

Post War Example Residential Building Survey



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INTRODUCTION

Firstly, may we thank you for your instructions of xxx 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 more 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.

This Building Survey is confidential and not to be shared with the vendor (seller) or estate agent or parties working on their behalf without written consent from the surveyor that has produced the Building Survey. During the course of discussions/negotiations with the vendor/estate agent/parties working on their behalf if they wish to see the Report we suggest you ask them which specific section and send them this section via a photograph or a scan. The Report remains our copyright and should not be reproduced without written consent from the surveyor.

THANK YOU

We thank you for using our surveying services and taking the time to meet us during the building survey.

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

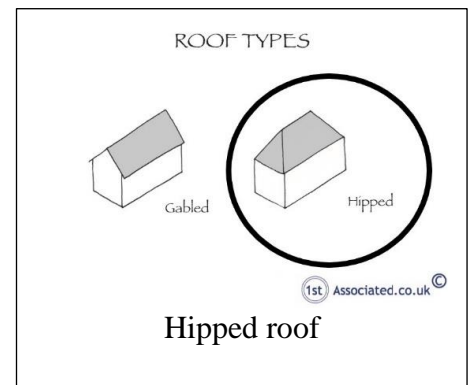
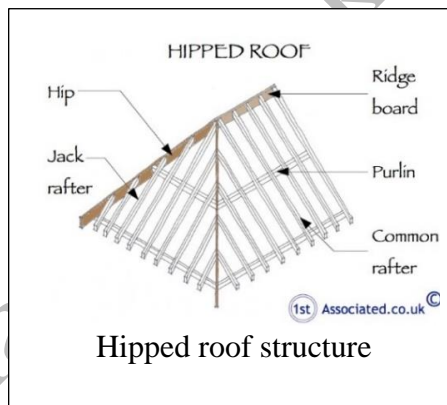
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. 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.



ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property. Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a semi-detached property left side. The front of the property has been given over to parking, the left side is a garage which is used as a workshop and also numerous sheds have been added including one that blocks the passageway on the left.

To the rear is a reasonable sized garden accessed via the kitchen or dining room. The property sits at the start of the cul-de-sac although it is fairly close to a main road.

This property is typical of those built in the 1930's to 1960's and some of the original Art-Deco styling remains such as the windows and the architraves and timber work albeit that it has been painted over in some cases.

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

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:

1930	Average earnings were £165 per year. Terraced houses were for sale at £395 in the mid 1930's and most houses were less than £750.
1939-1945	World War II
1950's	Average price of a new house was £1,891 and average salary was £520 per year

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LOCATION PLANS



Note; The photographs identify the building and are not necessarily where the boundaries, etc, are.

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EXTERNAL PHOTOGRAPHS



Front view



Rear view



Left view



Street view



Front driveway and bin store



Rear patio

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ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

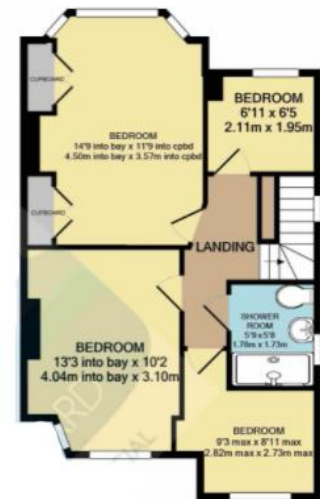
- 1) Entrance porch
- 2) Hallway and Stairs
- 3) WC
- 4) Front right reception room
- 5) Rear right reception room
- 6) Rear left kitchen



First Floor

The first floor accommodation consists of:

- 1) Landing
- 2) Front left bedroom
- 3) Front right bedroom
- 4) Rear left bedroom
- 5) Rear right bedroom
- 6) Middle left bathroom



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Outside Areas

The front of the property has been given over to parking, the left side is a garage which is used as a workshop and also numerous sheds have been added including one that blocks the access on the left side.

To the rear is a reasonable sized garden divided into two areas, the terrace/paved area adjacent to the property with a pond and a grassed area.

The property sits at the start of a cul-de-sac and is fairly close to the main road. The cul-de-sac road was relatively quiet during the course of our survey and there was parking on the road side on a first come, first served basis.

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

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INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience. We have not necessarily taken photographs of each and every room.

Ground Floor



Entrance porch



Entrance hall



Front lounge



Dining room



Toilet under stairs



Kitchen

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First Floor



Landing



Front left bedroom



Front right bedroom



Rear left bedroom



Rear right bedroom



Bathroom

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SUMMARY OF CONSTRUCTION

External

Chimneys/Flues	Two chimneys right and rear left.
Main Roof	Hipped, clad with small concrete tiles
Main Roof Structure	Hipped roof, cross brace cut
Left Side Single Storey Roof	Flat roof covered with mineral felt
Rear Roof	Flat roof covered with metal/lead
Gutters and Downpipes	Cast iron and Plastic
Soil and Vent Pipe	Cast iron
Walls	Brickwork, Vertical Tiling and Pea shingle render replacing original render (assumed)
Fascias and Soffits	Painted timber (assumed)
Windows and Doors	Predominantly metal double glazed windows with some misted panels, plastic windows and timber windows

Internal

Ceilings	Lath and plaster and Proprietary boarding (assumed)
Perimeter Walls	Wet plaster (assumed)
Internal Walls	Predominately solid (assumed)
Ground Floor	Suspended timber floor with concrete to the kitchen (assumed)
First Floor	Joist and floorboards with embedded timbers (assumed)

Services

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

Heating	There is a wall mounted Worcester boiler located in the kitchen
Electrics	Fuse board in entrance lobby in 1980's/2000 style case. 1960's-1980's fuse board in kitchen cupboard.
Gas	Consumer unit located under stairs.
Drainage	We were unable to find any manholes.

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.

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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 focused 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 240 photographs (including 360 degree/aerial photos) 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 normally divide the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues. In this case we have divided it into 'The Good', 'The Ugly' and 'The Bad'.

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) Older properties typically have more space than newer properties, both in the actual size of the rooms and the height of the rooms.
- 2) The property has some of the original features left, which add to the overall character of the property and the property has good natural light due to the bay windows although there is a plastic opaque coating to some of the windows.
- 3) Off-road parking.

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

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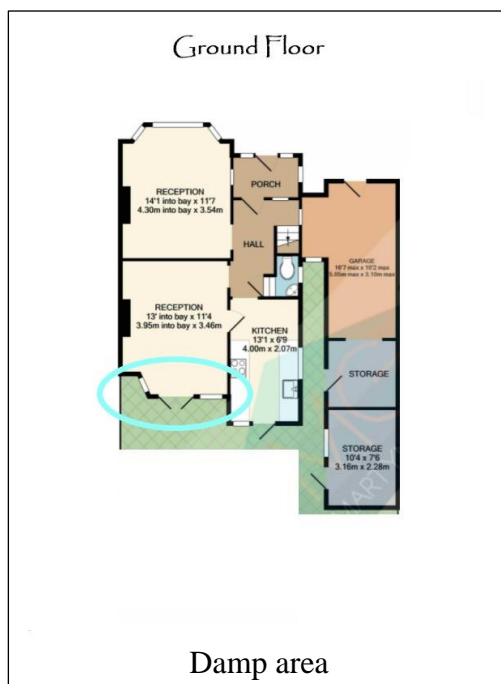


The Ugly

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

1.0) Dampness to rear wall and possibly to floor

To the rear of the property there is a broken downpipe and also a gully that is allowing dampness into the property. The owner is aware of the problem and has tried to resolve it by adding a gully. Unfortunately, this has then allowed dampness to go under the building.



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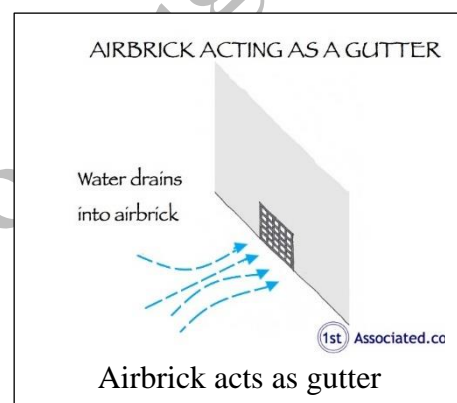
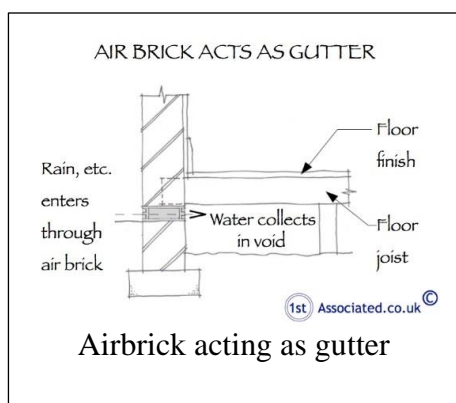
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Suspended timber floor and dampness?

The property has a suspended timber floor which needs an airflow underneath it to help reduce the possibility of wet rot, dry rot and woodworm. The airbricks which should ventilate the floor unfortunately are so low they are acting as gutters. As mentioned, the owner does appreciate there is a problem and has added a gully to the rear but we believe some investigation is required and also a French drain to take the water away from the building.



What seems to have happened over the years is the rear patio has been built up higher than it should and has originally covered the airbricks which then the owner revealed. We have come across cases in the past where there has been wet rot, dry rot and woodworm under the floor because of this.

ACTION REQUIRED: If you wish to improve this then you need to open up the floor before you legally commit to purchase the property or to be more exact to get the existing owner to open up the floor; we would recommend opening it up in three areas – front, rear and rear adjacent to the kitchen floor, with the two latter being the most important as they are the most likely areas for wet rot, dry rot or woodworm.

If you recall, we also said that the kitchen floor appears to be concrete which is next to it and if water has got in then there could also be damage and deterioration to the timber in other areas. However, having said all of that, the floor did not overly deflect, we imagine that any repairs will be at a lower cost and as mentioned the way to be safe is to have the floor opened up and inspected.

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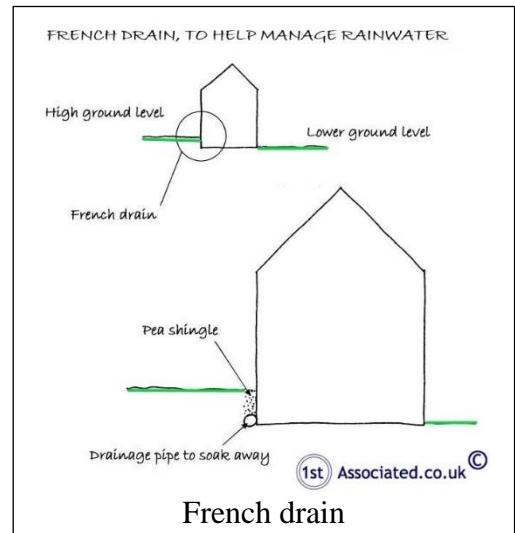
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French Drain

We would recommend a French drain discharged into a manhole (subject to obtaining approval) and/or a soakaway added (which will be additional cost) to divert water away/around the property which will help reduce some of the effects of the sloping site.

ANTICIPATED COST: Budget £2,500 - £5,000 for a French drain to the rear of the property. Please obtain quotations before you legally commit to purchase the property.



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) Chimneys

The main chimney looks to be weathered and in need of repointing. From our aerial photographs we would comment the chimney is in slightly below average condition. What surprised us from our aerial photographs is that it was an open pot at the top. We can see one hog backed tile has been used to close one chimney; you may decide to close all of them if you are not going to be using the chimneys to stop dampness getting in.

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ACTION

dampness is getting in through the main chimney, we think it is likely and we would carry out repairs to the rear chimney which will need a tower scaffold or similar (or even scaffolding to the main chimney).

REQUIRED:

ANTICIPATED COST: A few thousand pounds upwards, we believe it is likely to need scaffolding which could probably double if not treble the cost; please obtain quotations before you legally commit to purchase the property.

Rear left chimney

To the rear chimney the render is deteriorating and the flashing is coming away.

ACTION REQUIRED: Replace flashing and make watertight.

ANTICIPATED COST: Please obtain quotations before you legally commit to purchase the property.

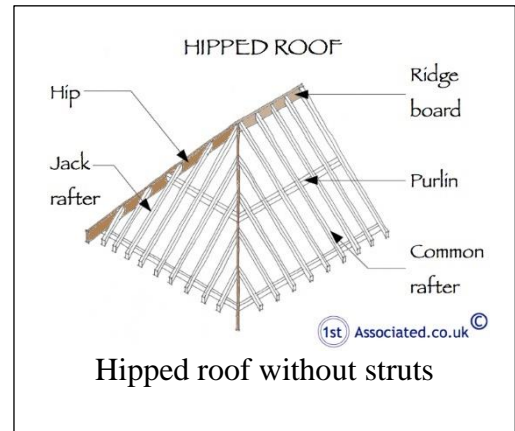
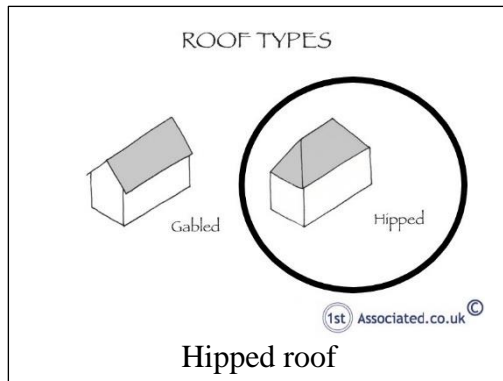


Please see the Chimneystacks Section of this Report.



Hipped Roof

The property has a hipped roof which are integrally not as stable as gable end roofs as they effectively sit upon themselves.



Struts Defined

In this case they are extra timbers that give support to the purlins.

The roof is clad with a small concrete tile and, from ground level, this looks in slightly below average condition considering the roofs age, type and style as we can see some hairline movement in it externally.

Internal

Internally we can see there have been alterations in the roof by removing the cross brace although we cannot see any major movement to the purlins within the roof structure.



Purlins Defined

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

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We spoke to the owner specifically about the alterations in the roof and he advised that he thought that the cross brace was cut about twenty years ago (we understand they have lived in the property since 2002). It may have contributed towards the movement that we can see in the roof and also the cracking to the bay window to the front – see our comments on this in the Cracking section of the report.



Cut cross brace



Purlins to front left hip



Purlin needs to be monitored

ACTION REQUIRED: We have taken photographs of the condition at the time of our survey of the purlins, joists and cross brace which should be monitored. You will have a better view when the roof has been emptied when we would suggest you take photographs again. If movement does occur over time we would then recommend adding the cross brace back in. You should also monitor the position of the front purlin to see if it moves away from the chimney and add a strut if any movement in the roof is seen at all.

We would be more than happy to comment on any photographs that you take when the roof has been cleared and emptied.

We would add if you wish to be one hundred percent safe then you need to add the cross bracing and the strut as soon as you own the property. Also, we would add that many people would be put off by the cross brace being cut.

ANTICIPATED COST: In the region of £1,000 - £3,000; please obtain quotations before you legally commit to purchase the property.

Please see the Roof Structure Section of this Report.

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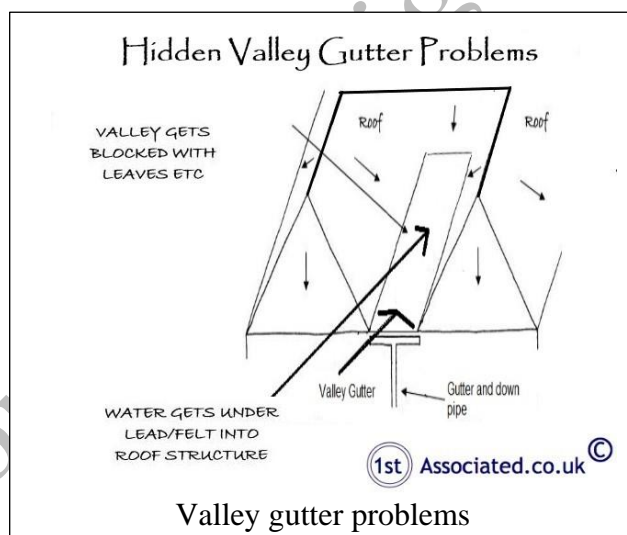
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2.0) Valley gutter

To the front of the property there is a hidden valley gutter. We can see from our aerial photographs that there is moss on this roof and we can also see from within the roof that there is staining where the valley gutter is. This has resulted, we believe, in the staining that is visible in the front right bedroom adjacent to the chimney.



ACTION REQUIRED: Clear the moss and grass and any other debris and have a roofer check the tiles are in place, the tiled valley gutter and also the lead valley gutter. Ask the roofer to take photographs after they have carried out the work which we would be more than happy to comment on.

ANTICIPATED COST: In the region of £750 - £1,500 depending upon what is found and how access is gained; please obtain quotations before you legally commit to purchase the property.

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Slipped and missing tiles

Our photographs show a sample of slipped and missing tiles, we are sure the roofer will find more when he is on the roof. There is some work required in replacing some tiles and have a close inspection of the rear flat roof although from our aerial photographs it looks in average condition.



Front tile problems
~ Aerial View ~



Tile in front gutter
~ Aerial View ~



Rear roof
Black – sample of slipped or damaged tiles
Chimney poor rendering and airbrick
~ Aerial View ~



Loose tiles to rear right
~ Aerial View ~

ACTION REQUIRED: We would expect a roofer to take half a day to a day for this work assuming they have a supply of tiles.

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ANTICIPATED COST: £500 - £1,000 assuming no scaffolding is needed and they have found the tiles; please obtain quotations before you legally commit to purchase the property.

Please see the Roof Coverings Section of this Report.

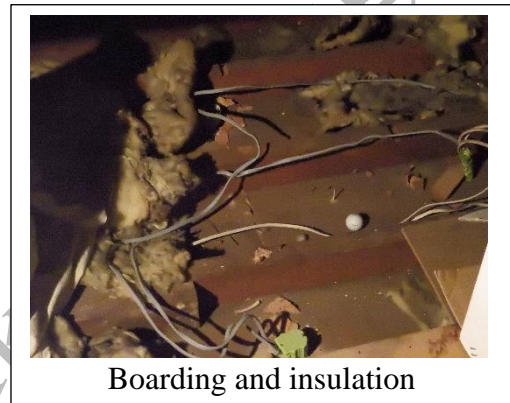
3.0) Roof space

Insulation

The roof has approximately 100mm insulation in some areas.

Protective underlayer

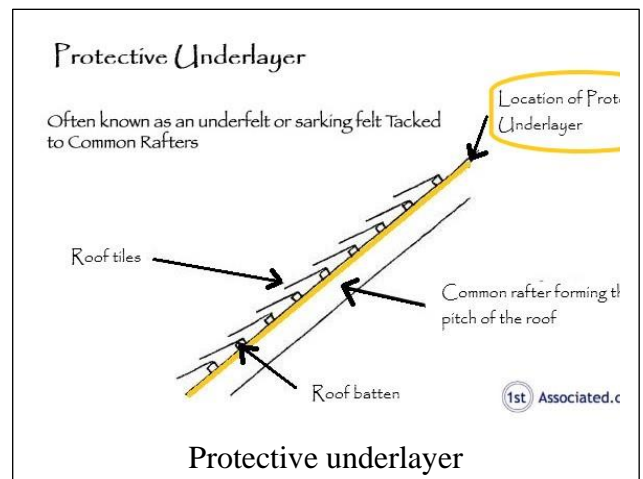
The hessian based protective underlayer felt very brittle to touch and we believe is starting to deteriorate. You need to be careful when you increase the insulation as you may cause condensation so you need to increase the ventilation as well.



Boarding and insulation



Hessian based felt brittle



Protective underlayer

ACTION REQUIRED: If you increase the insulation then you need to increase the ventilation in the roof. This can be achieved in various ways such as

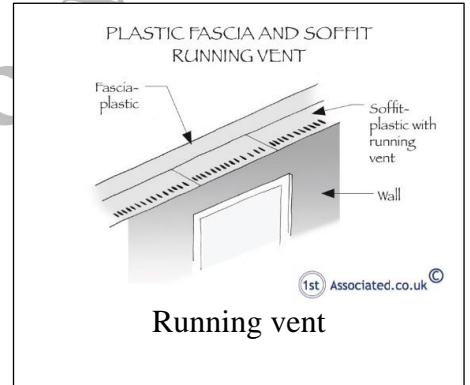
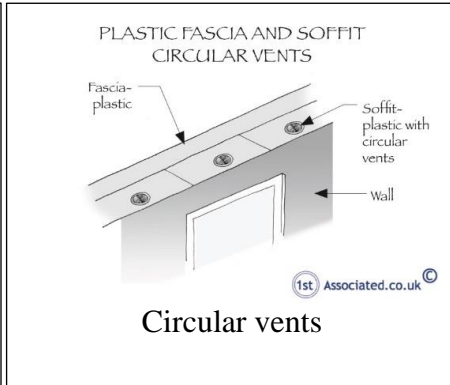
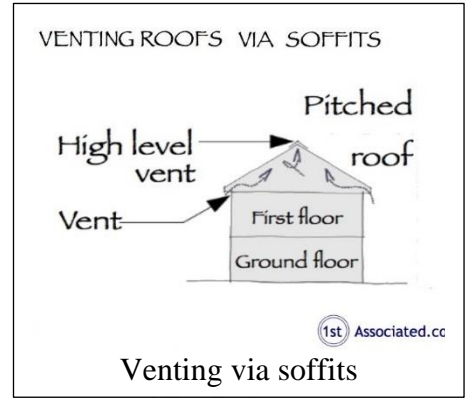
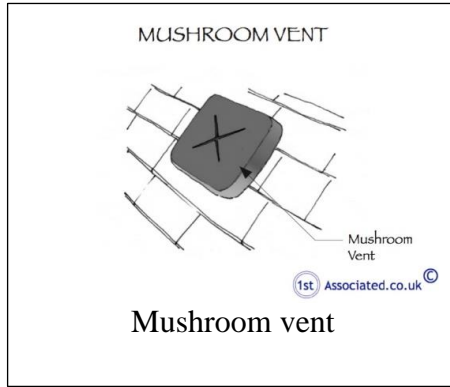
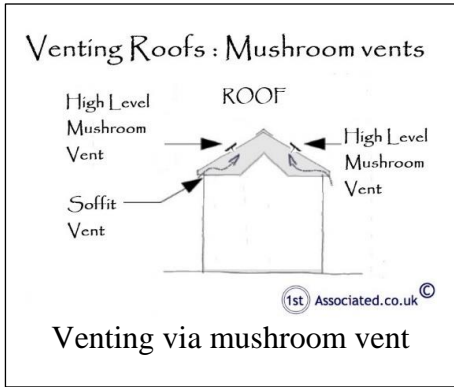
- 1) Air vents to the soffits
- 2) Lap vents within the roof.

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ANTICIPATED COST: A roofer for a day, possibly longer costing in the region of £750 - £1,500 for mushroom vents depending upon materials and access and for the lap vents £250 - £500; please obtain quotations before you legally commit to purchase the property.

Please see the Thermal Efficiency Section of this Report.

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4.0) Rear lead/metal flat roof

There are tar repairs to the rear flat roof.

ACTION REQUIRED:
Monitor if the roof is still leaking, the tar may have sorted it out. In the long term you need to think about re-roofing and we would also look to add insulation.

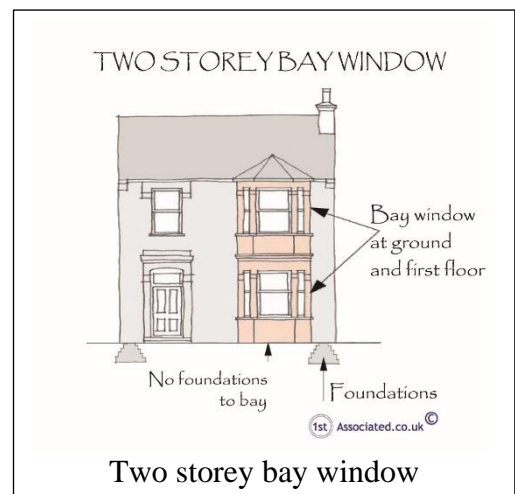


ANTICIPATED COST: £2,500 - £5,000; please obtain quotations before you legally commit to purchase the property.

Please see the Roof Coverings Section of this Report.

5.0) Movement to the front bay

The front bay can be seen to be moving and there is a crack to the left side. The upper bay, we believe, is quite a lightweight construction with a vertical tile. Generally these type of bays did not have a foundation, the movement could be because of this and also the amendments to the roof.



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ACTION REQUIRED: Fill with a good waterproof builder's mastic and monitor.

As this is a one-off inspection we believe that caution is the best way forward.

If you want to be safe about this then we would recommend the existing owners take out an insurance claim, advising that the cracking has been noted by a structural surveyor (this should cost them nothing other than time to write the email/letter). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement. Your future liability should be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

Your solicitor needs to ensure this is a legally watertight process and ensure your liability is limited to paying the excess on the insurance only.

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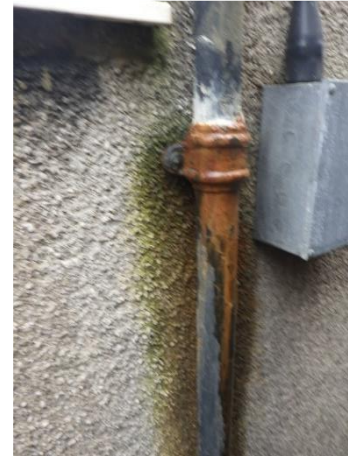


6.0) Leaking gutters and downpipes and soil and vent pipes

These are probably leaking over and above what we would normally see. There are two areas in particular:

1) The left side where the cast iron downpipe is rusting which we think will add to the water in the low point.

2) To the front area, if you recall, there was broken what looked like plastic guttering at high level and also plastic guttering at low level that had been temporarily repaired.



Soil and vent pipe leaking next to electrics



Repair to gutter
~ Aerial View ~



Broken gutters
~ Aerial View ~

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ACTION REQUIRED: We would try and save the cast iron gutters and downpipes if at all possible as they last much longer than plastic if properly maintained.

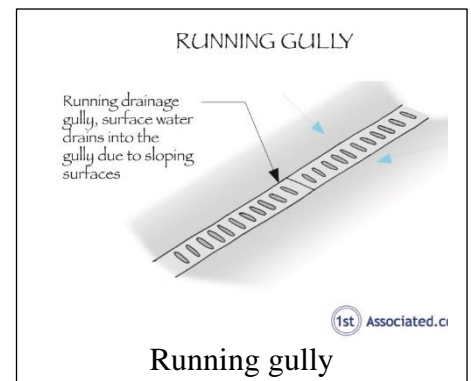
We do find that most builders want to use plastic and we can see some areas have already been replaced in plastic, these in turn now need to be replaced again for example to the front left side of the property; see blue circles on photograph.

ANTICIPATED COST: It could be more than you would think to get this work done properly. Set aside the sum of £1,000 - £3,000 to repair; please obtain quotations before you legally commit to purchase the property.

Please see the Gutters and Downpipes Section of this Report.

7.0) Sloping site towards garage

The property sits on a sloping site at the front towards the garage and because of this rainwater and ground water need to travel from the top of the site to the bottom with the building in the way. We can see there is a running gully to try and stop the water getting into the garage. We understand you want to store items in the garage and use it for a business you have, it may be necessary to replace the running gully with a deeper drain such as a French drain.



Sloping sites are not as good as level sites and buildings on them are integrally unstable. You need to understand this is a characteristic of any building sitting on a sloping site.

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ACTION REQUIRED: Monitor the slope to the front of the property to see if the existing ground is sufficient or whether you need to replace it with a French drain

ANTICIPATED COST: In the region of £2,500 - £5,000 to replace it with a deeper French drain, possibly more if you want it to discharge into the main drains (subject to permission as there is no manhole visible close by to discharge the water into); please obtain quotations before you legally commit to purchase the property.

8.0) Condensation

We believe there is an above average possibility of condensation as there is no extract fan in the bathroom or the kitchen. Although there is an air filter in the kitchen and there are vents this is not the same as having a mechanical extract fan.



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.

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.

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9.0) Shower room

The tiles in the shower room need grouting. The grout joints do seem smaller than we normally come across.

ACTION REQUIRED: Re-grout in the short term. As discussed, you could probably have a pea shaped bath and then you would have the benefit of not only having a shower you would be able to have a bath.

ANTICIPATED COST: £1,000 would probably get the bathroom finished off to a reasonable standard; please obtain quotations before you legally commit to purchase the property.

Please see the Bathroom Section of this Report.



Tiles not grouted in shower room

10.0) Kitchen

We spoke about the kitchen and you mentioned about the worktop and how it is a bit low for you. As discussed, you could increase the worktop height but it would encroach upon the window.

Light in the kitchen

We also spoke about light in the kitchen. You could improve the natural light by enlarging the window although as mentioned the view is of your sheds. Alternatively, you could add better lighting within the kitchen area. Remember this kitchen will be much darker during the winter months (which are fast approaching).



Kitchen

ACTION REQUIRED: You need to think carefully about alterations in the kitchen.

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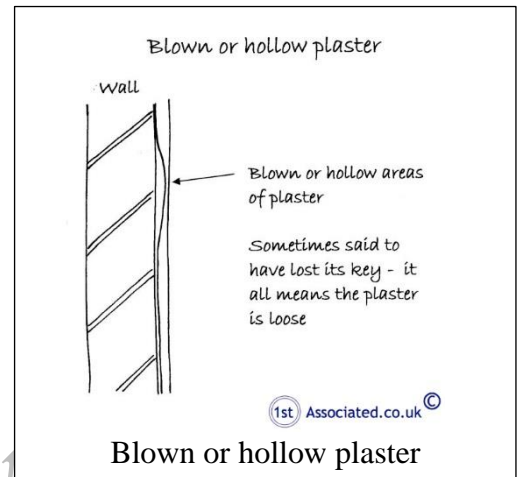
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ANTICIPATED COST: This depends upon what you decide to do; please obtain quotations before you legally commit to purchase the property.

11.0) Blown plaster

We found more than the average level of blown plaster particularly to the perimeter walls so when redecorating you may find that some of the plaster comes away. A way around this would be to resist taking off the existing wallpaper and add a lining paper or similar. You can of course replaster the areas.



ACTION REQUIRED: Re-plaster where plaster has come away. You need to use an appropriate plaster;

For example, if it is a lime based plaster you need to use lime plaster.

ANTICIPATED COST: This depends upon whether you need to re-plaster; please obtain quotations before you legally commit to purchase the property.

Please see the Ceilings and Walls Section of this Report.

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12.0) Exposing the timber floor

We spoke about exposing the timber floor rather than having a veneer floor covering and carpets, etc in some of the rooms. This would be better from a point of view of making the floor more breathable although in turn you may get some draughts underneath it (you could insulate it). We thought the timber we could see under the staircase looked in reasonable condition.



Floorboards visible under the stairs

ACTION REQUIRED: You may want to look at exposing the floorboards. We would recommend exposing a small area and do a test, for example under the stairs and see what you think.

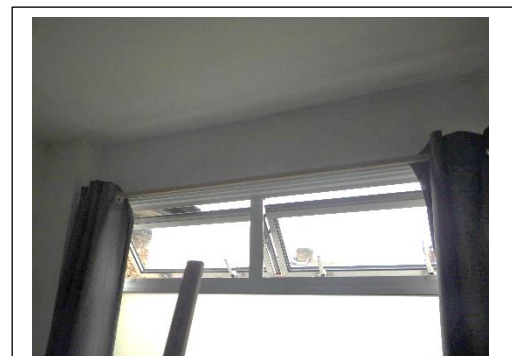
ANTICIPATED COST: Depends upon how much work is required in using a sander on the timber and then finishing it; please obtain quotations before you legally commit to purchase the property.

Please see the Floors Section of this Report.

13.0) Misted windows

A number of the windows have misted over. There is also an unusual opaque plastic covering that has been added to the rear right bedroom that is currently being used more like a lounge.

ACTION REQUIRED: It is a choice as to whether you replace the glass sealed units or whether you look for a complete new window. It may be more economical to do one rather than the other.



Misting to rear right window

ANTICIPATED COST: Please obtain quotations before you legally commit to purchase the property.

Please see the Windows and Doors Section of this Report.

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Services

14.0) Dated/Unusual electrics

The electrics, as we understand it, have been updated by a family member.

As mentioned, it seems unusual that they have not used a metal fuse board. We can also see a number of sockets have been added into the property therefore it is worth having an independent check.



Fuse board in entrance hall



Old fuse board in kitchen cupboard



Loose socket points

ACTION REQUIRED: Your legal advisor needs to check and confirm if there is a Institution of Engineering and Technology (IET) certificate carried out by an NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

ANTICIPATED COST: We would expect costs in the region of:

- 1) £250 - £500 for test and report
- 2) £250 - £500 for a new fuse board
- 3) Plus any further work recommended

Please obtain quotations before you legally commit to purchase the property.

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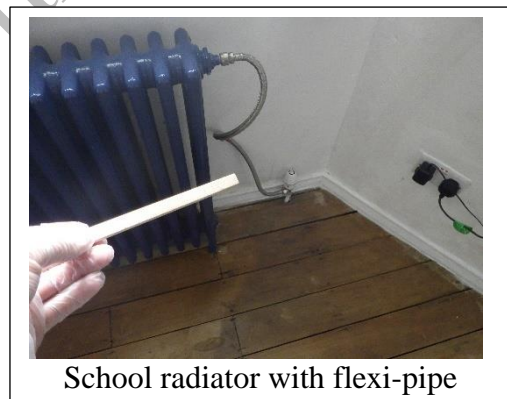
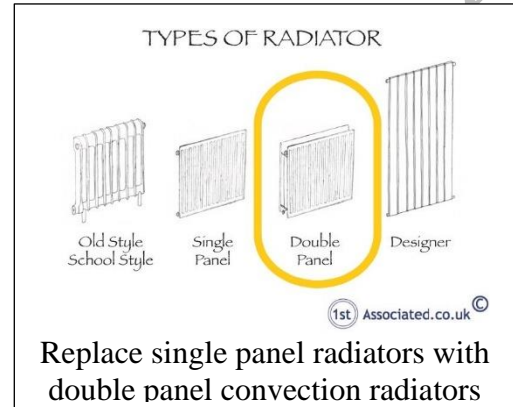
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15.0) Single panel radiators

The property has single panel radiators. These may not warm the property to the heat that you desire/modern standards. We much prefer to see double panel convection radiators. The radiators have flexi-piping which is unusual.



ACTION REQUIRED: We recommend you upgrade to double panel convection radiators.

ANTICIPATED COST: In the region of £100 - £200 per modern double panel convection radiator, possibly more where they have to put new piping in as well. Please obtain quotations before you legally commit to purchase the property.

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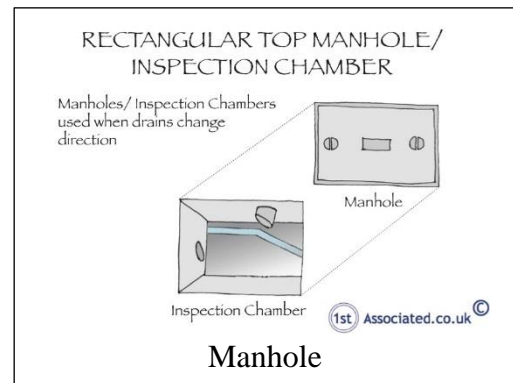


16.0) No manhole found

In this case we were unable to see any manholes.

Manholes Defined

Access areas usually large enough to fit a person in so work can be carried out. Manholes are used where there is a change in direction of pipes or new pipes join the main run. It is a good location for clearing any blockages.



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

ANTICIPATED COST: A few hundred pounds; please obtain quotations before you legally commit to purchase the property.

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SERVICES & OTHER ITEMS

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.

Electrics

Please see our earlier comments.

Heating

There is a floor mounted Worcester boiler located in the kitchen. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

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 a 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 or are there any remaining lead pipes.

Maintenance

This type of property is relatively modern (i.e. less than one hundred years old) but nevertheless still requires ongoing maintenance and repair. A budget for such work must be allowed to ensure it is maintained in a good condition. This will prevent undue and unnecessary deterioration.

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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.

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. 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 probably be best to supervise the work if it is complex, both of which we can do if so required.

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SUMMARY UPON REFLECTION



The Summary Upon Reflection is a second summary so to speak, which is carried out when we are 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:

There are a number of things to think about. We would recommend negotiating on the price based upon the items we have identified. We feel also that this work would put a lot of purchasers off buying the property as it is more work than many would be prepared to do.

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.

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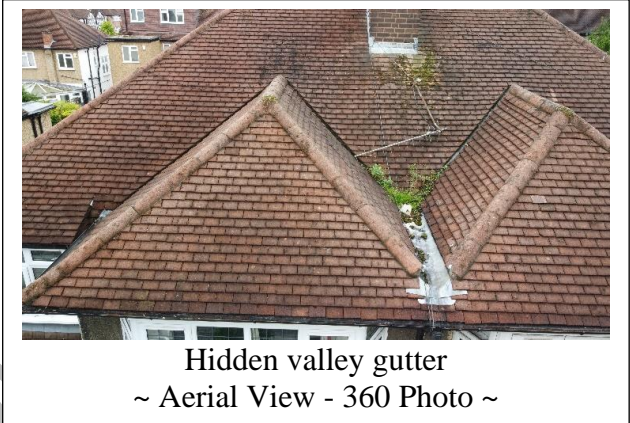
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AERIAL VIEW - 360 PHOTOS

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).



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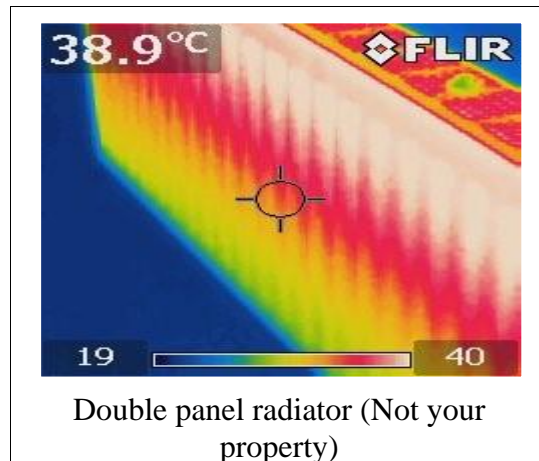
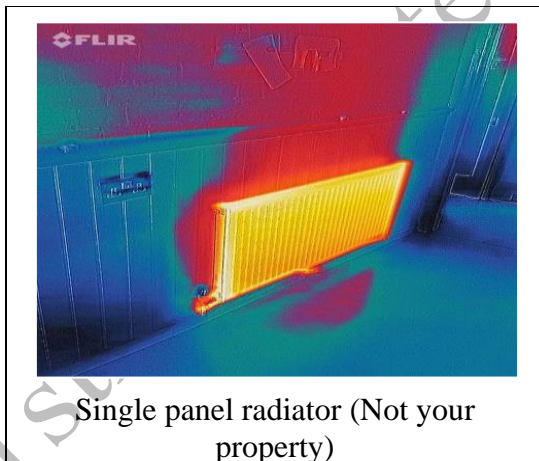
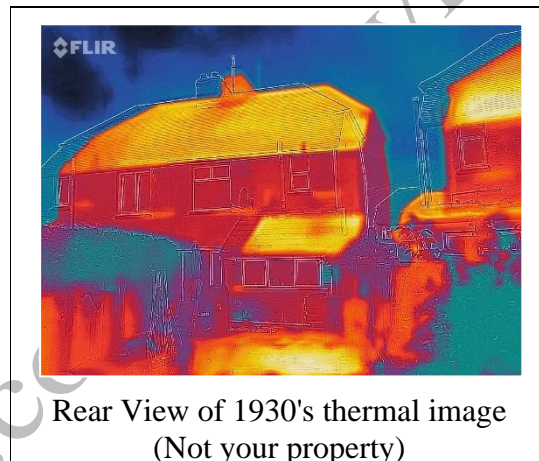
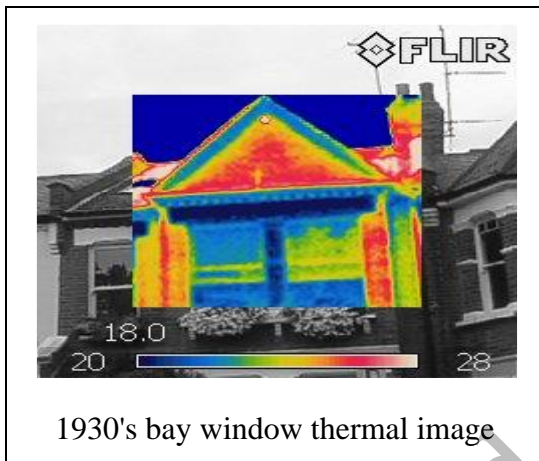
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THERMAL IMAGE PHOTOGRAPHS – Not Your Property

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).

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



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MORE ABOUT THEREPORT 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.

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



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EXTERNAL

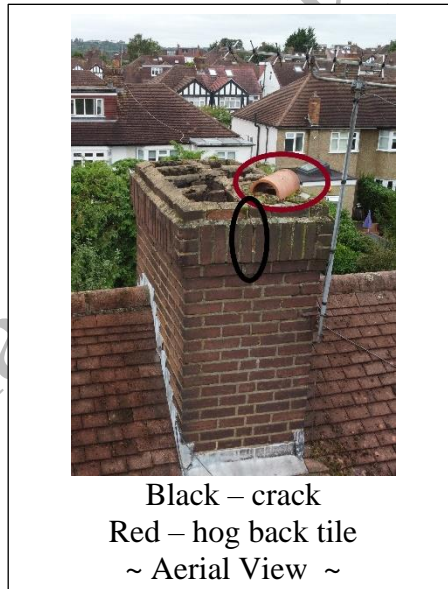
CHIMNEY STACKS



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.

Chimney One – Right

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



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

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Chimney Two – Rear Left

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



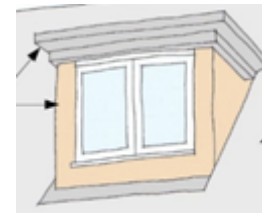
Poor rendering to rear chimney and flashing coming away
~ Aerial View ~



Chimney two rear left

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

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.

Front Left dormer window

The dormer window roof is the same material as the main roof, cheeks of the dormer are vertical tiles and the windows are metal double glazed.



Tile slipped to front dormer

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Generally, we would comment for their age, type and style they are in slightly below average condition as the tiles have slipped.

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

PARTY WALLS

The party wall relates to shared items, such as the chimney and firewall. If you do any work on these, you will need to deal with the Party Wall Etc. Act 1996. Here is a brief explanation of it.

Party Structures Defined - Party Wall Etc. Act 1996

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

Any work to party structures, such as party walls or party chimney stacks, requires agreement under the Party Wall Etc. Act 1996. We would be more than happy to offer you help and advice in this matter.

Specifically, in this case we would comment there may be a shared cost with regard to the chimney.

Finally, we have made our best assumptions on the overall condition of the chimney stacks, dormer windows and roof 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.

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MAIN ROOF COVERINGS



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 three areas

1. Main Roof
2. Rear flat roof
3. Left garage/shed roofs

Main Roof

The property has a hipped roof which are integrally not as stable as gable end roofs as they effectively sit upon themselves.

The roof is clad with a small concrete tile and, from ground level, this looks in below average condition considering the roofs age, type and style.



Hairline cracking to the hip of the roof



Rear tiles deteriorating

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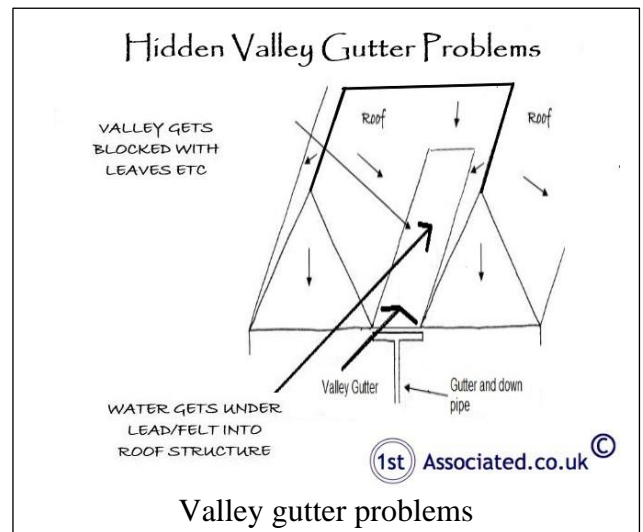
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Valley Gutters

This property has valley gutters which are generally a problematic area.



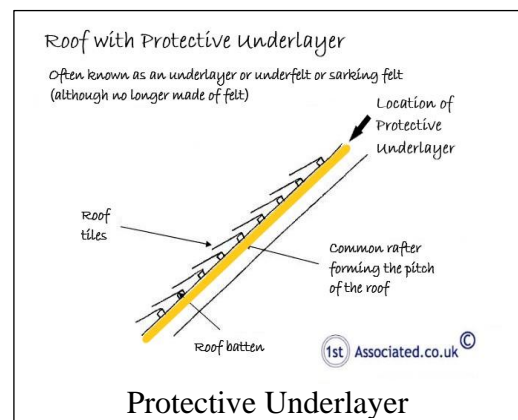
Valley gutter defined

A valley gutter is where two main roofs meet or where there is a change in roof direction.

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

PROTECTIVE UNDERLAYERS

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.



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When we inspected the loft space, we found a Hessian based bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in below average condition and brittle to touch.



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

FLAT ROOFS

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

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

Rear Left Flat Roof

The flat roof is located to the rear left and is covered with metal/lead. We would comment it is in below average condition for its age, type and style and has been tarred on the rolled joints which is often where they leak. This is also an indication that the lead roof may need replacing.



Bitumen repair to flat roof
~ Aerial View ~



Rear flat roof tarred on rolled joints
~ Aerial View ~

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ACTION REQUIRED: Have a roofer inspect the roof before you legally commit to purchase the property to check if it needs re-roofing.

ANTICIPATED COST: We would expect costs in the region of £2,500 - £5,000 for a new metal/lead roof and also add insulation; please obtain quotations before you legally commit

Front Left Flat Roof

The flat roof is located to the front left and is covered with mineral felt. We would comment it is in average condition for its age, type and style.



Garage flat roof with cement flashing and flat roofs behind



Garage roof
~ Aerial View ~



Shed roofs behind garage
~ Aerial View ~

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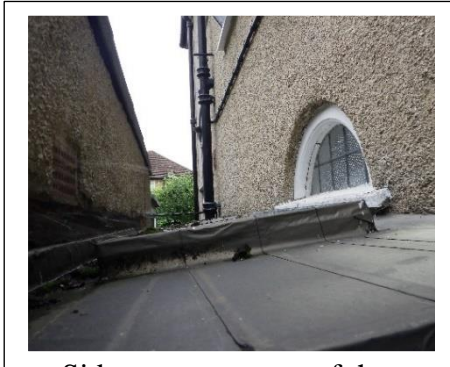
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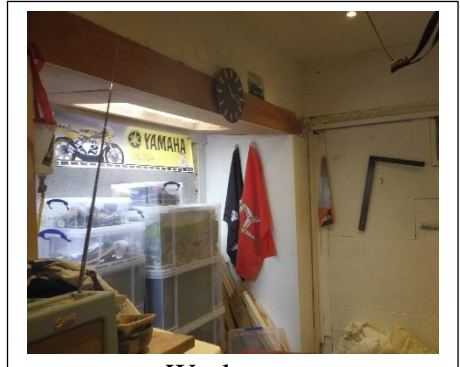




Side passageway



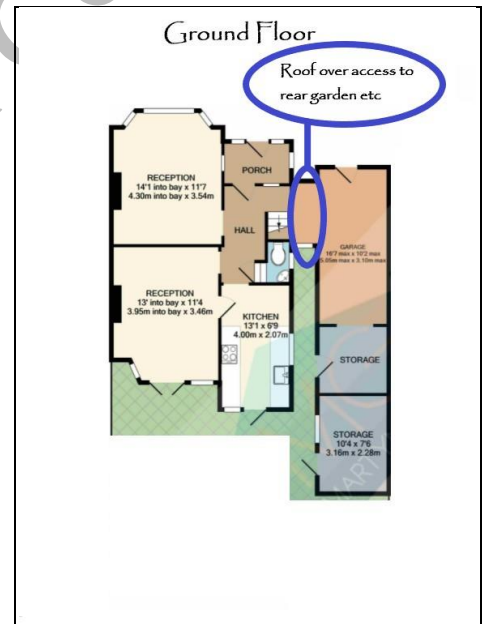
Side passageway roof that needs removing



Work area

ACTION REQUIRED: These are flat, flat roofs so may need repairing. The roof has a cement flashing; we would prefer a lead flashing.

ANTICIPATED COST: Set aside the sum of £500 - £1,000 for basic repairs and then expect to do the occasional repair; please obtain quotations before you legally commit to purchase the property.



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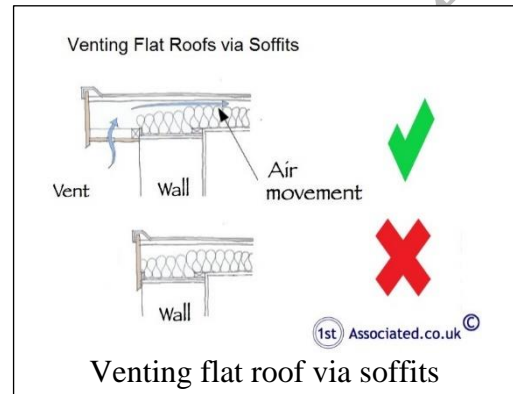


Further information on flat roofs

This may be of interest to you if you are going to be running a business/regularly in the garage area.

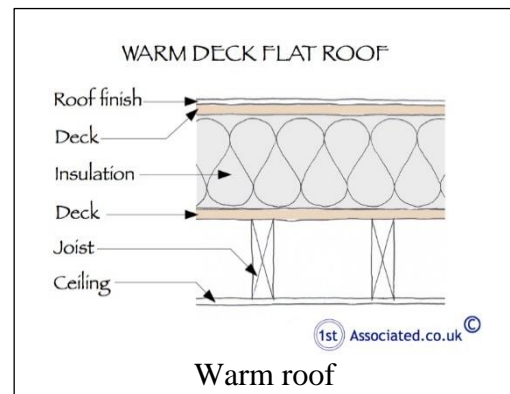
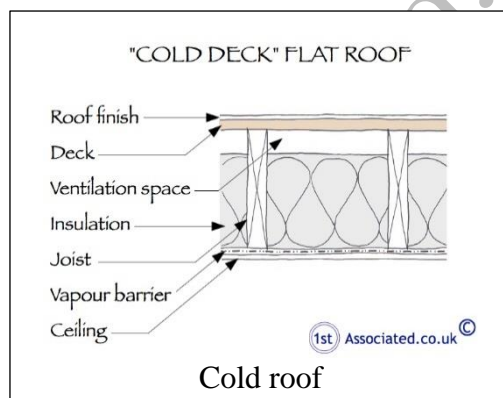
Ventilation

Building Regulations now require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided.



Insulation

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



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.

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ROOF STRUCTURE AND LOFT



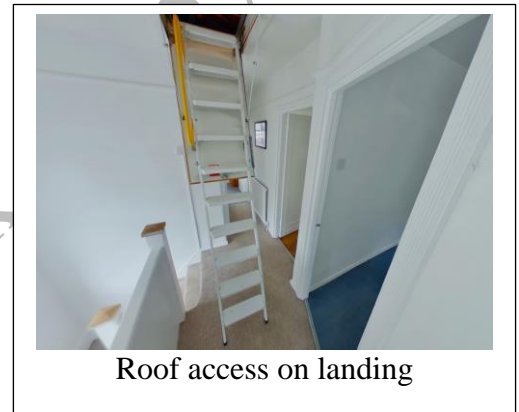
The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Roof Access

The main roof is accessed via the loft hatch on the landing. There is a loft ladder, electric light and secured floorboards which make the loft space and easier to use.

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

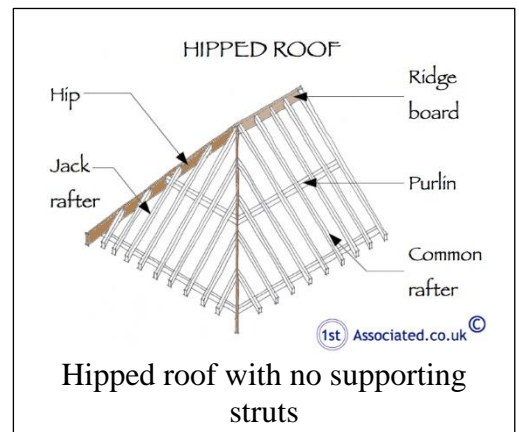


Roof access on landing

Roof Structure

This type of roof structure has what is known as a hipped roof

Due to the construction of hipped roofs, they are prone to slipping or to dropping which can, in extreme cases, push the walls out of vertical.



Hipped roof with no supporting struts

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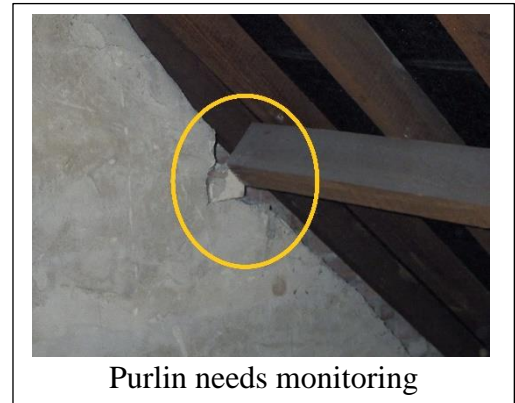
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Roof Timbers

We have inspected the roof structure for:-

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



Our examination was limited by the general configuration of the roof, the insulation, boarding and stored items. What we could see was generally found to be in below average condition due to the alterations that have taken place of the cross brace removed. We would prefer for the purlin to have more support and this indicates there has been some movement in the roof. We would recommend monitoring this and add another strut, the sooner the better. The strut should copy the existing struts.

It is feasible that there are problems in the roof that are hidden.

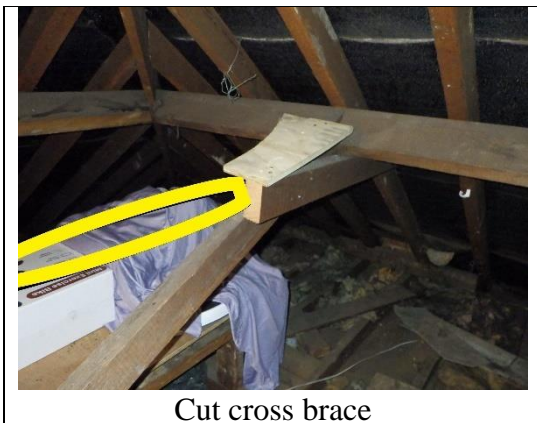


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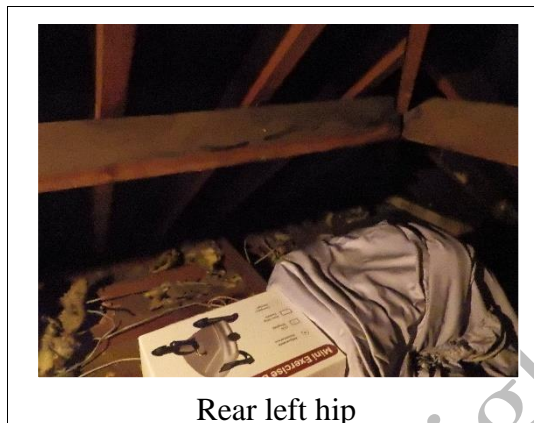
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Cut cross brace



Rear left hip

Purlins Defined

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

ACTION REQUIRED: The only way to be one hundred percent certain is to have the roof cleared and checked. Please see our comments in the Executive Summary.

Firewalls

The property has one brickwork firewall located to the right side (all directions given as you face the property). The firewall is also a Party Wall.

Firewalls Defined

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

Water Tanks

We did not see a water tank.

Ventilation

No ventilation noted.

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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 the loft has been boarded over.

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

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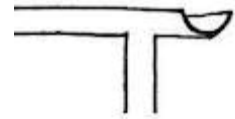
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GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

The property has cast iron and plastic gutters and downpipes. They are in below average condition for their age, type and style.

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.



Broken gutters



Gully to left



Gully



Rear right downpipe needs to go down to the ground and into a soakaway

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

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.

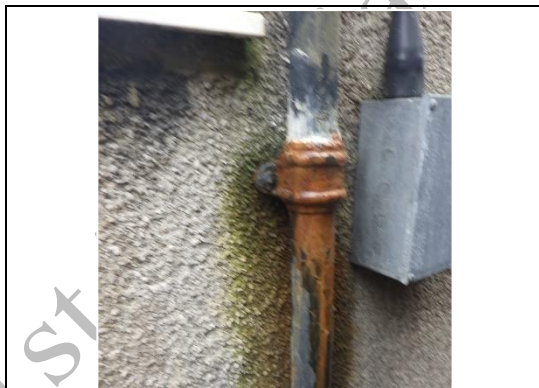
We also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

SOIL AND VENT PIPE

The property has cast iron soil and vent pipes.



Soil and vent pipe



Soil and vent pipe leaking next to electrics



Cast iron soil and vent pipe to left

ACTION REQUIRED: Redecorate when you are redecorating the rest of the property.

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

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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.

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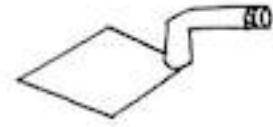
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WALLS



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

The property is finished in vertical tiling, pea shingle render and brickwork.

BRICKWORK

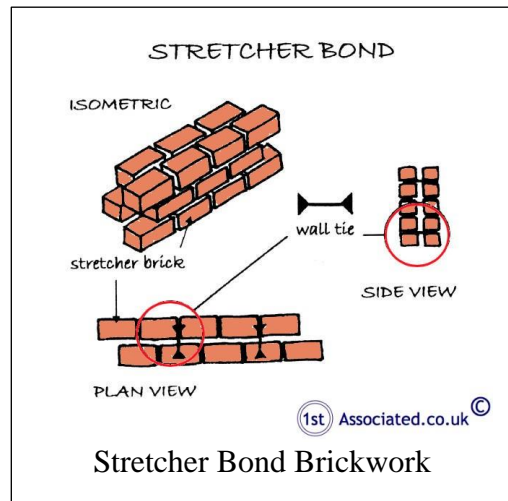
The property is finished in a stretcher bond brickwork in a cement based mortar.

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



Cavity Walls

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



Wall Ties

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. We usually look for horizontal cracking where there is older style stretcher bond brickwork, such as this, to see if the wall ties are rusting and forcing open the brickwork.

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In this instance we could not see significant horizontal cracks however wall tie failure is a progressive problem. We would add as there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties. As such we cannot be hundred per cent certain with regard to this problem unless we open up the structure.

RENDER

Render

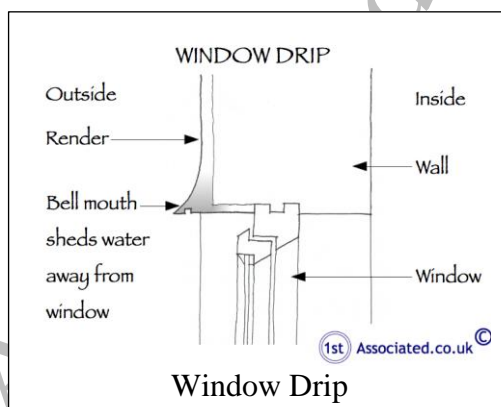
The external walls are finished in a pea shingle render.

We have carried out a tap test (literally hitting the render with the back of a hammer). We found it to be in average condition for its age, type and style.

Render detailing

Window Drip Detail

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



Bell mouth to base of property

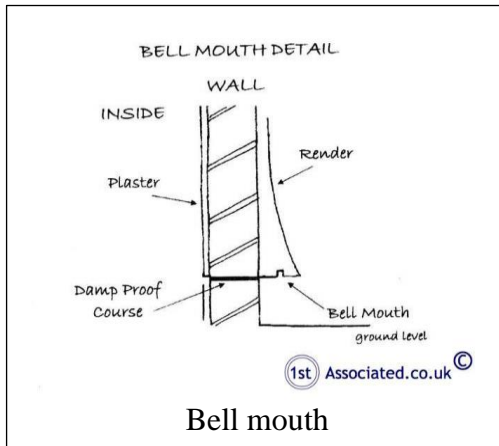
To the base of the render there was no bell mouth detail.

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ACTION REQUIRED: It may help with dampness to the base of the property if a bell mouth is added to the base of the render. We would expect this to be fairly expensive so we would recommend you try the other options that we have spoken about earlier in the report before you add a bell mouth.

ANTICIPATED COST: In the region of £2,500 - £5,000 for a bell mouth detail; please obtain quotations before you legally commit to purchase the property.

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

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

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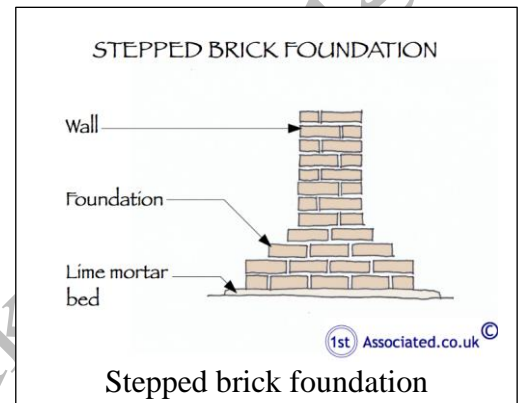
FOUNDATIONS



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

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a stepped brick foundation possibly with a bedding of lime mortar.



London Clay

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

Building Insurance Policy

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

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

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

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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.

Cracks

Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection; the Building Research Establishment recommend a year of monitoring of any cracking.

We would refer you to our comments with regard to building insurance throughout this report. We would always recommend that you remain with the existing insurance company of the property.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property. As no excavation has been carried out we cannot be 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.

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TREES



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

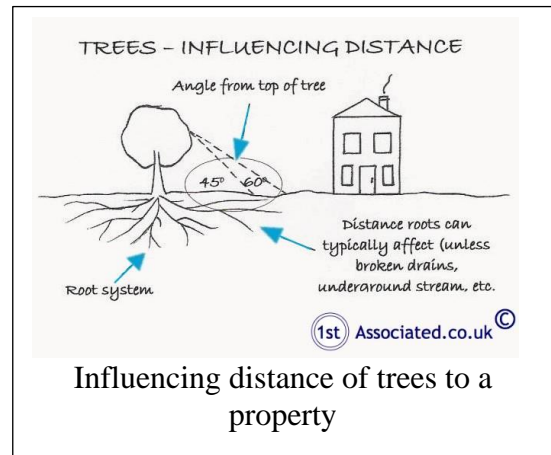
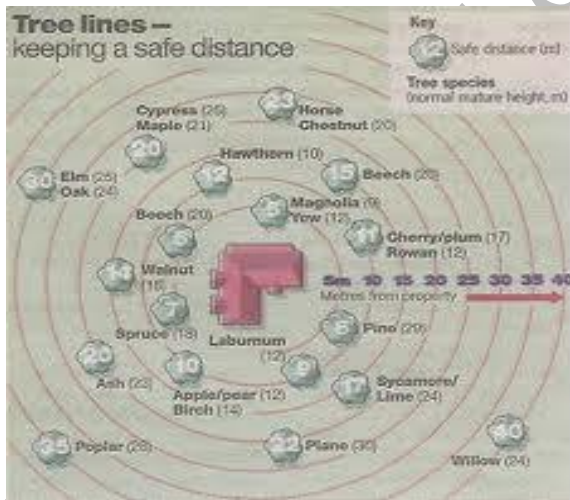
There are no trees within what we would term as influencing distance within the curtilage of the building however there are trees across the road that are quite large.

ACTION REQUIRED:

Your legal advisor to find out who owns the trees and approach them to see if they are regularly maintained, they certainly did not look to be on the day of our survey.



Trees across the road
~ Aerial View ~



Influencing distance of trees to a property

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

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DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, we can see a DPC due to the render and the plinth.



The DPC is difficult to see (a good trades person will usually hide the DPC), in this era of property it is likely to be bitumen based.

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

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

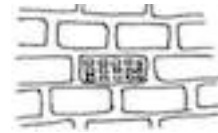
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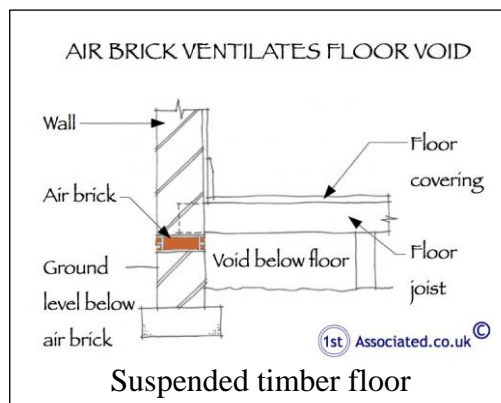
AIR VENTS



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

Low Level Air Vents

Air vents are essential to have a through flow of air as this helps to reduce the chances of wet rot, dry rot and woodworm. In this case, the property has air vents, some of which are acting as gutters.



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

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

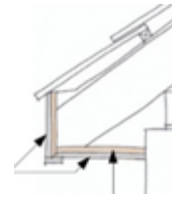
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FASCIAS AND SOFFITS



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

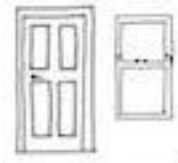
Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

The fascias and soffits are painted timber and we would comment they are in weathered condition for their age, type and style.



Fascias and soffits

WINDOWS AND DOORS



The property has a range of windows, predominantly metal double glazed windows with some misted panels, some plastic windows and some timber windows. There are some art-deco windows that we think are original.

Generally we would comment they are in average to dated condition for their age, type and style with some panels misted.



Windows to rear with plastic over

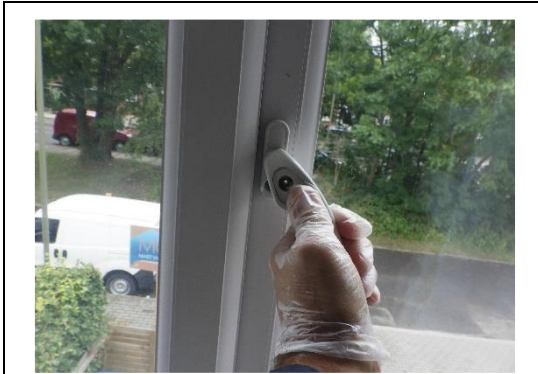
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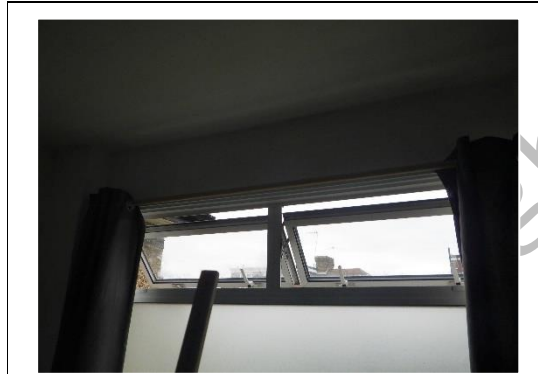
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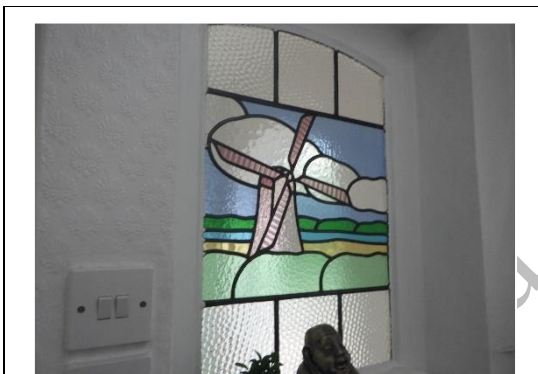
We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term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



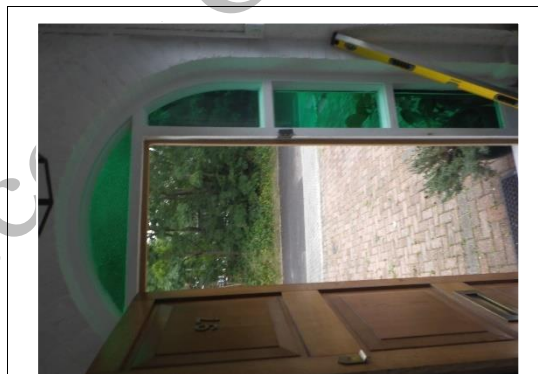
Some of the windows difficult to open



Misting to rear right window



Art Deco glazing



Art deco glazing around entrance door

ACTION REQUIRED: You need to decide whether to replace the misting windows or to replace whole windows. Sometimes, depending on what the market is doing in double glazing, it may be more economical to replace the whole window. Make sure you have trickle vents on them.

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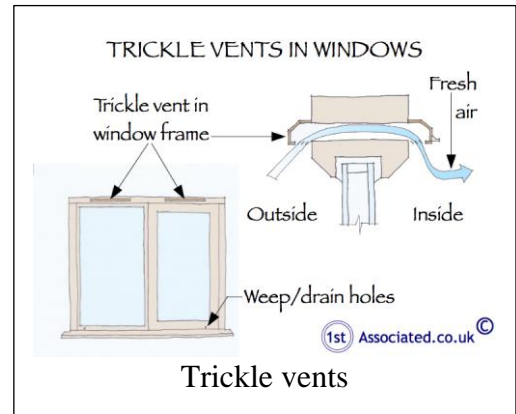


Transferable Guarantees

Although these windows are old enquiries should be made as to the existence of any transferable guarantees by your legal advisor. Generally it is considered that double glazed units have a life of about ten to twenty years.

Trickle Vents Defined

Trickle vents allow a trickle of air through, therefore stopping/reducing the likelihood of condensation occurring within the property.



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

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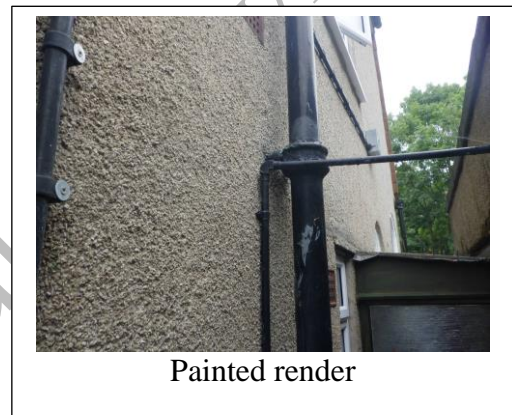


EXTERNAL DECORATION



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.

The external decorations are generally in dated condition and in need of carrying out work. We are advised the property was last decorated externally three years ago but it does look more dated than this particularly to the gutters, downpipes and soil and vent pipes. We would recommend painting this summer.



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 this is not carried out repairs should be expected. Ideally redecoration and/or cleaning should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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INTERNAL

CEILING, WALLS, PARTITIONS AND FINISHES



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

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction, we believe that the original ceilings are likely to be lath and plaster with plasterboard and/or proprietary boarding to any parts that have been repaired or replaced.

Lath and Plaster Defined

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

Proprietary boarding Defined

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

Internal Walls and Partitions

These are, we believe, predominantly solid. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

Perimeter Walls

Originally these would have been constructed with a wet plaster. We now believe they are still a wet plaster finish although some dampness does seem to have got in.

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This comment has been based on the visual look of the wall which is relatively “smooth” and normally means a modern finish.

Again, we cannot be one hundred percent certain of the wall construction without opening them up which goes beyond the scope of this report.

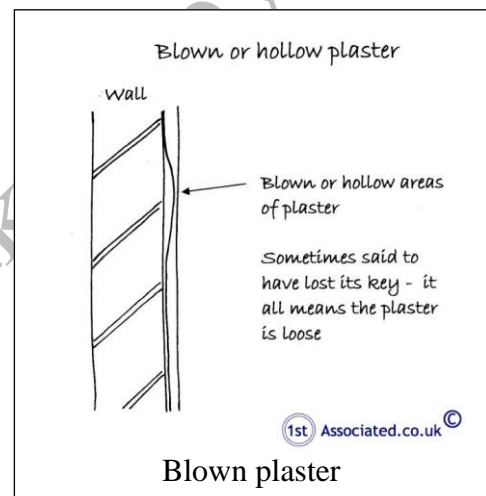
Blown plaster

To the perimeter walls we found some areas of blown plaster from tap testing. This is not uncommon in properties of this age, particularly around the window and door openings and around the chimney area. When redecorating you may have to do some re-plastering.

Blown Plaster Defined:

This is where the plaster has come away from its base leaving a hollow area.

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



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

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

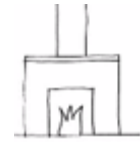
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CHIMNEY BREASTS, FLUES AND FIREPLACES

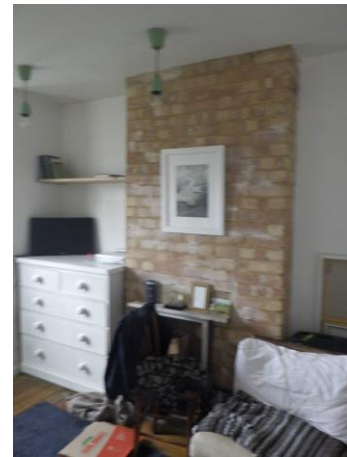


With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

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

At the time of the survey no chimneys were in use. Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness. Any chimneys you do intend to use should be swept and a check should be carried out that a lining is in place.

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



Chimney breast in rear bedroom



Front chimney viewed within roof space

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

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

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

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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

There is a mixture of a suspended timber floor to the front of the property, which require air movement underneath to minimise wet rot, dry rot and woodworm, and a concrete floor to the rear.

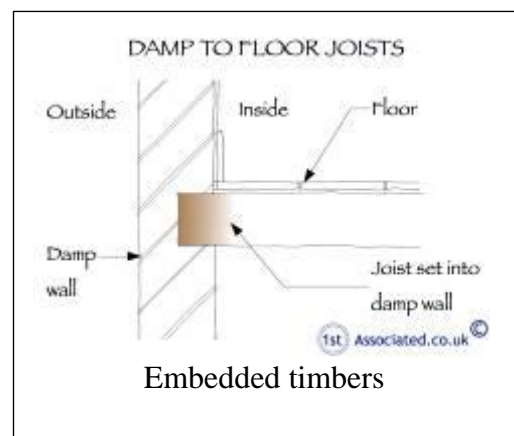
ACTION REQUIRED: Please see our comments in the Executive Summary.



Floorboards visible

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.



Embedded timbers

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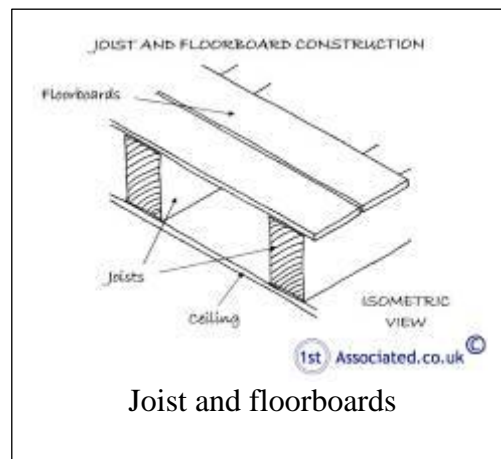
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Joist and Floorboard Construction Defined

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



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

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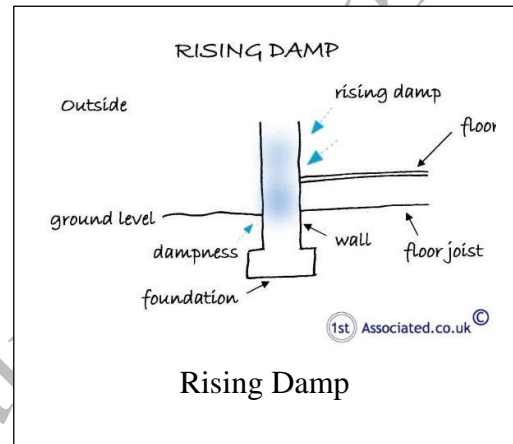
DAMPNESS



In this section, we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

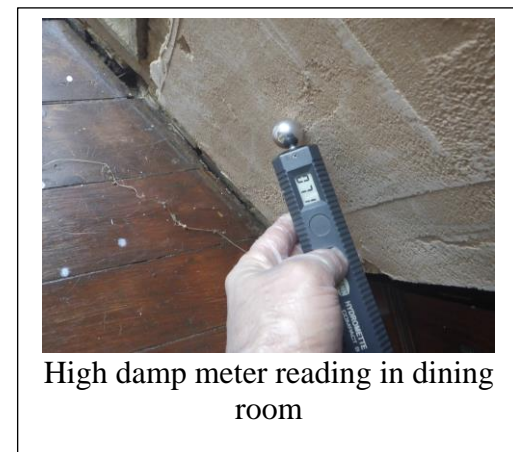
Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above. 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 to the rear and under the stairs.

This is based on our damp meter readings, as well as our knowledge and skill in identifying dampness in this age, type and style of property.



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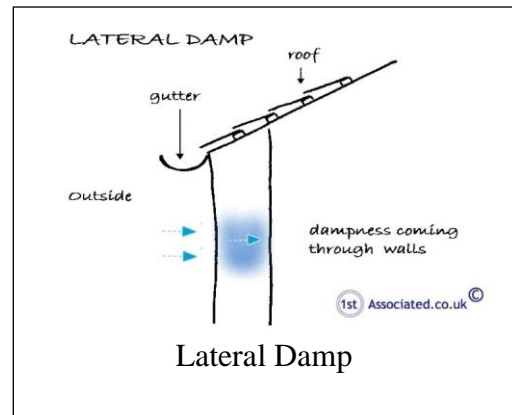
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Lateral or Penetrating Dampness

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

We used a resistance meter on the external walls. We found it to be in line with what we would expect for this age, type and style of property.



This is based on our damp meter readings, as well as our knowledge and skill in identifying dampness in this age, type and style of property.

Condensation

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

We believe in this property there will be a higher than average chance of condensation occurring due to lack of mechanical extraction.

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 quality large humidity controlled extract fans within the kitchens and bathrooms and also in any areas where you intend to dry clothes which are moisture generating areas.

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ACTION REQUIRED: We would recommend large good quality 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.

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INTERNAL JOINERY



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

Doors

The property has painted panel doors. Some of the doors do not shut properly indicating there has been some movement in the property.



Doors not shutting indicating movement in property



Door not shutting properly indicating movement

Staircase

We were unable to examine the underside of the stair timbers due to it being lined in the toilet area, it was not lined in the cupboard. It is more normal today to have a half hour fire barrier to stop fire spreading from the ground floor to the first floor in a worse case scenario. You may wish to take a view on whether you add this to the cupboard area.

Kitchen

We found the kitchen in slightly below average condition, subject to some wear and tear as one would expect.

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

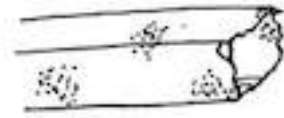
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TIMBER DEFECTS



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

Dry Rot / White Rot

We have not visually seen any structurally 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

We have not visually seen any signs of structurally significant wet rot during the course of our inspection. Again, we would advise that we have not opened up the floors where there is potential for wet rot and we had a limited view of the roof.

Woodworm

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



The roof is the main area what we look for woodworm. Within the roof we found no obvious visual signs of significant woodworm activity or indeed past signs of significant woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active.

Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

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

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

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

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INTERNAL DECORATION



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.

The internal decorations are in average to dated condition apart from where the dampness is visible in the dining room. 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.

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THERMAL EFFICIENCY



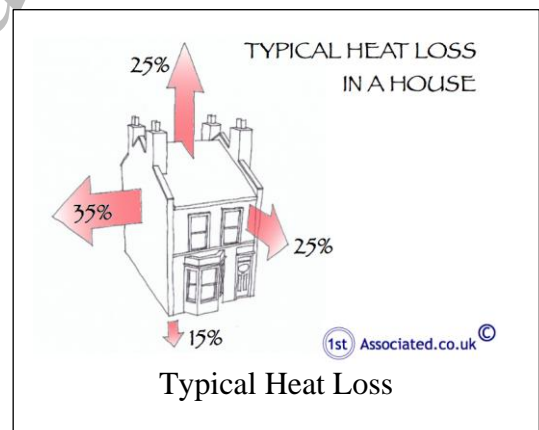
Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation.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

General

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

Roofs

Some roof insulation was present although not to current Building Regulations requirements of 300mm. In this instance there is 100mm.



Walls

The property has a stretcher bond construction. In this age of property it was not usual to have insulation.

ACTION REQUIRED: Your legal advisor needs to check whether the insulation has a CIGA Cavity Insulation Guarantee Agency certificate to see if the wall ties were appropriate before the insulation was added as inserted insulation can cause deterioration of the wall ties. Contact CIGA at Vimy Court, Vimy Rd, Leighton Buzzard, LU7 1FG, telephone 01525 853300, ciga.co.uk.

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In a worst case scenario, the wall ties will need to be replaced however having said that we cannot see any of the horizontal cracking that we would normally expect to see in a situation where the wall ties need repair. Ideally, open up a small section of the wall to check the condition of the insulation and the wall ties.

Windows

The windows are a predominately double glazed although some of them were starting to fail and were misted over which means they are not as thermally efficient as a double glazed window that is working.

Services/Boiler

The property has a boiler - service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

ACTION REQUIRED: We would recommend that you ask for service bills for the past few years; the more that you can get the better.

Please note we have not seen the Energy Performance Certificate.

Summary

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

Further information

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

- 1. www.gov.uk, Google: 'Energy Grants' and 'Energy Efficiency'. There is generally information available on the website which is constantly being updated.*
- 2. www.cat.org.uk <<http://www.cat.org.uk>> (Centre for Alternative Technology)*
- 3. You Tube Video: The Hypocrisy of Being Green by Belinda Carr*

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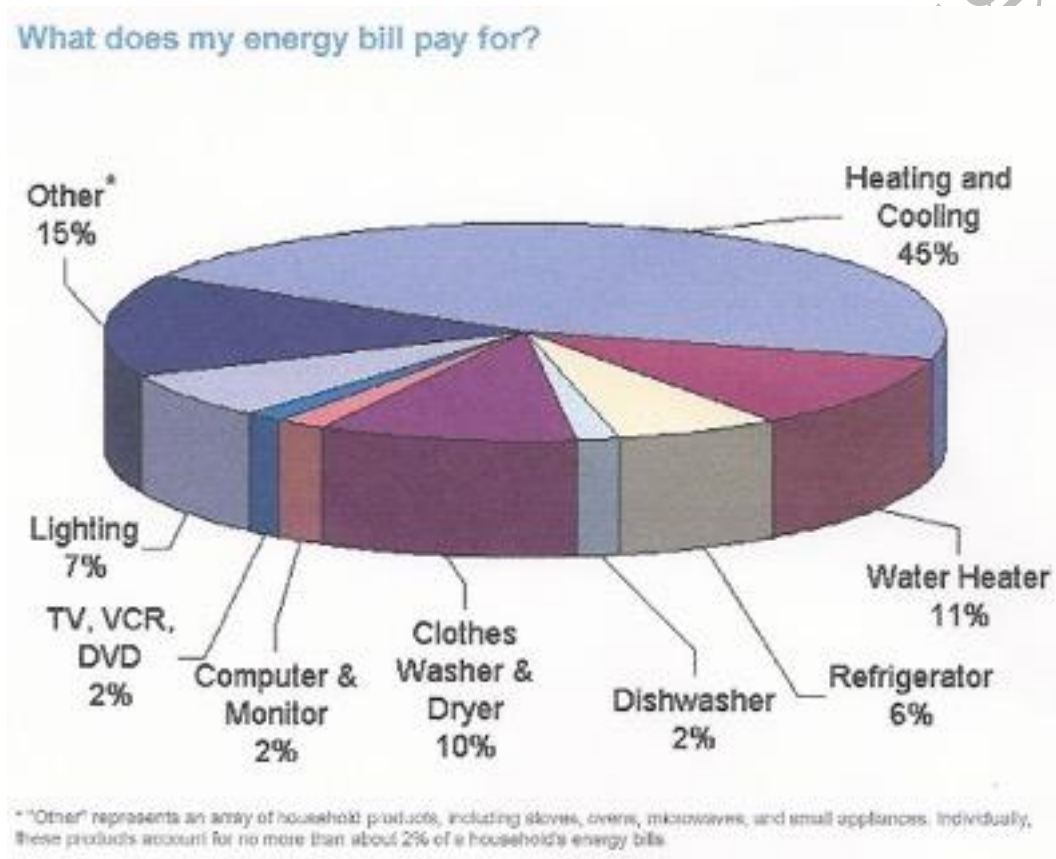
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4. *It is worth watching the video How Many Light Bulbs? by David J C MacKay – can be viewed on YouTube.*

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



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OTHER MATTERS



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

Security

No security system was noted. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of 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 to see these were battery operated. We recommend 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.

ACTION REQUIRED: We would recommend, for your own safety, that additional smoke detectors are 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.

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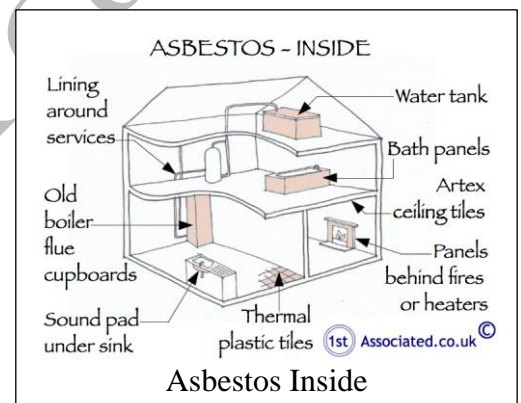
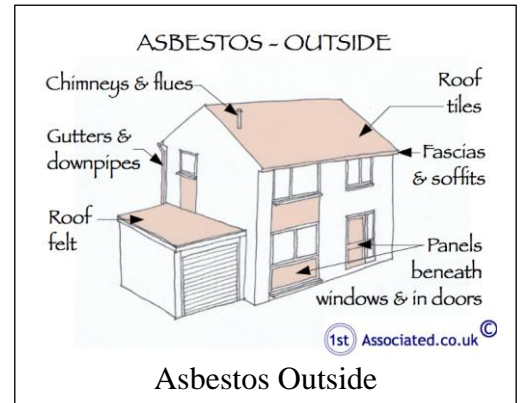
Asbestos

In a property of this age there may well be some asbestos. In this case, we have not noted 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.



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SERVICES

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

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

BROADBAND CONNECTIVITY



We are sometimes asked with regard to the Broadband Connectivity in the area. We have identified some websites which we believe are useful for this:

<https://www.broadband.co.uk/>

Advises whether there is phone line broadband or Superfast or Ultrafast broadband in an area.

<https://www.ofcom.org.uk/>

Allows you to check broadband availability, check mobile availability and run a speed test.

However, we would always recommend speaking to the occupiers of properties as to what they have used.

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ELECTRICITY



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

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the 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

Before we begin, we want to explain the discussion we had with the owner that a relative had wired the property. We found the old fuse board under the kitchen units which looks to be from the 1960's and a 'new' fuse board in the entrance hall but this looked to be a 1980's/2000 fuse board; today a new fuse board would mean a metal fuse board.



Fuse board in entrance hall



Old fuse board in kitchen cupboard

ACTION REQUIRED: You need to have an independent Institution of Engineering and Technology (IET) test and report and any recommendations carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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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.



ACTION REQUIRED: From what we have found, we recommend an independent check and 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.

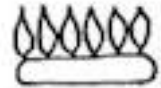
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GAS



There is very little we can check for in a gas installation, we do inspect to make sure there is a gas supply, 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 present owners advised the consumer unit is located under the stairs.

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.

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PLUMBING & 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 by the owner that the internal stopcock is located on the first floor rear room under the floorboards and the external stopcock is located on the front driveway.

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

We have not found a water tank. We can only assume that the water is directly fed to the taps. The original idea behind a water tank was to help water pressure and to give an emergency supply of water.

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Plumbing

The plumbing, where visible, comprises copper piping. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts. On the radiators very unusually there were flexi-pipes to some of the radiators and we recommend these are removed as:

- 1) If they get knocked they can come undone
- 2) We do not think they look as good as traditional copper piping

Heating

There is a wall mounted Worcester boiler located in the kitchen.



Boiler vent



Boiler

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 heating was on during the course of the survey and if you recall it was pleasantly warm.

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

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

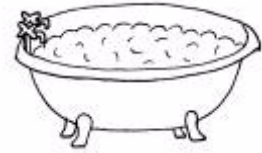
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BATHROOM



In this section we consider the overall condition of the sanitary fittings.

Shower room

The shower room has a three-piece bathroom suite, consisting of a shower cubicle, wash hand basin and WC, which looks in slightly below average condition.

Cloakroom

The property also has a cloakroom with wash hand basin and WC, which looks in average condition.

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

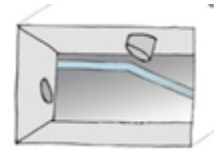
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MAIN DRAINS



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

It is assumed that the 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 kitchen. No build up or back up was noted.

Inspection Chambers / Manholes

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

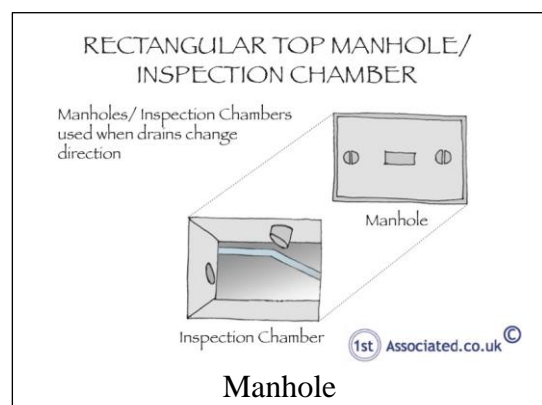
No Manhole Found

In older properties often there were no manholes. Drainage was a relatively new invention that has been added at a later date.

Manholes are used where there is a change in direction of pipes or new pipes join the main run. It is therefore a good location for clearing any blockages. In this case, we were unable to see any manholes.

Manholes Defined

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



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

Please see our comments in the Executive Summary.

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.

From 1st October 2011 the water authority took over responsibility for shared private sewers. These private sewers are now public sewers. However, general drainage searches will not show the location of all the public sewers within the boundary of a property and other such matters that may restrict development.

The water authority's prior consent is required to build within 3 metres of a public sewer. The owner is responsible for the cost of obtaining the water authority's consent which may include the re-routing of the public sewer. If you intend to carry out any such development at the property you should obtain a speciality drainage report to ascertain the route of the sewers and drains.

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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 this era of property, they are likely to be combined/shared drains which are where the foul water and the surface water combines. These can be a problem during heavy rainfall and peak periods, such as the 9 o'clock rush to work.

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

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

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OUTSIDE

SUN MAP

The Sun Map shows the sun's path as it travels around the property on a specific date; the date can be seen at the very bottom of the picture. The arrows show the sun's position using a 24 hour clock face around the property.



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OUTSIDE AREAS



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.

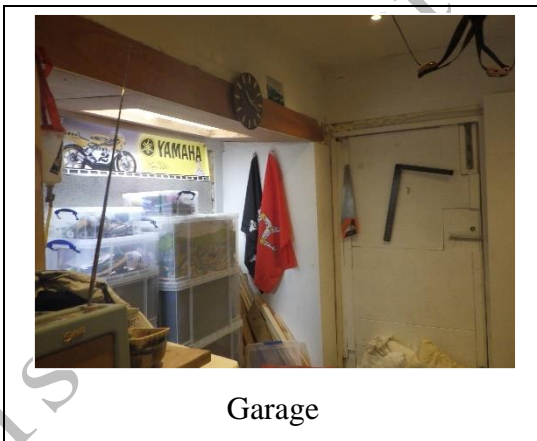
GARAGE / PARKING

Garage

The property has a garage to the left side. Please see our earlier comments with regards to the roofs and with regards to water coming underneath the door.

Parking

The property benefits from off-road parking. There is a dip in the driveway which needs to be levelled if it bothers you.



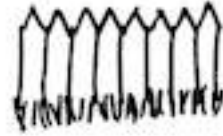
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EXTERNAL AREAS



Front Garden

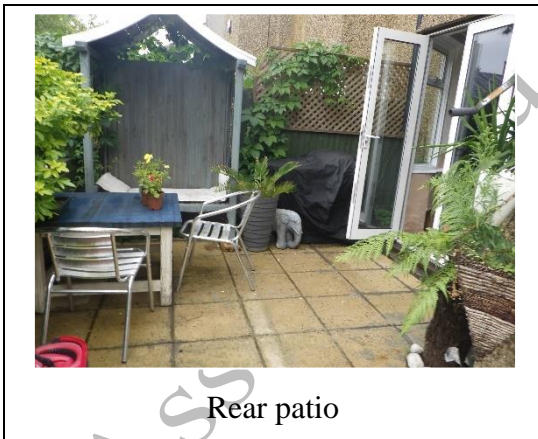
The front garden has been paved for parking.



Front garden with bin store

Rear Garden

There is a small rear garden patio area.



Rear patio



Flashband repair to shed

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Boundaries

Since 1948 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 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.

There is normally a 'T' marking which boundary is yours on the Deeds which you can obtain from the Land Registry.

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.

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POINTS FOR YOUR LEGAL ADVISOR

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

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
 - i) Removal of any chimneys in part or whole.
 - ii) Certificates confirming chimneys have been swept
 - iii) Roof and similar renewals.
 - iv) Cavity wall insulation and cavity wall tie repairs.
 - v) Removal of any walls in part or whole.
 - vi) Double glazing or replacement windows.
 - vii) Drainage location, maintenance and repairs.
 - viii) Timber treatments, wet or dry rot infestations.
 - ix) Rising damp treatments.
 - x) Asbestos
 - xi) Boiler and central heating installation and maintenance.
 - xii) Electrical test and report.
 - xiii) Planning and Building Regulation Approvals.
 - xiv) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
 - xv) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
 - i) General development proposals in the locality.
 - j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- 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

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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](http://www.1stAssociated.co.uk) on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed!

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

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House Builders Bible
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Period House Fixtures and Fittings
By Linda Hall
Published by Countryside Books

Putting Life into Perspective House Price Information
Source: Sunlife.co.uk
Wikipedia.co.uk

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

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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.

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.

SKETCHES

We have used sketches throughout the report, these are for illustration purposes only and we would not expect these to be used as technical details for work being carried out. We would be more than happy to advise further if you wish specific help on any elements.

WEATHER

It was cool 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. This may have adverse effects on many buildings in years to come or the not too distant future.

As you are probably aware there has been some record breaking weather recently:

2018 being the driest start to a summer on record
December 2015 was the wettest month on record
August 2004 the wettest August on record in many areas
2003 was the driest year on record
2000 was the wettest year on record

In 1914 the Meteorological Office began recording weather although there are informal diary records as is evidence of plant growth, etc. which also indicates weather patterns and is available for a much longer period.

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FLOODING

Times enough to be able to advise of the certainty on this matter, other than the obvious that if you are near rivers, springs and on a sloping site you are more likely to flood than most. We have, however been involved in some cases where flooding has occurred when it has not occurred for many decades/in living memory and this we feel is due to new weather patterns; we do not believe there is a one hundred percent accurate way to establish if a property will flood or not.

ACTION REQUIRED: You need to carry out your own research on this matter/due diligence before you legally commit to purchase the property.

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 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:

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

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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 Japanese knotweed 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 and boarding covering the ceiling joists, stored items and general configuration of the roof.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 4) The present owners were only in the property for a short time whilst we were carrying out the survey.
- 5) The stored items in the property limited our inspection.

THANK YOU

We thank you for using our surveying services and taking the time to meet us during the building survey.

BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

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APPENDICES

1. The Electrical Regulations – Part P of the Building Regulations
2. Information on the Property Market
3. French Drain
4. Condensation and cold bridging in Flats - What is cold bridging?

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - 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.

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

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www.hometrack.co.uk

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

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.

HistoricEngland.org.uk **and** BritishListedBuildings.co.uk

These are good websites for establishing if the property is Listed and general information on Listed buildings.

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French Drain

Using a French drain to resolve a dampness problem

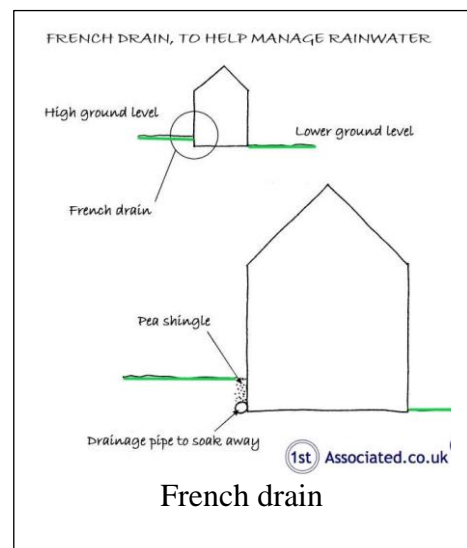
We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio 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 being 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.

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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 be 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 a 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-1980s. 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.

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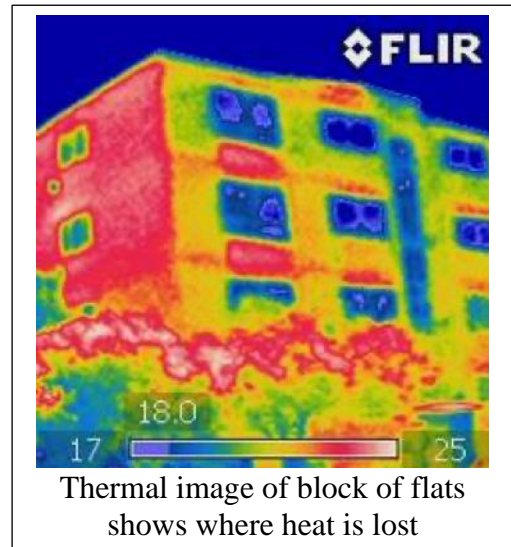


Condensation and Cold Bridging in Flats

What is Cold Bridging?

How does cold bridging work?

Cold bridging or thermal bridging are terms 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.



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. 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.



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Certain types of buildings are more susceptible to Condensation and Cold Bridging

Our sketch is a good indication of the typical things that cause Thermal Bridging or 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.

Heat loss and sloping ceilings

Our original survey sketch adjacent shows how heat can be lost when sloping ceilings are present in properties such as in loft conversions and dormer windows.

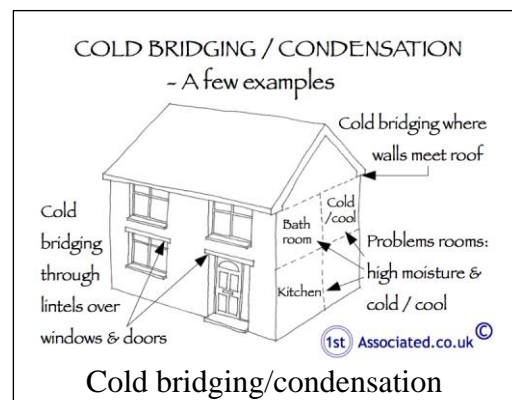
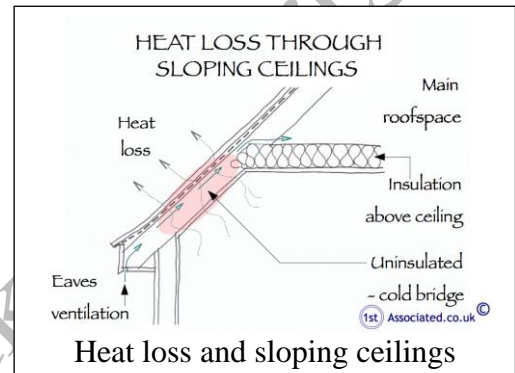
Combination of issues can cause cold bridging

This is often caused by a combination of issues. It can occur from actions such as having a shower or a bath, cooking, or clothes washing, particularly if you are drying washing on the radiators. It could, in commercial properties, be a large gathering of people breathing (this can cause a large amount 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.

Condensation and Cold Bridging in certain era properties

Here is our sketch on Cold Bridging

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.



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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.

When is Cold Bridging Likely?

In our experience we have seen cold bridging occurring in:

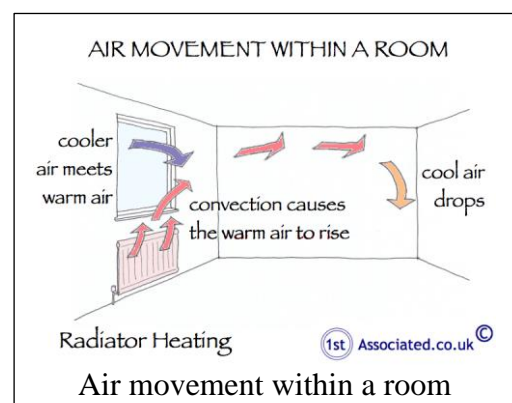
1. Eras of properties where there are warm elements and colder elements to the building.
2. Where you have a mixture of warm rooms and cold rooms.

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

How to solve Cold Bridging

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



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Where do we most commonly find Cold Bridging?

Our thoughts on this have very much changed as we used to say that cold bridging was typically found in properties from the 1960s/1970s. However, we are increasingly finding it in a broader range of properties, particularly Victorian properties, where people are trying to live to modern standards of heating and insulation without understanding that the properties need to breathe as well. We have also found cold bridging in properties where extensions have been carried out and where the extension has been built to a different standard to the original property.



Victorian Property that has been modernised
Red circle: original sash window
Green oval: new large window that has been added

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 large amount of washing of clothes being carried out.



Very old Victorian water heater

Winter months and cold bridging

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.



Older style cylinder with loose insulation jacket

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Design problem or a lifestyle problem?

Condensation and cold bridging explained further

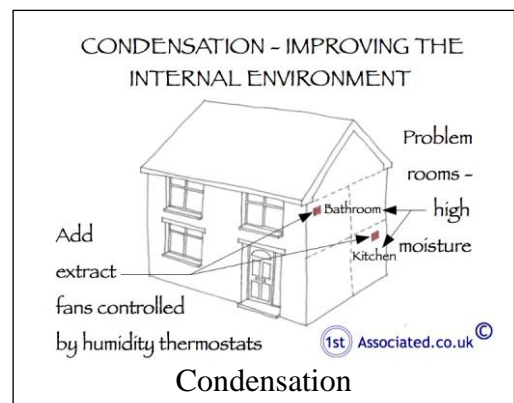
This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed. For example, the occupiers' lifestyle can in most cases be 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.



Inappropriate double glazed windows change the look of the property
Red circle is insulated roof indicated as snow is not visible

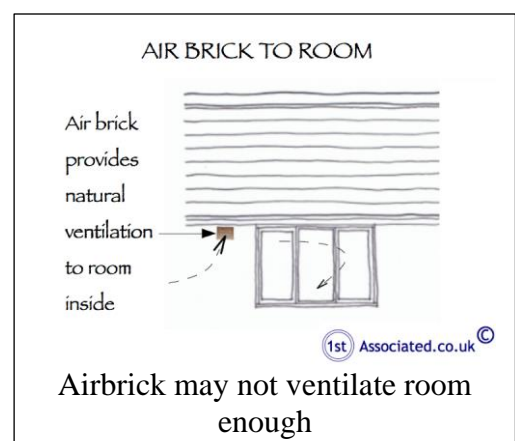
Design of the Building

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.



Things to remember about an airbrick

If you are thinking about adding an airbrick then you need to be aware that airbricks don't actually allow that much air through. Although externally a nine by three airbrick 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.



Airbrick may not ventilate room enough

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Seasons change and condensation and cold bridging problems occur

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.



Classic Victorian sliding ash windows

Lifestyle can cause cold bridging

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.



Sliding sash windows can swell in the winter months

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