be taken when examining this area. We would be more than happy to return and help if so required.



Left gable



Rot to gable end



Old timbers in roof space

ACTION REQUIRED: Repair.

ANTICIPATED COST: See above.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



4.0) Main Roof

The main roof has a relatively steep pitch with a concrete tile. The tiles have more than the average amount of moss, as we often find in areas where there are large trees as they shelter the building from sunlight and also reduce air movement which tends to encourage moss. Moss then accelerates the deterioration of the tiles; it looks to have done this to the rear of the property. We can see this has been a concern for some time as there was a tile guard above the glass roof area to the rear which is starting to rust.



Moss on roof
~ Aerial View - 360 Photo ~



Tile guard



Tile guard rusting



Moss
~ Aerial View - 360 Photo ~

We can also see some opening up of the tiles.

ACTION REQUIRED: Monitor roofs. The difficulty with carrying out work on these roofs is that when you move one tile you have to move a lot of tiles so sometimes these roofs bond themselves together far beyond what you would expect. We would however start to budget for roof repairs.



Opening up of tiles

ANTICIPATED COST: Budget £2,500 - £5,000 for repairs. We would also identify a matching tile and ensure that you have a store of replacement tiles available. Please obtain quotations.

Please see the Roof Coverings Section of this Report.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



5.0) Your trees and other people's trees

The nice thing about having trees in your garden is that you have control over them and you can let them grow as big as you like or decide not to let them grow and coppice them. The difficulty with other people's trees, such as the church trees across the road and the trees on the boundary of your property, is that you have to persuade other people to maintain them or cut them back.

We believe that trees encourage the moss on the roof and also limit sunlight. We would ad that we personally like trees however are aware that not everyone does.



Tree to front
~ Aerial View - 360 Photo ~



Trees to church



Church trees double the height of the property

There is a small tree to the front causing a small amount of movement to the dwarf wall (or it could have been driven into by accident).

ACTION REQUIRED: We recommend maintenance of the trees as soon as possible.

Please see the Trees Section of this Report.



Small tree to front causing movement to dwarf wall

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



6.0) External joinery

Rot to windows

We found rot in the windows at ground floor level where we were able to knife test them. We suspect that there will also be rot at first floor level and also to the rafter feet which are very difficult to decorate. We normally find it is the ground floor windows that have problems and the upper areas have more problems.



Rot to garage window



Deterioration to rear dormer



Exposed rafter feet

Rot to timber structure and secondary timbers

There is rot to the timber gable end which we have already mentioned in the high level work. With an older timber frame the quality of timber used was very good. Our concern is with a refurbishment post war the quality of timber may not be as good. We believe it is possible there will be considerable work required to the timber frame.



Rot to end timbers of gable end



Rot starting to occur in jetty timbers to rear

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Trellis

We found rot to the trellis.



Rot to rear trellis

Rear right entrance roof

The rear right glazed roof has leaked over the years. We can see it is a known about problem and has been repaired with flashband.



Rear boot room



Flashband repair

Flashband Defined

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

ACTION REQUIRED: We would recommend redecoration in the summer of 2020.

Remember, we can only advise on the areas we can see. During our question and answer session with the owners' son we asked specifically about the redecoration as redecoration can cover up a lot of things. We were advised that it was last carried out in 2018 externally and 2019 internally.

ANTICIPATED COST: Budget £10,000 - £15,000 for timber repairs; please obtain quotations.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



7.0) **Dampness - high ground level**

The ground level around the property seems to be slightly high, possibly it is on a slight slope (it is difficult to be certain) and we obtained damp meter readings internally.



High damp meter reading



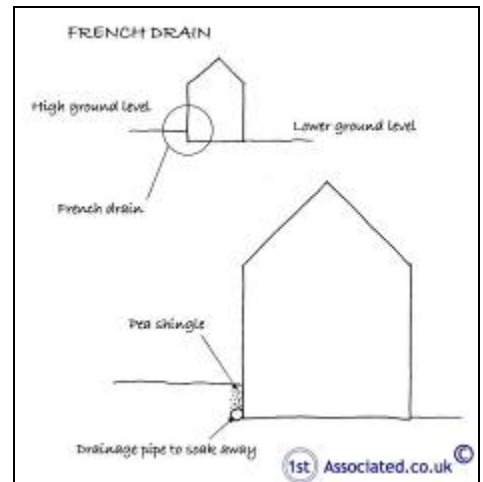
High ground level



High ground level and render to base

ACTION REQUIRED: We recommend that you start by lowering the ground level around the property to see if this helps. You may not even notice the dampness in the property and to some extent older properties do need some dampness. If it is problematic then adding a French drain to divert water around the property should help.

ANTICIPATED COST: In the region of £3,000 – £4,500; please obtain quotations.



French drain

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



8.0) Asbestos

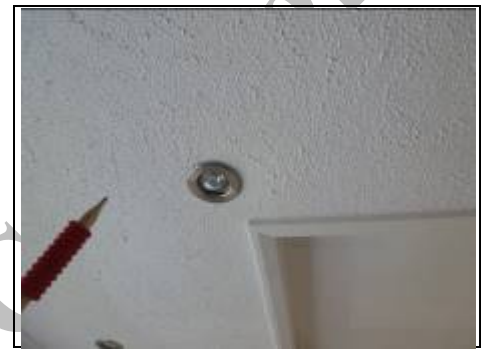
There are some slates, which we believe are manmade to the far right corner. We believe these may contain some asbestos.

Some of the ceilings have a textured paint finish (commonly known as artex). You should be aware that textured paint is generally used where there are uneven walls or possibly even where dampness is coming in through the walls. Care should be taken with textured paint as textured paint prior to 1984 may contain an element of asbestos.

Given that the property was possibly refurbished in an era when asbestos was a popular material the property may have asbestos. The generic sketches show typical areas where asbestos can be found in these properties.



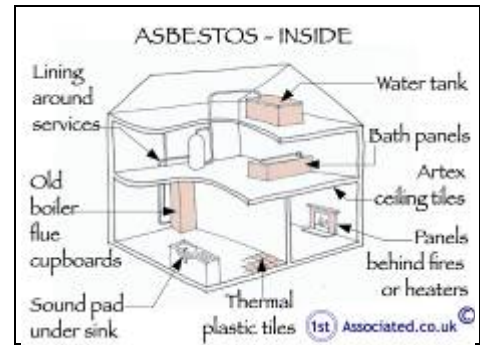
Tiles on end could be asbestos



Textured paint



Asbestos - outside



Asbestos - inside

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

ACTION REQUIRED: The only way to be one hundred percent certain with regards to Asbestos in a property is to have an Asbestos report with samples taken and the recommended action carried out.

We would always recommend any asbestos is removed from a property as it can not only be dangerous, it can affect the value of the property.

ANTICIPATED COST: Asbestos costs can vary considerably; we are forever surprised at the variety in quotes. Please obtain quotations.

Please see the Other Matters Section of this Report.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



9.0) Fences

The rear of the left fence is in poor condition. Confirmation is required as to who owns this fence (we believe it is probably yourselves) and who has liability to repair it as it needs repairing).

ACTION REQUIRED: Your legal advisor to check where your fences start and finish and confirm.

ANTICIPATED COST: If this is your fence we would expect costs in the region of £1,000 - £2,000. Please obtain quotations.

Please see the External Areas Section of this Report.



Rear left fence in poor condition

10.0) Condensation

We noted an extract in the bathroom however it is still likely to have condensation as the ceiling is partly built in the roof.



Extract trunking within roof space



Extract fan in bathroom

ACTION REQUIRED: We would recommend large good quality humidity controlled extract fans are added to the kitchen, the bathroom and any areas that are humidity generating for example areas that are used for drying clothes internally during winter months (we would assume that clothes will be dried externally during the warmer months). By large extract fans we mean 150mm.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



ANTICIPATED COST: We would anticipate costs between £250 - £500 per extract fan depending upon the wiring required. We always recommend quotes are obtained before work is agreed/commenced.

Please see the Dampness Section of this Report.

11.0) Cold bridging

Cold bridging is a feature of this era of property as some of the ceilings are formed partly within the roof.



Ceiling formed partly in roof

Cold Bridging Defined

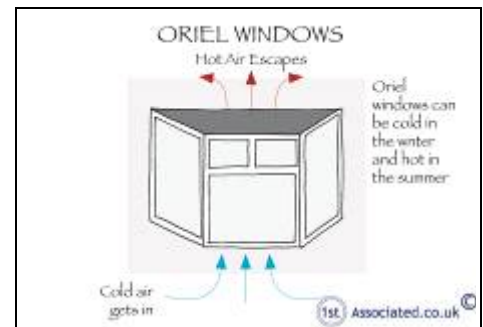
Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property, often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.



Cold bridging/thermal bridging



Oriel windows will be cold



Oriel windows

Please see the Dampness Section of this Report.

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



Services

12.0) Dated electrics

The property has two fuse boards. There is a very old fuse board within the hall cupboard; we assume this is redundant however we are aware it is not good in surveying to assume anything so this needs to be checked.

There is a 1970's-1990's fuse board in the kitchen cupboard. In in a timber frame building we would always recommend the most up to date fuse board therefore we would upgrade the fuse board to a modern fuse board which is in a metal casing to fire standards.

ACTION REQUIRED: The Institution of Engineering and Technology (IET) recommend a test and report when properties change hands, to be carried out by an NICEIC registered and approved electrical contractor or equivalent.

ANTICIPATED COST: £250 - £500 for a test and report plus any work recommended; please obtain quotations. Expect costs in the region of £1,000 - £2,000 worth of repairs.



Old fuse board



Newer fuse board

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

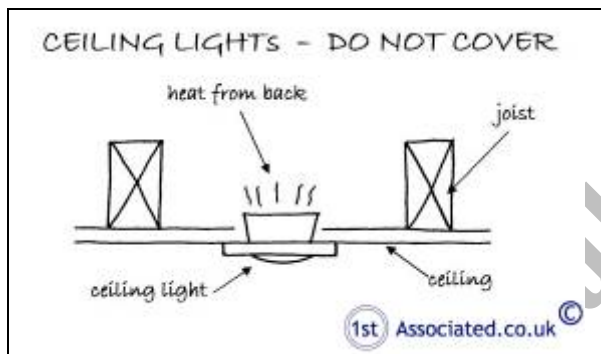


13.0) Older style ceiling lights

The property has ceiling lights which when we were in the left side of the roof did not seem to have proper covers. We are aware that some modern LED lights and low energy lights do not need covers. These lights are worth checking as there have been fires caused by these lights in the past (we would certainly recommend ensuring they are not covered with anything).



Older style light



Ceiling lights



Lights not capped properly

ACTION REQUIRED: Electrician to check.

ANTICIPATED COST: Cost depends upon the type of light you replace them with, if they need replacing. Please obtain quotations.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



14.0) Boiler

There is a Worcester boiler located in the garage. This is fairly old and we would suggest that you budget to replace.

There are also old radiators; you may like this style however double panel radiators tend to be more energy efficient. To some extent it is a personal choice.

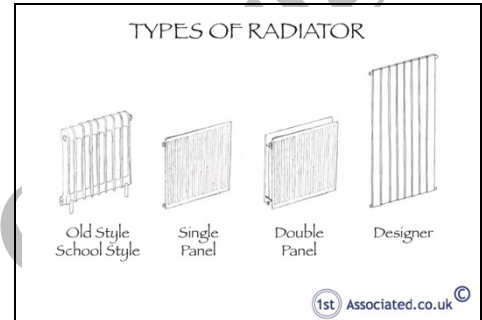
ACTION REQUIRED: Upgrade boiler and radiators.

ANTICIPATED COST: £5,000 - £7,000; please obtain quotations.

Please see the Services Section of this Report.



Older style single panel radiator



Types of radiators

The Ugly

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

Characteristics of this type of property

There is nothing which we feel falls within this section providing you are happy with the characteristics and associated costs of the property which we have mentioned throughout the report and that you are happy to carry out the work and the investigations that we have recommended.



Other Items

Moving on to more general information.

Converting garage to kitchen

From a practical point of view, the drains are close by and the windows in the garage area are in not particularly good condition therefore will need to be replaced.

In a garage the floor will be concrete and you will need to add a floor. Modern building regulations require an insulated floor which can increase the height of the floor or alternatively you will have to dig down into the existing floor which can be time consuming.

As far as we can see, the property is not listed or in a conservation area which we were surprised however if this is the case it means that there is less planning requirements (we are assuming you wish to change the garage door to a window or similar). We also assume you will be making an opening in the wall to give access into the sitting room area. This could be interesting and could reveal if there is any part of the old structure present; we would be more than happy to help.

As you are probably aware you can spend almost as little as you want or a lot of money on a kitchen depending upon what fixtures and fittings you require/desire.

Building Regulations Defined

This is a legal requirement to show that the alterations carried out will be structurally sound. It looks at the way the building is built ensuring that good practice occurs, setting out a minimum standard of building and also Health and Safety.

Planning Permission Defined

This relates to the aesthetics of how a building looks and how it fits in with the environment.

Maintenance

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

———— Marketing by: ————

www.1stAssociated.co.uk

0800 298 5424



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. In this case we believe there has been average maintenance to the property.

Getting to know more about older properties - SPAB course

We would recommend that you go on a Society for Protection of Ancient Buildings (SPAB) weekend course on looking after and maintaining older properties. Even if you do not intend to carry out the work yourself it does give you a far better idea of what work should be carried out. The website for this is www.SPAB.org.

Services

Whilst we have carried out a visual inspection only of the services within the property we would always recommend you have your own specific testing for each of the services. We also need to advise you of the following:

Electrics

There is a 1970's-1990's fuse board in the kitchen cupboard and an old fuse board within a hall cupboard; we assume this is now redundant – your legal advisor to specifically ask the present owners.

ACTION REQUIRED: We recommend a new fuse board. The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

There is a floor mounted Worcester Bosch boiler located in the utility area of the garage.

ACTION REQUIRED: We would recommend you budget for a new boiler.

Marketing by: _____

www.1stAssociated.co.uk

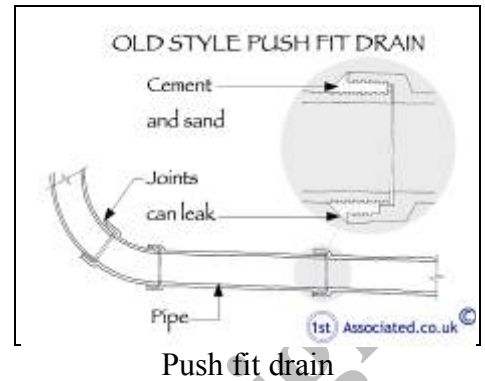
0800 298 5424



Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years.

ACTION REQUIRED: Whilst we ran the tap for 15 minutes without any build up or blockages the only way to be one hundred percent certain of the condition of the drains is to have a closed circuit TV camera report.



Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement.

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

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating to turn the property into your home. 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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Estimates of Building Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



SUMMARY UPON REFLECTION



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

This is an older style modern building. There may be some parts of the original 17th Century building still remaining hidden within it. It means you get a building that looks like it should be listed but isn't in a nice location.

As mentioned, there are a few things to do and we were slightly surprised with the timber work that had been painted over rather than repaired. This is probably the first major cost other than the kitchen. You should not underestimate the amount it will cost to regularly redecorate as if you leave the redecoration the building will soon look worse for wear.

We would refer you to our comments in the Executive Summary, 'Good', 'Bad' and 'Ugly' Section and ask that you re-read these.

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



AERIAL VIEW – 360 PHOTOS

Where permission has been obtained from the owners we have carried out aerial photographs using an aerial drone, stationary drone or a mono-pod pole (where the environment and weather is suitable).



Drone and mono-pod pole



Front view
~ Aerial View - 360 Photo ~



Rear view
~ Aerial View - 360 Photo ~



Oriel window on left gable
~ Aerial View - 360 Photo ~



Rear of property and rear garden
~ Aerial View - 360 Photo ~



Roof
~ Aerial View - 360 Photo ~

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



THERMAL IMAGE PHOTOGRAPHS (NOT YOUR PROPERTY)

Thermal imaging photography can establish warm and cold areas, it also helps us identify materials within the property. In this case we have not carried out any thermal imaging as the property was not pre-heated and therefore we would not have obtained any beneficial results. Below are example thermal image photographs (not your property). We would be happy to re-visit and thermal image the property during the colder months.

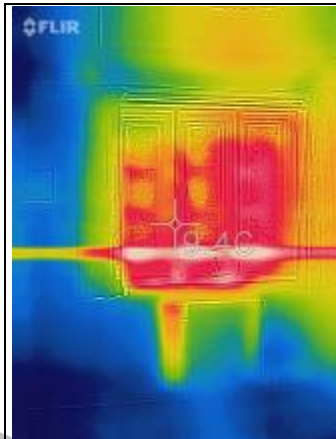
(Key to the colours; blue = cold, red = warm, green/yellow = cool)



Front of house, property warmed up by the sun
(not your property)



Heat coming in through window and warmth of the radiator, with the blue being the coldness of the walls
(not your property)



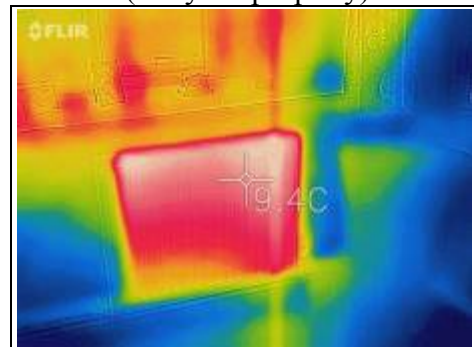
Older style window with heating coming in
(not your property)



Modern window
(not your property)



Aga
(not your property) — Marketing by: —



Warmth from radiator
(not your property)

www.1stAssociated.co.uk
0800 298 5424



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 are employed as Independent Chartered Surveyors and offer an independent point of view.

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 Building Surveys, as agreed to and signed by yourselves. If you have not seen or are not happy with the terms of engagement please phone immediately 0800 298 5424 or email the secretary from which this survey came from.

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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



Marketing by: _____

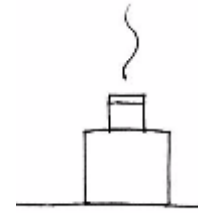
www.1stAssociated.co.uk

0800 298 5424



EXTERNAL

CHIMNEY STACKS, FLUES AND DORMER WINDOWS



Chimney Stacks

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

There are two chimneys to this property they are located to the left and middle (all directions given as you face the property).

Chimney One - Left

This chimney is painted render finished with a brick top and a lead flashing. From what we could see from ground level it looked in below average condition considering its age, type and style and would benefit from some work due to the cracking.



Left chimney
~ Aerial View - 360 Photo ~



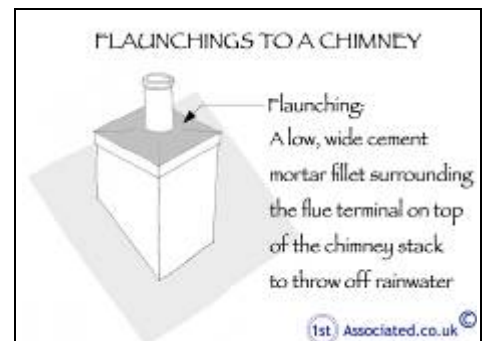
Left chimney
~ Aerial View - 360 Photo ~



Cracks to render

Unfortunately we were unable to see the top of the chimney properly known as the flaunching, we therefore cannot comment upon them.

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



Flaunching

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Chimney Two - Middle

This chimney is render finished with a brick top and lead flashing. From what we could see from ground level it looked in below average condition considering its age, type and style with hairline cracking. The chimney looks to have had some repointing work to the top brickwork; ask the existing owners what work has been carried out and when.



Middle chimney front view
~ Aerial View - 360 Photo ~

ACTION REQUIRED: When carrying out work to the left chimney we would also recommend work to this chimney.



Chimney capped rear view
~ Aerial View - 360 Photo ~

Flashings Defined

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

Flaunchings Defined

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

Render Defined

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Flues

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

There is a flue for the boiler.



Flue

Dormer Windows

Dormer windows are often used where rooms are formed within the roof space and have the advantage of allowing light into the area and also giving the head space to allow them to be stood next to.

There is a dormer to the newer left extension. This looks in average condition. We would recommend redecoration in the summer of 2020 as we are recommending all the timber is redecorated.

Finally, Dormer windows have been viewed from ground level and literally from the dormer windows themselves.



Deterioration to rear dormer

Party Walls

The party wall relates to shared items, such as the firewalls. If you do any work on these you will need to work within the Party Wall Act. Here is a brief explanation of it. We recommend you seek professional advice on party wall work.

Party Structures Defined - Party Wall Act Etc. 1996

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



XXX, Bedfordshire, LU6 XXX

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

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

Please also see Chimney Breasts, Flues and Fireplaces Section of this Report.

1stAssociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





ROOF COVERINGS AND UNDERLAYERS

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

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

We will consider the roofs in seven areas:

- 1) Main roof
- 2) Front Entrance Area Roof
- 3) Front oriel windows
- 4) Left gable oriel window
- 5) Rear Georgian wire polished plate glass roof
- 6) Rear polycarbonate roof
- 7) Rear far right slate roof

Main Roof

The roof is pitched and clad with a small concrete tile. From ground level, this looks in slightly below average condition considering the roof's age, type and style.

There is some moss on the roof which we believe is causing deterioration to the tiles although we are aware it takes a long time to deteriorate tiles. We recommend removing moss with a soft brush, we do not recommend high pressure cleaning or chemicals are used on a roof. There is a tile guard to the rear over the Georgian wire polished plate glass roof which has been present a while as it is rusting and will need checking.



Moss on roof
~ Aerial View - 360 Photo ~



Tile guard rusting



Opening up of tiles

Marketing by: _____

www.1stAssociated.co.uk

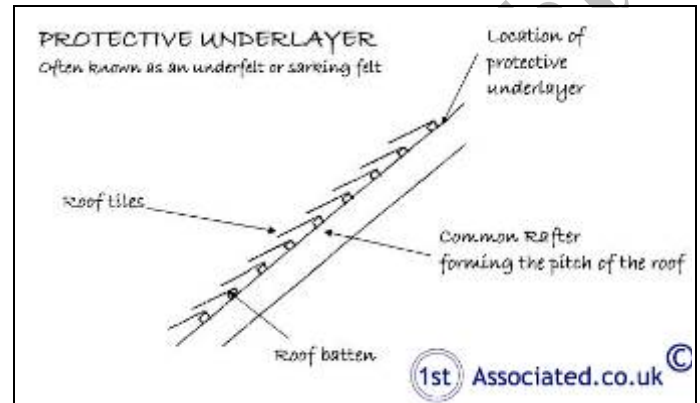
0800 298 5424



ACTION REQUIRED: Please see our comments in the Executive Summary. Consider removing moss and see our comments with regards to other people's (churches) trees.

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

When we inspected the loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960's. We generally found it to be in average condition, with damage in some areas which is what we typically find.



Right roof space

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



New left roof

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



1st Associated.co.uk ©

Front Entrance Area Roof

The roof is pitched and clad with a small concrete tile. From ground level, this looks in average condition considering the roof's age, type and style. We noted there are no gullies to either side.



Front entrance

Front oriel windows

The front of the property has four oriel windows with metal, lead or some form of alloy roofs which looked in average condition.



Lead roof



Oriel window

Left gable oriel window

The roof is pitched and clad with a small concrete tile. From ground level, this looks in average condition considering the roof's age, type and style. There are no gutters.

Please see our comments with regards to repairs required to timber.



Oriel window deteriorating

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Rear canopy Roof

The rear canopy has a Georgian wire polished plate glass roof with flashband repairs. We believe the timber frame that it sits in needs repair. Care needs to be taken with these large sheets of glass.



Rear entrance/boot room roof



Rear canopy



Georgian wire polished plate glass
roof

~ Aerial View - 360 Photo ~



Rear canopy
~ Aerial View - 360 Photo ~

Flashband Defined

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

Raer polycarbonate roof

There is a plastic/polycarbonate roof to the trellis forming a covered walkway from the rear of the property to the garage/utility area. Some of the timber looks to be deteriorating on this.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





Polycarbonate



Polycarbonate roof leaking



Rotten post

ACTION REQUIRED: Repair timber.

Rear far right roof

The roof is shallow pitched and clad with slates. From ground level, this looks in average condition considering the roof's age, type and style

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera and/or aerial photographs.

Finally, 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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

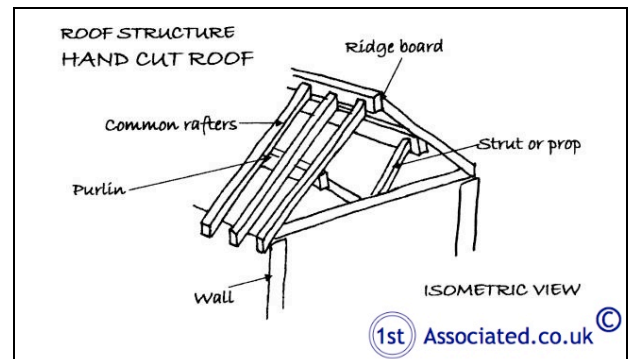
Roof Access

The main roof is accessed via the loft hatch located in the landing and access to the left roof is from the far left bedroom. The roof from the landing access has a loft ladder and electric light and is boarded.

There is no loft ladder, electric light or secured floorboards to the left roof. We recommend that these be added, as it will make the loft space safer and easier to use.

Roof Structure

The older style roof has been replaced with a cut timber roof which has been popular since post war years. We can see this by the way the timber has been cut.



Cut timber roof

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



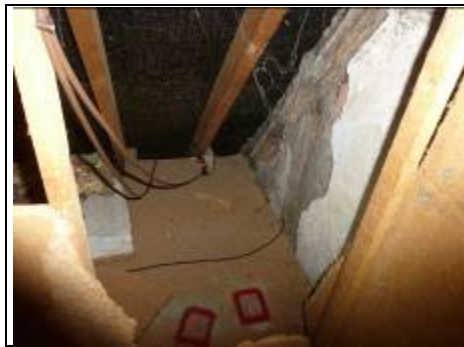
Roof Timbers

We have inspected the roof structure for:

1. Serious active woodworm
2. Structurally significant defects
3. Structurally significant dry rot
4. Structurally significant wet rot



Right side of roof space



Old timber left to front left side
(original building)



Left side of roof space and gable
replaced in modern brick



Right roof space – gable end of
next doors property old style
plaster



Knife test to purlin



Damp testing common rafter

Newer left roof accessed from rom left bedroom

This is a modern timber roof which has dampness getting in. We also tested this roof and found dampness; we are not certain how this got in, it may possibly be condensation.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





New left roof



Dampness

Our examination was limited by the general configuration of the roof, the insulation and stored items. What we could see was generally found to be in average condition considering its age. It is, however, feasible that there are problems in the roof that are hidden.

ACTION REQUIRED: The only way to be one hundred percent certain is to have the roof cleared and checked.

Purlins Defined

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

Common rafters defined

Timbers which form the pitch of the roof.

Water Tanks

The newer left roof has a water tank; we were pleased to see it had a cover.



Water tank in newer left roof



Water tank cover

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Ventilation

No ventilation was noted.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

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

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

Finally, we would ask you to note that this is a general inspection of the roof, structure to the rear. We have not examined every single piece of the roof. We have offered a general overview of the condition and structural integrity of the area.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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

We noted that the property has a mixture of cast iron gutters and downpipes and modern replacement plastic gutters and downpipes. Where these two materials are mixed there are often problems where they join and also in the falls to the outlets. In this particular case we did not see any obvious signs of significant water stains.



Downpipe to right loose



Cast iron gutters and downpipes



Cast iron and plastic gutters to front left

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

ACTION REQUIRED: We would recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints.

We also 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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Soil and Vent Pipe

The soil and vent pipes are plastic.

We noted a rubber flashing; we would prefer lead.



Soil and vent pipe



Rubber flashing

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 one hundred percent 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.

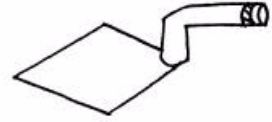
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 finished with timber studwork with painted render between. There is a small jetty constructed around the property. We can see there have been quite a number of repairs to the timber frame. At ground floor level the walls seemed to be solid and possibly have been rebuilt completely in brick and rendered over; we simply do not know what the construction is.



Small jetty



Timber and render

Render

The external walls are finished in a painted render.

Opening up

Before the redecoration, that we have recommended next summer, we suggest that you open up sections of the render to see what the construction is.



Render

Marketing by: _____

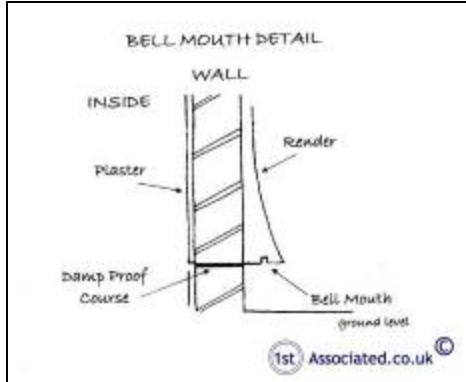
www.1stAssociated.co.uk

0800 298 5424



Bell mouth to base of property

To the base of the render there was no bell mouth detail. We like to see a bell mouth to the base of the property and there to be a gap of two courses of brick.



Bell mouth detail



No bell mouth detail

Painted render/painted walls/painted timber

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

Brickwork or is it brickwork?

We have mentioned already the unusual brick tile detailing that has been applied to the brickwork to the base of the property in some areas.



Brick tiles applied over top of brickwork

How does the building hold itself together?

We can only imagine the thought pattern behind taking to bits a 17th Century timber frame building and then rebuilding it. We imagine (hope) that timbers were replaced almost like for like to a modern interpretation of the building.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



If any work is carried out we would recommend opening up so you can understand the construction at ground floor level, first floor level and whether the timbers are pure timbers or whether they are stick on timbers as we have come across.

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





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

Originally the building would have had next to no foundations, possibly timbers into the ground. When work was carried out in the 1970's it may be a solid wall construction or it may be a cavity wall construction. Please see our earlier comments with regards to opening up.

Building Insurance Policy

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

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this.

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.

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

As no excavation has been carried out we cannot be one hundred 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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



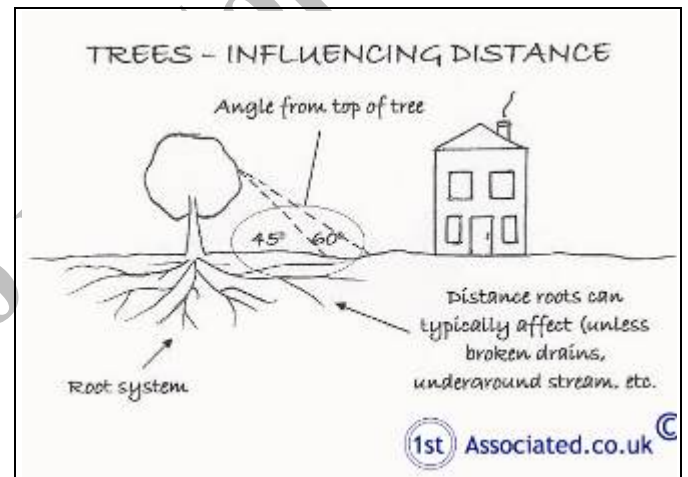
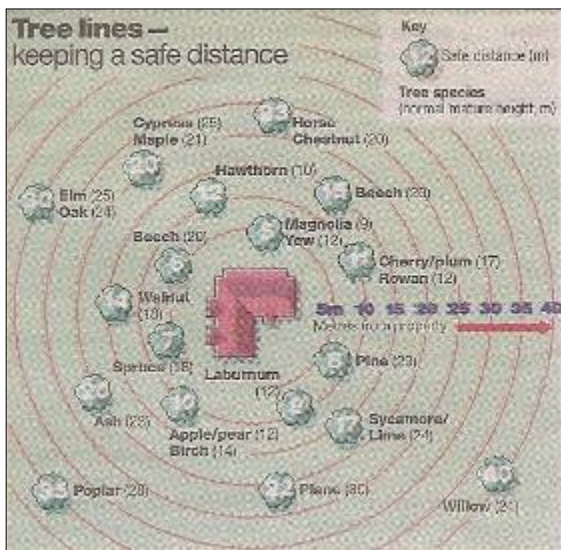


TREES

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

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

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



Influencing distance of trees to a property

Influencing Distance Defined

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

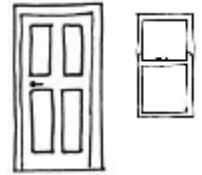
Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.

Please also refer to the External Areas Section.

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



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.

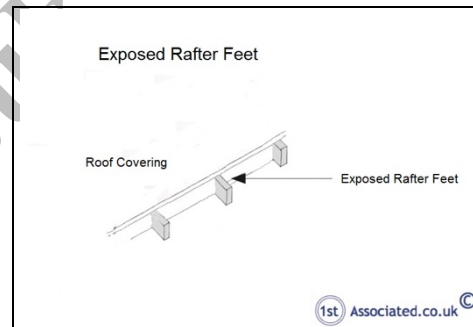
Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Fascias, Soffits and Exposed Rafter Feet

The exposed rafter feet are timber. They are painted and we would comment they are in average condition for their age, type and style.



Exposed rafter feet



Exposed rafter feet

ACTION REQUIRED: Make sure gutters and downpipes are watertight before carrying out any work.

Windows and Doors

The property has painted timber windows and doors which require a surprising amount of work considering the impression the windows give at first look. We found a fair amount of soft areas/wet rot in the timber. This work needs to be combined with the work to the general timber frame of the building.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





Deterioration to rear dormer



Rot to garage window

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

Knife Test

We have tested the windows by pushing a knife into a random selection. We generally tend to do the lower windows as access is easier.



Knife test

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





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.

As already mentioned, do not underestimate the amount of time/cost required to keep this property in good condition particularly as it may have restricted sunlight due to the nearby trees. Please see our comments in the Walls Section where we discuss the timber frame.

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

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.

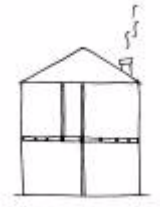
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



INTERNAL



CEILING, WALLS, PARTITIONS AND FINISHES

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

Ceiling

We believe the ceilings are plasterboard or a proprietary boarding as these were common in the post war years.



Unusual wooden ceiling in en-suite

Textured paint

To some ceilings a textured paint finish has been used – commonly known as artex. In older textured paint there can be asbestos content.



Textured paint

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

The only way to be one hundred percent certain with regards to Asbestos in a property is to have an Asbestos report with samples taken and the recommended action carried out.

Proprietary boarding Defined

Proprietary boarding are one off specially manufactured boards commonly used in years gone by which are now popular again.

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Perimeter Walls

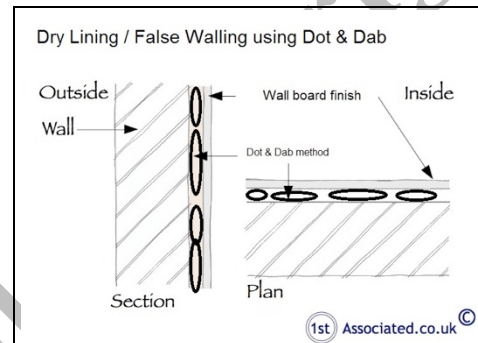
The perimeter walls are flush; we typically have this type of finish on brickwork or blockwork walls. We cannot be one hundred percent certain of the wall construction without opening them up which goes beyond the scope of this report. This comment has been based on the visual look of the wall which is relatively “smooth” and normally means a modern finish.

Dry lining

We noted some dry lining to the perimeter walls.



Dry lining



Dry lining/false wall

Internal Walls and Partitions

These are, we believe a mixture of solid and studwork construction in a smooth/flush finish more akin to modern materials than traditional materials. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

Is there any of the old timber frame of the building visible?

We could not see any of the old timber frame. There may be some hidden in the walls or in the ceilings however we do not know what condition the building was in when they carried out the refurbishment.

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.

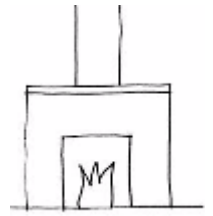
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



CHIMNEY BREASTS, FLUES AND FIREPLACES



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

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

At the time of the survey no chimneys were in use. It looks like the fireplace in the sitting room is regularly used. As mentioned we found cracking to the chimney. This could be more than just surface cracking although we believe this is unlikely. We would recommend the chimney is swept if it has not been swept recently and the lining checked as well.



Fireplace in sitting room

Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness. Any chimneys you do intend to use should be swept and a check should be carried out that a lining is in place.

Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden so we cannot comment. Also additional support can be concealed very well when chimney breasts are hidden particularly when plastered over.

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

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



FLOORS



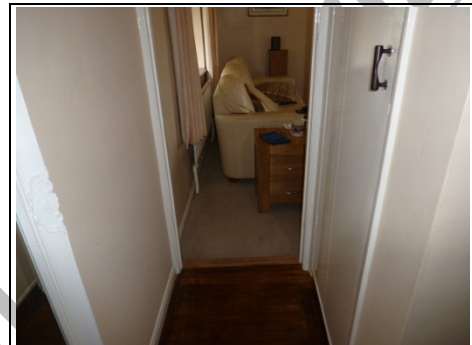
Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

The floors felt solid under foot so we have assumed that they are constructed in concrete.



Tiles



Timber and carpet

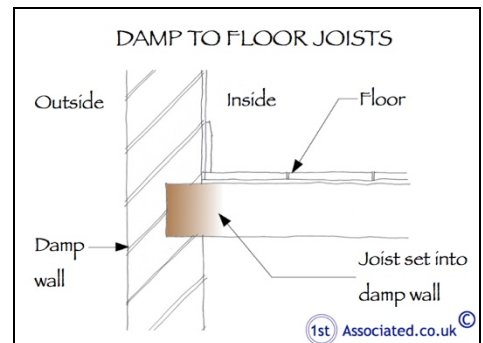
Our investigation has been restricted by the tiles, timber and carpet floor coverings.

First Floor

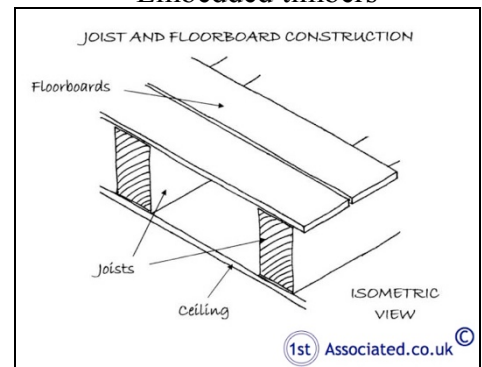
We have assumed that the first floor construction is joist and floorboards with embedded timbers, as this is typical in this age of property. The floors were level and true.

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.



Embedded timbers



Joist and floorboards

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





Tiled bathroom



Laminate to bathroom



Carpet

Finally, we have not been able to view the actual floors themselves due to them being covered with tiles, 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.

1stAssociated.co.uk

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





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. Much evidence points towards there being true rising damp in only very rare cases.

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found significant rising damp which we believe relates to the high ground level.

ACTION REQUIRED: Please see the Executive Summary.

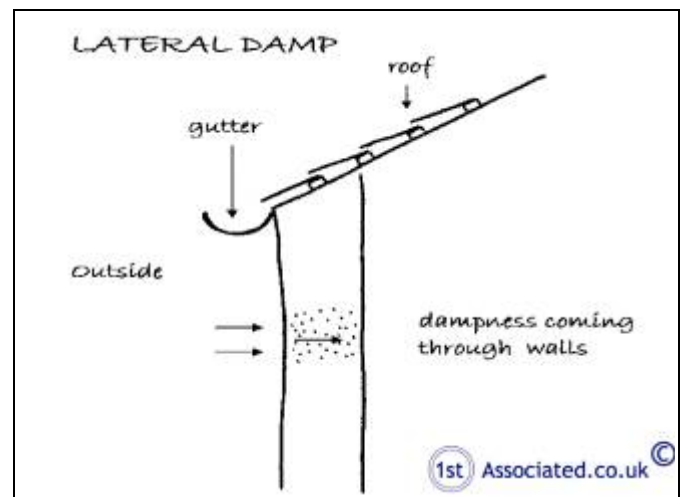


High damp meter reading

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 resistance meter on the external walls. In this case we were unable to obtain readings in some areas due to the dry lining. This may indicate there is some original timbers present. Equally, it could indicate there is a more modern construction where it has been lined and insulation added.



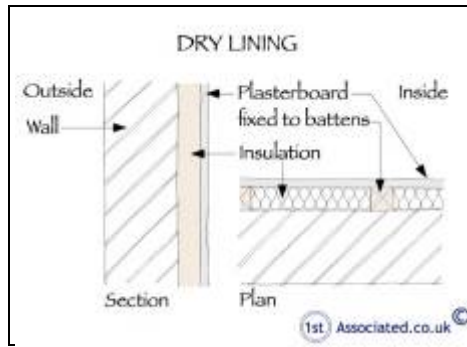
Lateral damp

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





Dry lining



Dry lining

ACTION REQUIRED: Your legal advisor to specifically ask the existing owners what the walls are constructed of and/or open up the walls.

Condensation

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

We believe there is a possibility of condensation in the en-suite shower room and the bathroom. 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. You need to have a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.

Extract fans in kitchens, bathrooms and drying areas

A way of helping to reduce condensation is to have good large extract fans with humidity controlled thermostats within the kitchens and bathrooms and also in any areas where you intend to dry clothes which are moisture generating areas.

ACTION REQUIRED: We would recommend large humidity controlled extract fans be added to kitchens, bathrooms and any rooms where you intend to dry clothes.

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

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



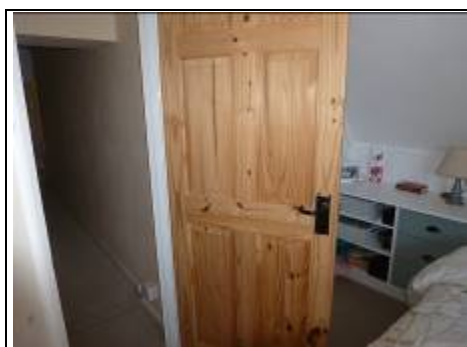
INTERNAL JOINERY



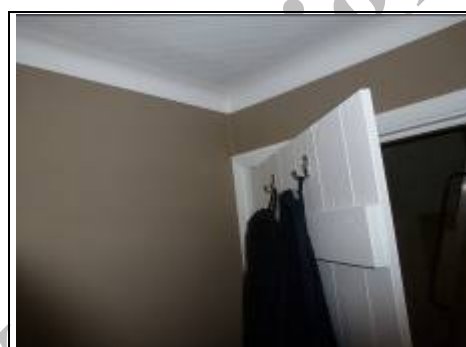
This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

The property has predominantly pine doors, some of the doors are painted. There are some plank and batten doors.



Pine door



Plank and batten door

Staircase

We were unable to examine the underside of the stair timbers due to it being lined, where we could see it, which precluded our inspection, so we cannot comment further upon the stair structure. We can, however, say that the lining gives a resistance to the spread of fire if such circumstances were to occur.



Stairs

Kitchen

We found the kitchen in average condition. We have discussed the possibility of moving the kitchen to the garage end of the building. We are generally finding that people rarely use a garage, particularly the older smaller type. You need to double check that the space available in the area is large enough for you. You could possibly open up into where the current reception room/sitting room is. 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 over-view of the condition. Please also see the External Joinery/Detailing section.

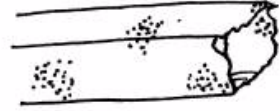
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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/White Rot

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

We have not visually seen any significant dry rot during the course of our inspection. We would advise that we have not opened up the floors and we had a limited view of the roof.

Wet Rot/Brown 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 believe wet rot has been covered up on the timber frame. We were advised the property was redecorated externally in 2018. Our concern is that we can only see the surface of the timber and often it is behind it that the main problems are.

ACTION REQUIRED: Please see our comments in the Executive Summary. Also, we are aware that on the windows lots of the soft rot/wet rot has been painted over.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 as well as the actual traditional timber structural frame. Within the roof we found no obvious visual signs of significant woodworm activity or indeed signs of significant past woodworm activity that has caused what we would term ‘structurally significant’ damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

ACTION REQUIRED: If you wish to be one hundred percent certain that there is no woodworm the only way would be to check the property when is emptied of fixtures and fittings etc.

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



INTERNAL DECORATIONS



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

Internal decorations are in average condition. 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.

1stAssociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



THERMAL EFFICIENCY



This property was built a long time before modern methods of insulation were considered. We have only given real thought and consideration to the insulation of properties since the fuel crisis of the 1970's. 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, particularly with older properties, that they 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, particularly of this age, as it can lead to timber deterioration and other problems.

General

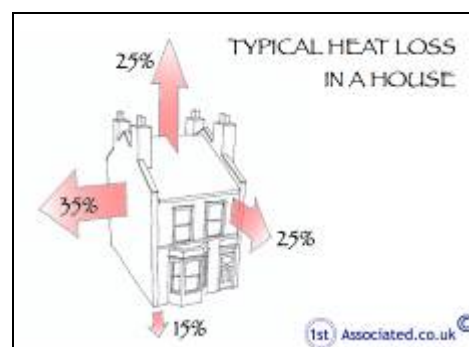
Older properties will not be as thermal efficient as a modern property.

Roofs

Although current regulations recommend a lot of insulation in the roofs (currently 300mm) this is not necessarily the best thing for a timber frame building as it can promote condensation and is an ideal environment for woodworm. You should ensure that the roofs remain well ventilated.

We noted vermiculite insulation which was commonly used in the 1960's/1970's. We rarely see vermiculite insulation in properties these days however once it has been put in it is very difficult to remove as it is thousands of small individual pieces.

There was a scare with this type of insulation which we think related to the US only where it was said to have some asbestos content; we would recommend the property as a whole is checked for asbestos and include checking this material as well.



Typical heat loss



Vermiculite insulation

Marketing by:

www.1stAssociated.co.uk

0800 298 5424



Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out with samples taken and the recommended action carried out.

Walls

We simply do not know what the wall construction is. Please see our earlier comments.

Windows

The windows are single glazed and therefore will have poor thermal properties.

Services/Boilers

The boiler is dated. Service records should be obtained for the boiler and the electrics. It is essential for the services to be regularly maintained to run efficiently.

ACTION REQUIRED: We would recommend you ask the owners for energy bills and service records for the past few years.

Summary

Assuming the above is correct, this property is below average compared with what we typically see. Please note we have not seen the Energy Performance Certificate.

Further Information

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

[HTTP//www.est.org.uk](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 (Centre for Alternative Technology)

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

It is worth watching the video How Many Light Bulbs? by David J C MacKay – can be viewed on YouTube

———— Marketing by: ————

www.1stAssociated.co.uk

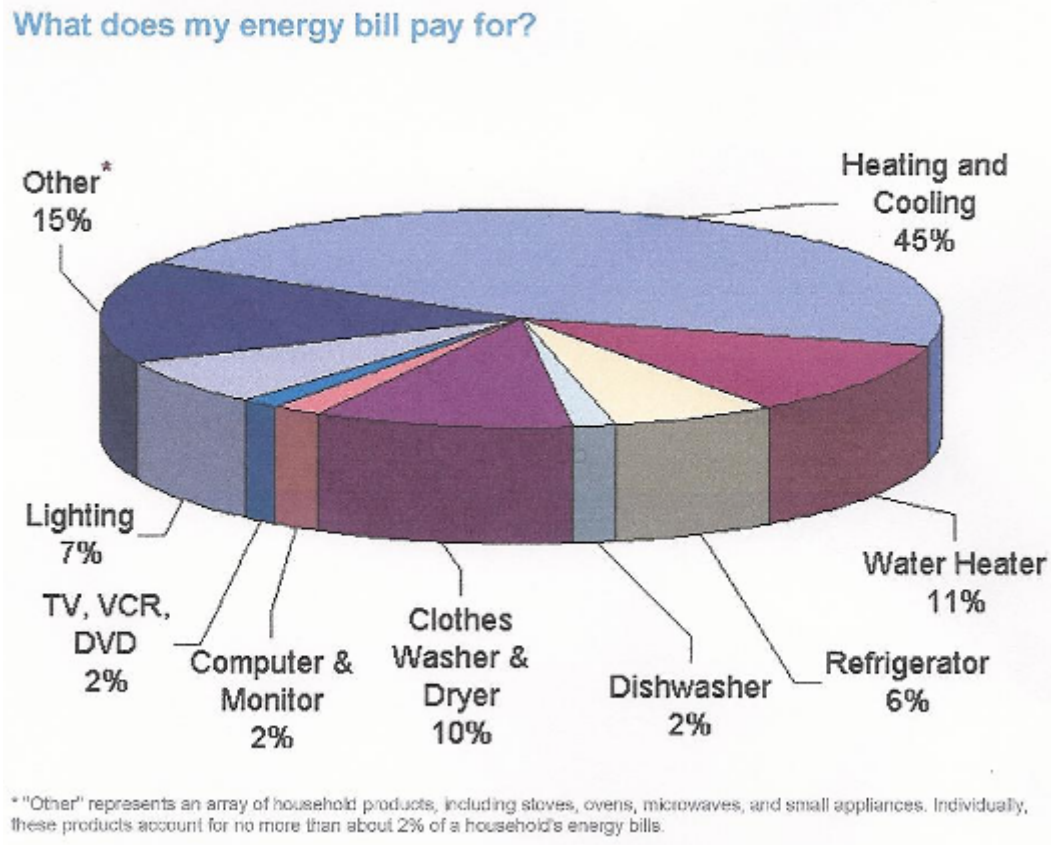
0800 298 5424



HIPs

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

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.



Marketing by:

www.1stAssociated.co.uk

0800 298 5424





OTHER MATTERS

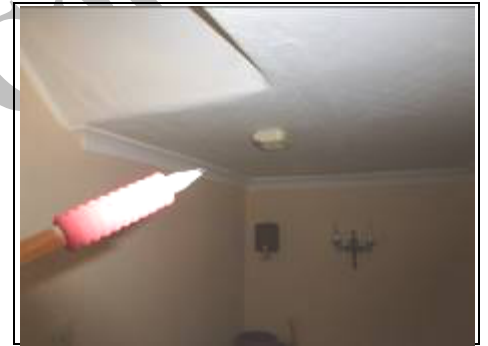
In this section we put any other matters that do not fit under our usual headings.

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 NSI (National Security Inspectorate), obtainable through directory enquiries, or your local Police Force for advice on a security system.

Fire / Smoke Alarms

Some smoke detectors were noted, we were disappointed these were battery operated. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.



Battery fire alarm

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

Insurance

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

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Asbestos

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

In years gone by asbestos was commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK relatively recently. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

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



Tiles on end could be asbestos



Textured paint

1stAssociated.co.uk

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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.



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

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 Institution of Engineering and Technology (IET) 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 kitchen cupboard. The fuse board looked 1970's-1990's and better are now available. In an older property a defective fuse board can be particularly dangerous.

There is also an old fuse board within a hall cupboard which we assume is redundant; your legal advisor to check and confirm.



Newer fuse board



Old fuse board

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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

ACTION REQUIRED: New fuse board required.

As the property is changing occupancy an Institution of Engineering and Technology (IET) test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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.

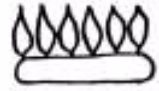
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 an independent Gas Safe registered plumber.

We are advised that the property has mains gas. The consumer unit is located in the utility room.

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.

Carbon Monoxide

No carbon monoxide monitors were noted.

ACTION REQUIRED: It is recommended that an audible carbon monoxide detector is fitted (complying with British Standard EN50291) within the property. Carbon monoxide detectors are no substitute for regular servicing of gas installations and their flues.

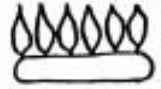
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



SOLID FUEL



The fires burn timber.

Please see our comments in the Chimneystacks and Chimney Breasts sections.

1stAssociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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 were advised that the internal controlling stopcock is located under the sink in the kitchen and the external stopcock is under the sink in the utility room. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

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!).

Cold Water Cistern

The newer left roof has a water tank, we were pleased to see it had a cover nevertheless we would still recommend it is drained and cleaned.

Please see our comments in the Roof Section.



Water tank in newer left roof

Plumbing

We are using this term to refer to supply pipes, wash hand basins, sinks, etc. Where visible it comprises of copper piping. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.

Heating

There is a floor mounted Worcester Bosch boiler located in the utility area of the garage.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424





Boiler



Flue from Worcester boiler

We could see cast iron pipes within the roof space which we assume are redundant.

ACTION REQUIRED: Your legal advisor to check and confirm.



Pipes within roof space

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 owners were not present and their son was unable to get the heating to work.

ACTION REQUIRED: We recommend you return to the property with the estate agent to turn the heating on to ensure it is working.

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.

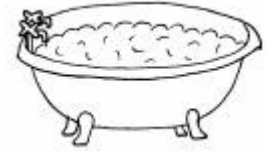
Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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.

Ground Floor WC

The ground floor cloakroom comprises a WC and wash hand basin which looks in average condition.



Far right WC

First Floor Bathroom

The bathroom has a three-piece bathroom suite, consisting of a bath, wash hand basin and WC, which looks in average condition.



Rear left bathroom

En-Suite Bathroom

The en-suite looks in average condition



Right master bedroom en-suite

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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. 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.

Manholes Defined

Access areas which usually fit a man (or woman) into them and are put in where the drains change direction.

Inspection Chamber / Manhole One – within rear entrance/boot room

We were unable to lift the manhole therefore are unable to comment.



Manhole to rear entrance area

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Inspection Chamber / Manhole Two – Rear left

We duly lifted the cover and found it in average condition.

If you are having a new kitchen installed we would recommend checking the drains.

ACTION REQUIRED: We would recommend a closed circuit TV camera report of the drains.



Rear left manhole

ANTICIPATED COST: In the region of £250 - £500 for CCTV report; please obtain quotations.

We have only undertaken a visual inspection of the property's foul drains by lifting covers and running 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. In older properties the rainwater pipes discharge onto the ground however as this property has been updated we suspect it may be into the drains although this is no longer allowed and has to go to a soakaway.

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



OUTSIDE AREAS

GARAGE/PARKING



Garage

There is a garage to the left side which has been part converted to a utility room.



Garage

Parking

The property has off-road parking for several cars to the front.



Front parking area
~ Aerial View - 360 Photo ~

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



EXTERNAL

Front Garden

The front garden is given over to parking. There is a tree to the side and a bin store.



Bin store on front left

Rear Garden

There is an access on the left side leading to a good sized garden with a covered terrace area and sheds to the rear of the garden. There are bushes and a few trees around the property.



Garden



Rear terrace canopy area adjacent to the house



Greenhouse



Store to rear

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



OUTBUILDINGS

The main focus of this report has been on the main building. We have taken a cursory inspection of the outbuilding and would be happy to return and carry out a survey if so required.

There are basic outbuildings with felt roofs. There is some wear to the felt and dampness is coming in.

There is a fuse board; confirmation required that the fuse board has been tested.



Outbuilding to rear



Shed roof



Left side (with locked door)



Right side



Fuse board



Concrete floor



Dampness in shed

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Boundaries

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

Often with older properties the boundaries are different and can vary and are subject to negotiation and local practice. You do need to make sure that your solicitor is aware of the complications that can occur with older property boundaries.



Fence to front left

ACTION REQUIRED: Your legal adviser to check whose boundary is whose.

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

Right Hand Neighbours

We spoke to the right hand neighbour who was very helpful. We would recommend you visit them.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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) Removal of any chimneys in part or whole.
 - ii) Certificates confirming chimneys have been swept
 - iii) Roof and similar renewals.
 - iv) Wall construction
 - v) Cavity wall insulation and cavity wall tie repairs.
 - vi) Amendments/removal of any walls in part or whole.
 - vii) Double glazing or replacement windows.
 - viii) Drainage location, maintenance and repairs.
 - ix) Timber treatments, wet or dry rot infestations.
 - x) Rising damp treatments.
 - xi) Asbestos
 - xii) Boiler and central heating installation and maintenance.
 - xiii) Electrical test and report.
 - xiv) Planning and Building Regulation Approvals.
 - xv) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - xvi) 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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Designated Planning Area.

- 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 Environmental report 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 Environmental reports 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 Environmental reports or similar general reports on the environment 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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



XXX, Bedfordshire, LU6 XXX

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!

Please do not hesitate to contact us on **0800 298 5424**.

For and on Behalf of
XXX
Independent Chartered Surveyors
XXX

This Report is dated: XXXX

1stAssociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



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*



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

LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement dated 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.

APPROVALS/GUARANTEES

Where work has been carried out to the property in the past, the surveyor cannot guarantee that this work has been carried out in accordance with manufacturers' recommendations, British/European Standards and Codes of Practice, Agreement Certificates and statutory regulations.

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.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



LAYOUT PLAN

We have used the estate agents floor plan as a guide to the layout of the building. We have not checked it for scale and accuracy.

WEATHER

It was warm and dry at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. As you are probably aware the year 2000 was the wettest year on record, with December 2015 being the wettest month and August 2004 the wettest August on record in many areas. 2003 was the driest year on record with 2018 being the driest start to a summer. This may have adverse effects on many buildings in years to come.

NOT LOCAL

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

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.

JAPANESE KNOTWEED

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

A BBC news report dated April 2018 states that the latest research has been carried out by Swansea University, where they carried out trials near Cardiff and Swansea and tested 19 main methods of controlling the plant and they found that none of these methods eradicated it. See our article:

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



<https://buildingsurveyquote.co.uk/japanese-knotweed-buildings-and-resveratrol/>

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

INSPECTION LIMITED

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

- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists, general configuration of the roof and stored items.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 4) We did not have the benefit of talking to the owners or them answering our usual question and answers however we did speak to their son.
- 5) We didn't have the benefit of meeting you at the property to talk about your specific requirements.



Stored items limited inspection

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain Article
4. Condensation and Cold Bridging Article

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



XXX, Bedfordshire, LU6 XXX

**LISTING INFORMATION FOR NO. XXXXX
(NOT YOUR PROPERTY)**

1. XXXX

No XXXXX

II

2. C17 modernised. Timber-framed with colour-washed plaster infill. Two storeys. Modern tile roof. Two modern casements and porch. Left hand section rebuilt with mock timber-framing.

1stAssociated.co.uk Copyright

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

www.hometrack.co.uk

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



www.motleyfool.co.uk

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

www.rightmove.co.uk

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

www.zoopla.co.uk

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



French Drain

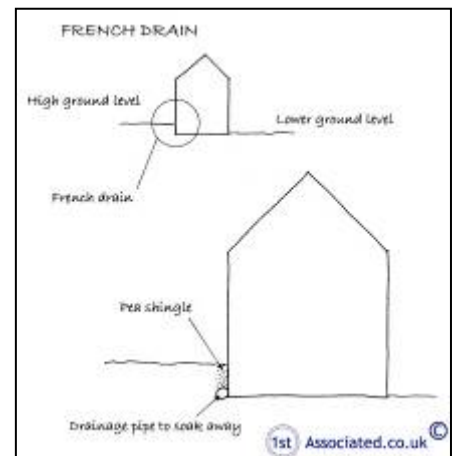
Using a French drain to resolve a dampness problem

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

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

What use is a French drain?

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



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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



French drains must be on a slope

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

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

The French drain system that we would recommend

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

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

The French pond!

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

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Condensation and other issues are much more likely and are hard to resolve

What is cold bridging and how does it work?

Cold bridging is a term and a problem we believe will become more common in years to come. We are finding more and more examples of Cold Bridging. This happens in certain types of property and to some extent it could be argued that it is a characteristic of that type of property and quite a complex issue to resolve. Unfortunately it means condensation is more likely.



Timber framed Public House
Thermal image showing heat loss

Cold Bridging

Cold bridging is caused by a colder element in the structure or fabric of the building allowing coldness to pass through. When warm moist air is present in the property and it passes through the colder elements of the structure we have what is known as Cold Bridging. This is often caused by a combination of issues. It can occur from things such as having a shower or a bath, cooking or clothes washing, particularly if you are drying washing on the radiators.

Commercial properties and cold bridging

We appreciate it is unlikely that you will find many commercial properties that are constructed in the Tudor era. It could, in commercial properties, be a large gathering of people breathing (this can cause a lot of humidity) in a building that has stood cold and empty for some time such as a church, village hall, sports centre or a crèche. These human atmospheres create a climate, which can result in condensation on the cold elements of the structure and fabric if the room is not ventilated properly.



Thermal image showing heat loss
around window of timber frame
pub

Marketing by: _____

www.1stAssociated.co.uk

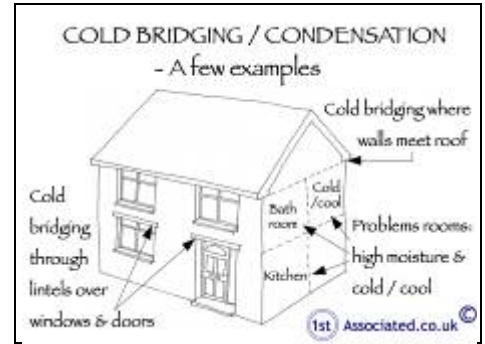
0800 298 5424



Condensation and Cold Bridging the problems explained

The adjacent sketch is a sketch we have drawn to try to summarise the issues of cold bridging to help identify some of the problems relating to cold bridging and condensation.

This is a good indication of the typical things that cause Cold Bridging in a house and how extraction from humidity generating areas such as the kitchen and the bathroom can reduce problems. You do need to look at how you live in the house.

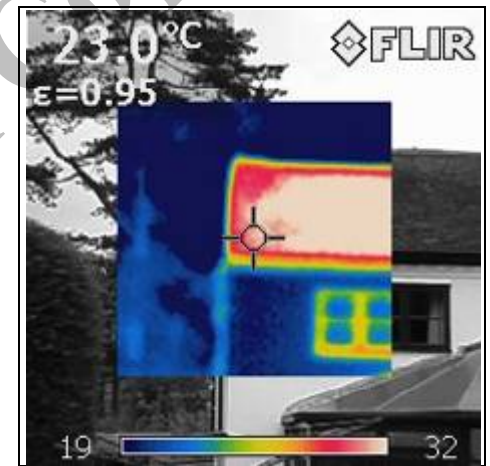


Cold bridging/condensation

Cold Bridging isn't just about condensation on mirrors

Cold Bridging isn't just about condensation on mirrors. Not only can it be an original characteristic of the building it can be encouraged by all types of extension and alterations.

Cold bridging is far worse than condensation as it is caused by an element in the structure, which you can do very little to change without great expense.



Cottage thermal image showing no roof insulation

When is Cold Bridging Likely?

In our experience we have seen cold bridging occurring in:

- 1) Eras of properties where there are warm elements and colder elements to the building.
- 2) Where you have a mixture of warm rooms and cold rooms.

For example: Lounges and main bedrooms tend to be warmer than guest or spare bedrooms most of the time. Also sometimes rooms can warm up due to large areas of glass and thermal heat gain, which is very true in some conservatories also.

- 3) Humidity internally is high

Marketing by: _____

www.1stAssociated.co.uk

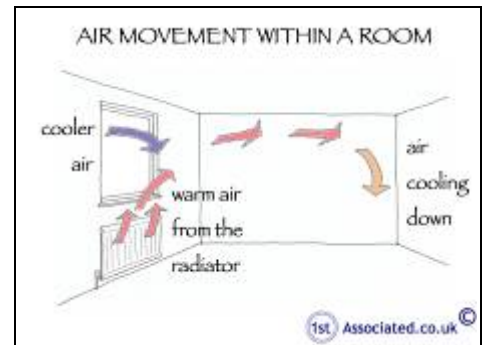
0800 298 5424



4) Where it is colder but by no means very cold outside

Can Cold Bridging be solved?

In some ways it is very simple and in some ways it is very difficult to resolve cold bridging. Normally, where condensation is involved, if you get the balance of warm and coolness of the air, ventilation and movement you can reduce considerably the chances of condensation.



Air movement within a room

Airing rooms just like in the good olde days

Airing the room by opening the windows, which seems to have gone out of fashion, can help considerably.



Old style diamond panel lead light in cast iron window opened to air room

Is your lifestyle a factor in Cold Bridging?

This is often a contentious and difficult question, particularly where the occupier is a tenant and there is a disagreement between the landlord and the occupier as to why there is mould in the property. In our experience the major factor is the size of the family living in a property. This is especially the case with large families with young children and where in turn there is a lot of washing of clothes being done.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Airing clothes in winter months

This is particularly the case in the winter months, with the wet washed clothes being dried on radiators. Also general hygiene washing and not to mention cooking to feed everyone all lead toward a more humid atmosphere.

This is generally known as the lifestyle of occupants and can be a major factor particularly where there are legal cases as to the problems within a property.



Drying washing on radiators can cause condensation

Is Cold Bridging and Condensation a design problem or a lifestyle problem?

This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed. For example, the occupiers' lifestyle can in most cases be amended. This may involve the occupier having an understanding of the problems they are causing. For example, drying lots of washing on a radiator inside may be causing excessive moisture in the atmosphere. Equally not opening the windows and closing or sealing up vents can be a problem.

Design of the Building

Sometimes it really is down to the design of the property. Where there are cold elements in it, such as a concrete structural frame or concrete lintels, when these are in contact with moist air condensation occurs. Sometimes this is impossible to stop but often it is possible to reduce it by having a better circulation of air with a better heat and coolness balance and the removal of any moist air.



Tudor timber frame property

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424



Things to remember about an air brick

If you are thinking about adding an air brick then you need to be aware that airbricks don't actually allow that much air through. Although externally a nine by three air brick has a lot of gaps, as these gaps taper, it is generally considered that only about one inch square of air regularly passes through the grills.

Apologies our sketches are depicting a modern property rather than a Tudor timber frame property.



Air brick may not ventilate room enough

In the winter we have condensation problems but in the summer we don't

The different seasons mean that the building reacts differently. Anyone who has lived in an old property will know that windows and doors particularly sliding sash windows will swell during the winter months.

The photograph to the right shows a Tudor pub in snowy weather conditions, the property has been extended and altered over the years, which means that there is different heat loss in different areas of the property.



Tudor pub

Seasonal changes

There can be similar issues with a property where, regardless of your lifestyle, during some of the different seasons, for example the winter or a wet spring, taking a shower can relate in condensation even with extract fans running (although this is far less likely).

It also depends on what the humidity level is outside as this can be greater than inside. The moisture/humidity will then seek out colder rooms such as spare bedrooms and the corners of cupboards. When you open these at a later date you will be surprised to find black mould.

Marketing by: _____

www.1stAssociated.co.uk

0800 298 5424

