

# War Years Example Residential Building Survey

Call us for a Quote on Freephone 0800 298 5424



## **CONTENTS**

INTRODUCTION  
REPORT FORMAT  
SYNOPSIS  
EXECUTIVE SUMMARY  
SUMMARY UPON REFLECTION

## **EXTERNAL**

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

## **INTERNAL**

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

## **SERVICES**

ELECTRICITY  
GAS  
PLUMBING AND HEATING  
BATHROOMS  
MAIN DRAINS

## **OUTSIDE AREAS**

PARKING  
EXTERNAL AREAS

POINTS FOR LEGAL ADVISOR

## **APPENDICES**

LIMITATIONS  
ELECTRICAL REGULATIONS  
GENERAL INFORMATION ON THE PROPERTY MARKET

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## **GENERAL INTRODUCTION**

Firstly, may we thank you for using our services once again and your kind instruction 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.

As you may recall, 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.

As we mentioned previously, we are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. Again, 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).

As always, 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 building surveying services and thank you for taking the time to meet us at the property during the building survey.*

Marketing by: \_\_\_\_\_



**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



# 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**

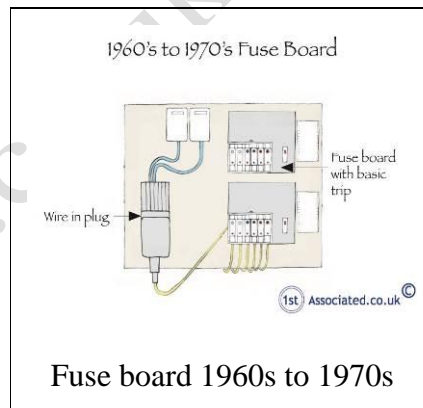
*This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.*

## **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**

For the purposes of the report, we have taken XXXX as the front. Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

## **ACTION REQUIRED AND RECOMMENDATIONS**

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



# SYNOPSIS

## SITUATION AND DESCRIPTION

This is a mid-terraced two storey property, situated in an area of similar houses.

There is a small garden to the front and large garden to the rear, with a shed and a greenhouse, which was overgrown at the time of the survey. The garden has access to a communal path/right of way to the rear, which unusually has a concrete base.

As you are no doubt aware, as you live in the adjoining property, parking is limited in the area, with some parking available across the road from the house.

As you know, as you joined us during the course of the survey, the property was empty at the time of our inspection.

This property is typical of those built during the War Years. During this time there was a rationing of materials and limited skilled labour available which can mean that sometimes there are unusual constructions hidden beneath what appears to be a typical construction. We also moved from using traditional materials such as lime mortar to more modern materials such as cement mortar and of course the house was built for a different Era.

If the exact 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.

### Vendor Questionnaire

We understand the estate agent is selling the property probate for themselves. We normally have the vendor fill out our Vendor Questionnaire, however the estate agents, Reeds Rain, have advised via email *"This property is sold as seen and the sellers will not be completing any questionnaires"*.

**ACTION REQUIRED:** We would ask that your solicitor forwards it to them.

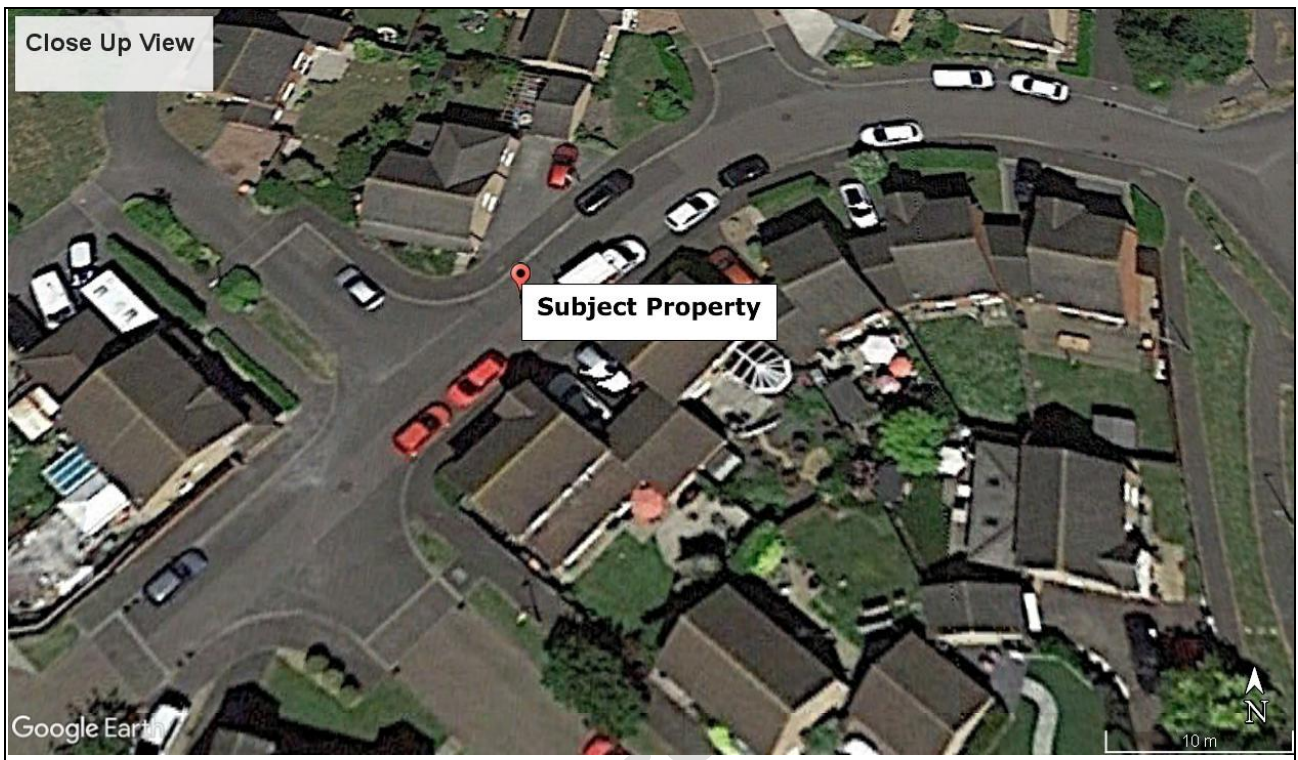
Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# LOCATION PLANS



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

Marketing by: \_\_\_\_\_

1st Associated.co.uk

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



# EXTERNAL PHOTOGRAPHS



Front View



Back View



Street View



Front Garden



Rear garden



Rear right of way

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



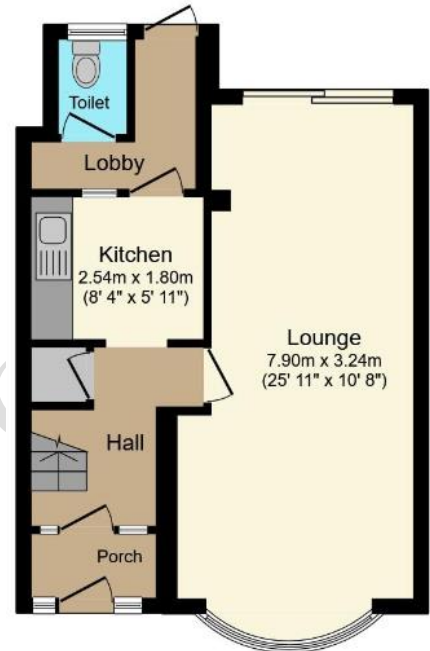
# **ACCOMMODATION AND FACILITIES**

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

## **Ground Floor**

The ground floor accommodation consists of:

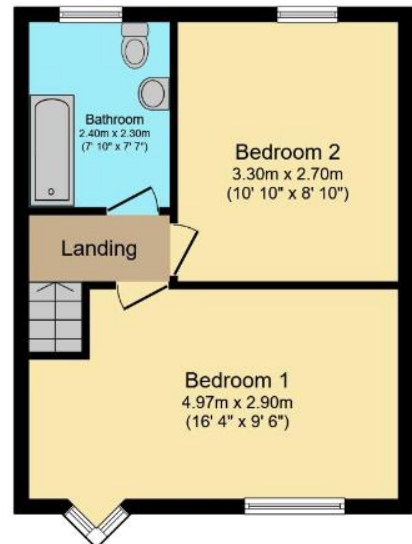
- 1) Entrance Porch
- 2) Entrance Hallway and Staircase
- 3) Right side Through Lounge
- 4) Left Middle Kitchen
- 5) Far Rear Left Lobby
- 6) Far Rear Left Toilet



## **First Floor**

The first floor accommodation consists of:

- 1) Landing
- 2) Front Bedroom
- 3) Rear Left Bathroom
- 4) Rear Right Bedroom



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





## Outside Areas

As you are no doubt aware, as you live in the adjoining property, parking is limited in the area, with some parking available across the road from the house.

There is a small garden to the front and large garden to the rear, with a shed and a greenhouse, which was overgrown at the time of the survey. The garden has access to a communal path/right of way to the rear, which unusually has a concrete base.

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

## Putting Life into Perspective!

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

1854	Barking Railway Station opened.
1914-1918	World War I
1939-1945	World War II.
1941	The National Fire Service was established during WWII.
1943	William Morris established the Nuffield Foundation.
1944	D-Day.
1945	First computer was built.
1947	The Polaroid camera was invented by Edwin Land, say cheese!

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

 1st Associated.co.uk ©



# 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



Marketing by: \_\_\_\_\_

1st Associated.co.uk

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## First Floor



Staircase



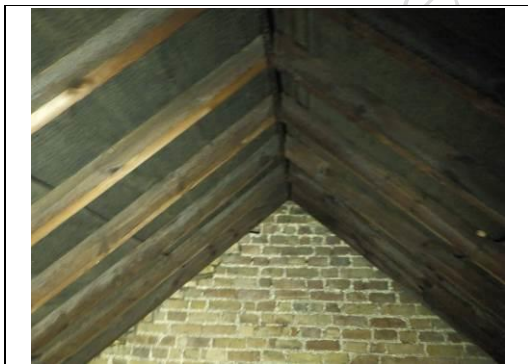
Front Bedroom



Rear Left Bathroom



Rear Right Bedroom



Main roof ridge



Timber roof purlins and strut support

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



# SUMMARY OF CONSTRUCTION

## External

Chimneys	One brick chimney, located to right side
Main Roof	Pitched clad with concrete tiles
Main Roof Structure	Cut timber roof, with purlins
Protective Underlayer	Hessian reinforced felt
Front Bay Roof	Pitched, clad with clay tiles
Rear Single Storey Roof	Pitched, clad with concrete tiles
Gutters and Downpipes	Plastic
Soil and Vent Pipe	Plastic, rear left, partly internal
Walls	Pebbledash render; typically 1950's-1980's
Fascias and Soffits	Decorated timber and plastic (assumed)
Windows and Doors	Metal and timber double glazed windows

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Internal

Ceilings	Lath and plaster (assumed)
Perimeter Walls	Originally lime plaster, now has a skim coat of modern gypsum plaster in some areas (all assumed)
Internal Walls	Mixture of solid and hollow (assumed)
Ground Floor	Suspended floor to the front with a concrete floor to rear (all 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).

Drainage	We were unable to find any manholes. Next door's manhole to left side
Gas	The consumer unit not located (vendor questionnaire not returned by the estate agents Reeds Rain)
Electrics	The fuse board is 1950's-1960's located under the stairs
Heating	There is a wall mounted Worcester boiler located in the bathroom

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk



## **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 180 photographs (including 360 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 have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

Presently, there is an interesting property market which we feel is being affected by Covid, Ukraine war, energy crisis and inflation and you need to make an assessment as to how it is affecting you.

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.

## **INTRODUCTION – WAR YEARS/POST-WAR YEARS PROPERTY**

Before we start to discuss this property in detail, let us first of all discuss more generally regarding how it is constructed.

We term the War Years as World War I 1914-1918 and World War II 1939-1945 when relatively little building took place. During this time and a relatively long time afterwards there was a rationing of materials and limited skilled labour available which can mean that sometimes those working had to be imaginative with how they got the

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



job done which can result in unusual constructions hidden beneath what appears to be a typical construction.

We also moved from using traditional materials such as lime mortar to more modern materials such as cement mortar and this moved from 'soft' buildings to more modern 'harder' materials and also was an era of using new materials and new ways of working particularly after the war when there was a more urgent than normal need for housing.

As it has been in this case (which we explain in more detail in the main body of this report), these buildings are extended and amended over the years with different eras of construction which sometimes affects how the original building works.

## **THE GOOD**

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

- 1) The property has vacant possession.
- 2) You know the area and live next door.
- 3) It has the potential to be extended, subject to Local Authority Approval.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# **THE BAD**

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

## **1.0) Main roof – long term roof leak**

There looks to be leaks still getting into the roof;

*For example: to the rear we can see a few problem area.*

### **Rear left**

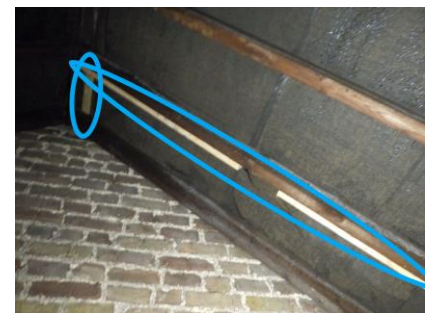
To the rear left of the main roof there looks to be a long term roof leak, which has resulted in re-felting of the area, also a new base of the common rafter. There look to be other leaks to the roof, such as dampness getting into the rear right.



Roof to rear where there have been new tiles on left side (blue) and dampness getting in to rear right (purple) (all directions given as you face the property from the front)



Felt and newish batten (blue), with replacement common rafter foot (yellow)



Rear left side with felt, plus newish batten which is highlighted in blue

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





Common Rafters Defined:

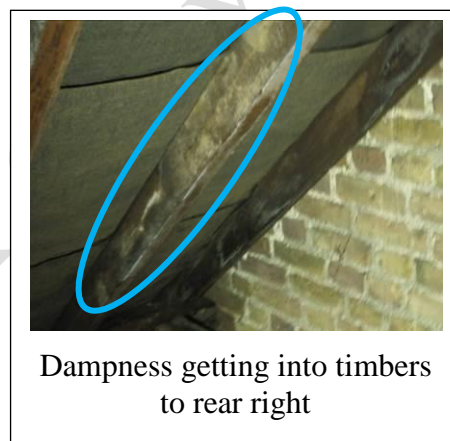
The rafters are the timbers which form the slope to which the battens are secured, and in turn, the roof covering is also secured to them.

**ACTION REQUIRED:** Information to be obtained from the owners as to when these repairs were carried out.

**Roof to rear right - roof still leaking**

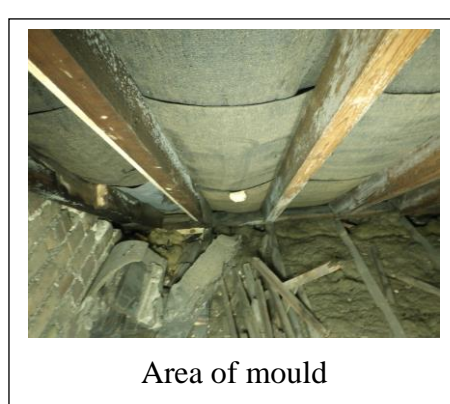
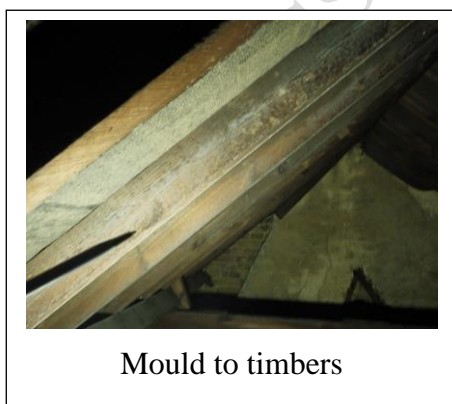
We can see signs of other leaks into the roof, such as dampness getting into the timbers to the rear right, which indicates some problems with the roof.

**ACTION REQUIRED:** We would allow for more general repairs to the roof.



**Soft timbers and mould**

Generally within the roof we found soft timbers and areas of mould, which indicates to us dampness is getting in. We sometimes find mould in roofs where the property has been warmed quite well and there has been a lack of ventilation in the roof space, meaning moisture gets in in the form of a leaking roof and /or condensation occurring; we think probably both in this case.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

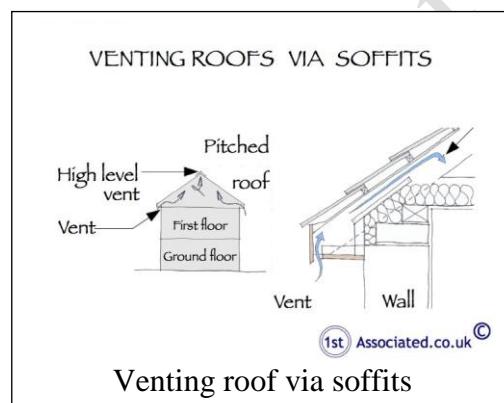
1st Associated.co.uk



## Condensation?

The roof could also be suffering from condensation over the years. This sometimes happens where properties are heated and the roofs do not have ventilation.

**ACTION REQUIRED:** We recommend the roof has some general repair work to the tiles as needed, unless the existing owners can provide evidence that they have already carried out roof repairs in the form of receipts and/or specifications.



We would also recommend adding air vents to give a through flow of air to help reduce any problems with condensation, which could be added via the soffit boards.

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

## 2.0) Rear single storey roof

We noted the rear single storey roof has a cement flashing. These tend not to work very well as the cement cracks and cannot move and adjust with the seasonable movement of this type of house. We generally find that lead works much better as it is more flexible.

### Cement Flashings Defined

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©





Rear single pitched roof with cement flashing



Cement flashing to rear left



Cement around rear right bedroom

### **Dampness to rear right window**

There is dampness coming in through the rear right bedroom window area, which we believe relates either the main roof, where we can see dampness coming in, or the low level single store roof.



Dampness coming in around rear right bedroom window

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk

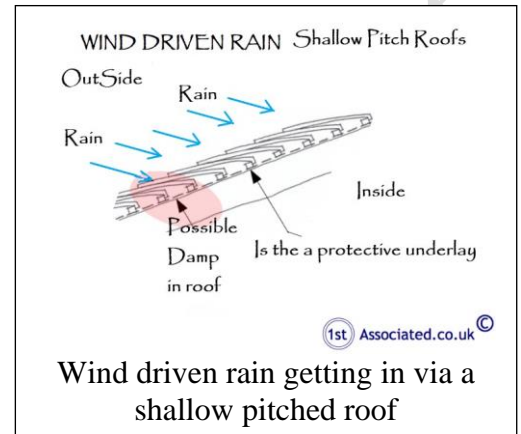


## **Bow in rear roof**

There also looks to be a slight bow in the rear roof, which may mean that the timber structure forming the roof may have deteriorated as well. Please note, we have not been able to get into the rear roof.

## **Shallow pitched roof**

Also please note this rear roof is a relatively shallow pitched roof. Normally we recommend 15 to 22 degrees for a pitched roof, however this looks to be less and as such can be susceptible to wind driven rain.



**ACTION REQUIRED:** We recommend you make the roof watertight and replace the cement flashing with a lead flashing.

We also recommend an access hatch is added to allow you to view within the roof structure.

**ANTICIPATED COST:** Set aside the sum of £2,000 to £4,000; please obtain quotations before legally committing to purchase the property.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



### 3.0) Differential movement and cracking

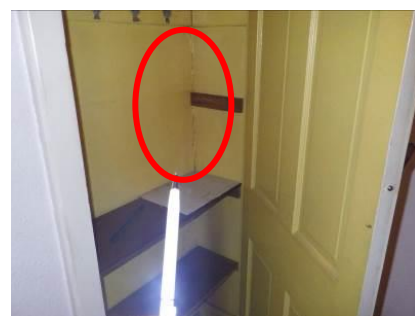
We noted a number of cracks in the property, such as cracking around the front bay window around the air vent, cracking to the rear bedroom, plus cracking between the main house and the rear lobby.



Cracking around air vent to front bay



Cracking around rear right lobby



Cracking in cupboard in rear bedroom

We think this is due to a number of reasons:

1. We think there is likely to be clay soil condition.
2. The house has been amended and extended over the years;

*For example: some internal walls have been removed.*

3. The front bay is unlikely to have had foundations in this era of property meaning they move.
4. The single storey extensions to the rear is unlikely to have had a good quality foundations and they too have moved.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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

If you are cautious 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 letter/email). 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.

We also recommend your legal adviser specifically asks the owners in writing whether they have any proof that the cracks were there when they moved into the property and that the cracks are longstanding. The proof can be in the form of original survey with photographs of the cracks, or their own photographs of the cracks. Again we would remind you that the Vendor Questionnaire has not been returned to us so we do not have any of this kind of information.

Marketing by: \_\_\_\_\_



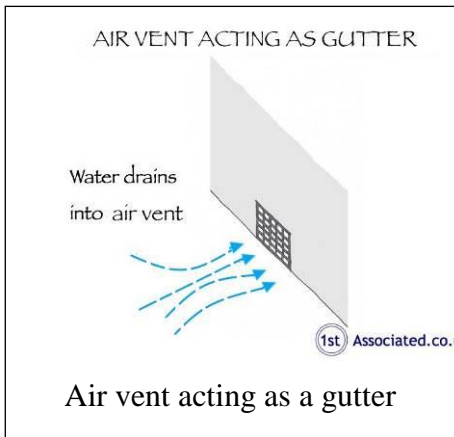
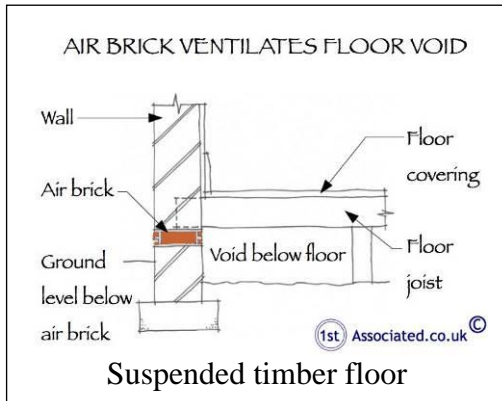
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



**4.0) Sloping site and air vents acting as gutters and deflection to through lounge**

The property sits on a slight slope. It predominantly has a suspended timber floor and the air vents to the rear are acting as gutters, allowing water to get under the floor.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## **Deflection to floor**

We feel there is some deflection to the floor. The problem is also likely to be exacerbated by the rear lobby area and toilet having a concrete floor where we obtained high damp readings and this we believe is acting like blotting paper and likely to be causing deterioration to the suspended timber floor.

**ACTION REQUIRED:** Ideally open up the floor before you legally commit to purchase the property. We are concerned there could be wet rot, dry rot and/or wood destroying insects under the floor, particularly to the rear where there appears to be more deflection than we typically come across. If you recall, we did an impact test in this area.

We would also add that there is a concrete element to the rear of the floor which is very damp. We find with this type of arrangement that the dampness held within the concrete can add to the deterioration in the timber floor.

We recommend lifting up the paving slabs and adding a Land drain and/or French drain, with a perforated pipe to the base. This is likely to need a soak-away.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

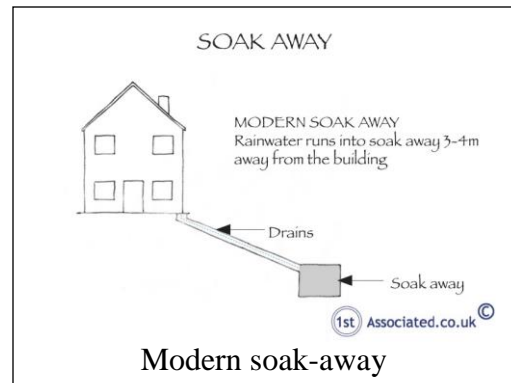
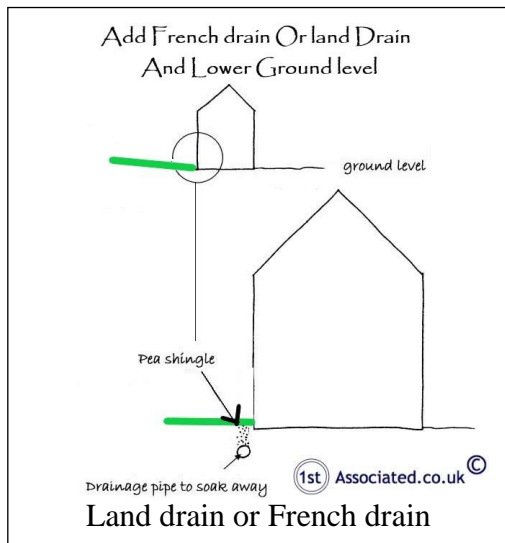
0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited







**ANTICIPATED COST:** To open up the floor costs in the region of £250 to £500 per opening and to replace. If the present owners will not allow you to open up the floor then we think it is best to assume there are problems. Adding a land drain or French drain in the region of £4,000 to £6,000.

Please obtain quotations before legally committing to purchase the property.

Marketing by: \_\_\_\_\_

1st Associated.co.uk ©

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

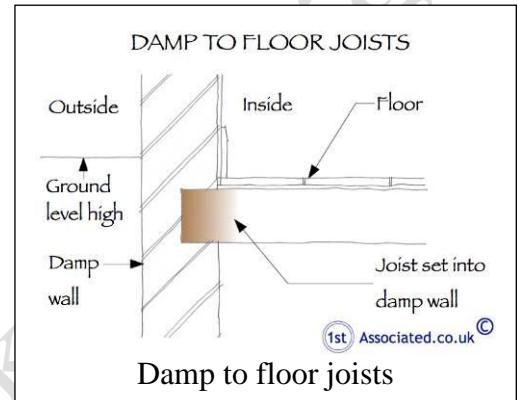
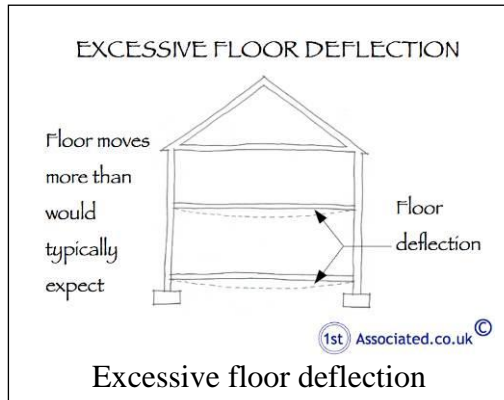
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## 5.0) Deflection to first floor

The first floor front bedroom also had above average deflection. Here we would expect the flooring to be embedded into the walls in this era of property. We believe some of the dampness has probably got into the solid walls and affected the timbers and/or the timbers are thinner/wider spaced than we typically come across, causing the deflection.



**ACTION REQUIRED:** Open up the first floor. You may need to add additional timber in the form of back to backing or cross-bracing/herringbone strutting to strengthen the floor.

**ANTICIPATED COST:** Allow the sum of £250 to £500 to open up the first floor. Ideally open up the floor before you legally commit to purchase the property. Expects costs in the region of £2,000 to £4,000 to carry out repairs. It would be best if you could open up before you commit to purchase.

Please obtain quotations before legally committing to purchase the property.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk



## Glazed doors

There are some glazed doors in the property which do not look to have safety glass as we were unable to see the British Standard safety kite mark. It is the old sort of glass which we think is quite dangerous if it shatters.

**ACTION REQUIRED:** We recommend these are replaced with ones with safety glass or a timber door.

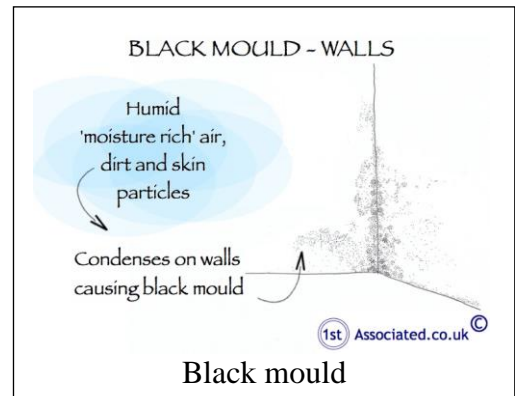


**ANTICIPATED COST:** Doors can cost anything from £75 up to around £300, depending on the quality you want. Please obtain quotations before legally committing to purchase the property.

## **6.0) Higher than average chance of getting condensation/black mould**

We did not note any good quality extraction in the kitchen or bathroom (the latter having no extraction at all), and we feel this property will be prone to condensation/black mould. Typically this occurs in the corners of properties.

We understand you are likely to be renting out the property.



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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk



**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 and before legally committing to purchase the property.

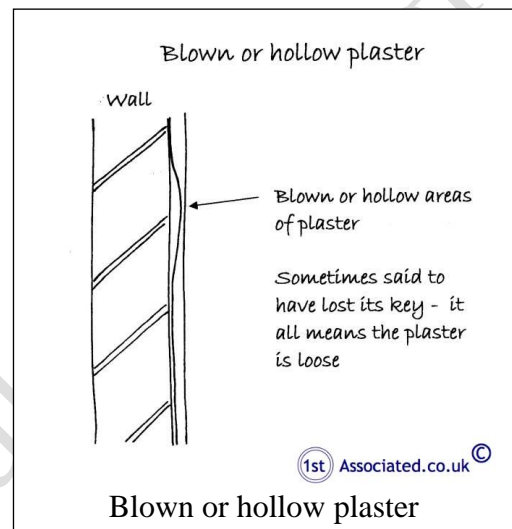
### 7.0) Internal decoration – nicotine stained

If you have not had to deal with nicotine before, you will find it take a great deal of elbow grease and sugar soap to remove.

We have identified elsewhere within the report dampness is getting into the wall structure and there are some blown or hollow areas, which will need re-plastering once the cause of the problem has been resolved.

**ACTION REQUIRED:** Repair, prepare and redecorate.

**ANTICIPATED COST:** We estimate the removal of the nicotine and patch repairs to the plaster would add approximately £1500 to £3,000 to the cost of the work. Please obtain quotations before legally committing to purchase the property.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



## 8.0) Energy Performance Certificate (EPC)

It is becoming more and more important how energy efficient a building is.

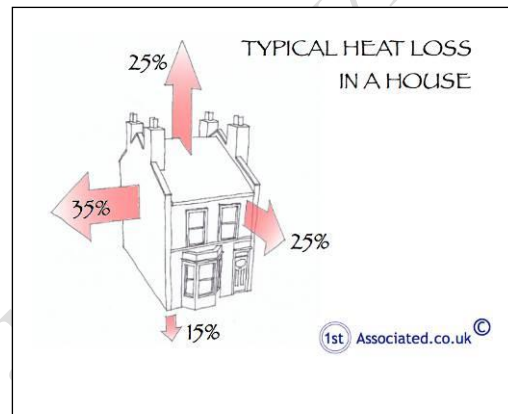
The EPC was carried out on 6<sup>th</sup> September 2022. It has a rating of D, with the potential for a B and is valid until 5<sup>th</sup> September 2032.

Moving from the top of the property down the EPC states:

### Roof

The EPC says it has 75mm insulation, more typically it would be 200 to the Building Regulation requirement to 275mm.

If you do this you will need to add ventilation as well; see our comments about this.



### Shallow pitched roofs

There is no access to them, it has been assumed there is no insulation. You will need to open them up and add insulation.

### Walls

These are solid and designated as very poor.

You could add External Wall Insulation (EWI) or Internal Wall Insulation (IWI), which we generally find costs in the region of £10,000 to £20,000, depending upon the amount of other things that need altering, such as gutters and downpipes externally and electric points and things like that internally.

### Windows

The windows are considered as average. They are mostly double glazed and you could double glaze the remaining ones, such as the downstairs toilet window.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## Heating

The heating radiators could be improved. It notes there is no room thermostat.

## Lighting

It highlights this as poor and they recommend low energy lighting.

## Suspended timber floor

They have not commented on the suspended timber floor, which are not usually insulated. When you are opening up the floors to investigate for deterioration we would also be happy to comment on any photos you take with regard to insulation of the floors.

We think the costings given with regard to floor insulation are low.

## Solar

The report also recommends solar water heating and solar voltaic panels, as we find it often does. You need to review whether the costs on these give adequate pay back. We appreciate this type of improvement can be what is important to you choice rather than just purely a cost choice.

**ACTION REQUIRED:** You could improve thermal efficiency by adding insulation to the ceilings and walls although this would be expensive as you would have to remove the existing ceiling and wall board unless you are happy to lose room space internally. You can do things like have secondary glazing which could help.

**ANTICIPATED COST:** It is difficult to give costs without opening up the structure. You need to have the structure opened up and then obtain quotations before you legally commit to purchase the property.

## **Energy Rating could put purchasers off**

We are not certain whether energy ratings put people off or not however if they do then we think this one would and may even limit the market for the market as landlords cannot rent this property with this rating.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk ©



# SERVICES

## 9.0) Dated electrics

The electrics are located in the kitchen. They are 1950's-1960's and are dated and in need of upgrading and a partial if not total re-wiring.

**ACTION REQUIRED:** We recommend a new fuse board as soon as possible with a metal casing; modern standards require half hour to one hour fire resistant casing around a fuse board.



The property will need a partial if not total re-wiring and particularly as you are looking to probably rent this property out you need to have a full electric test and upgrade.

We recommend a test and report 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.

**ANTICIPATED COST:** We expect costs in the region of:-

- 1) £250 - £500 for a test and report
- 2) £4,000 - £8,000 for a new fuse board and partial/total re-wiring.
- 3) £500 - £1,000 for additional socket points and updating
- 4) Plus any further work recommended

Please obtain quotations before legally committing to purchase the property.

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

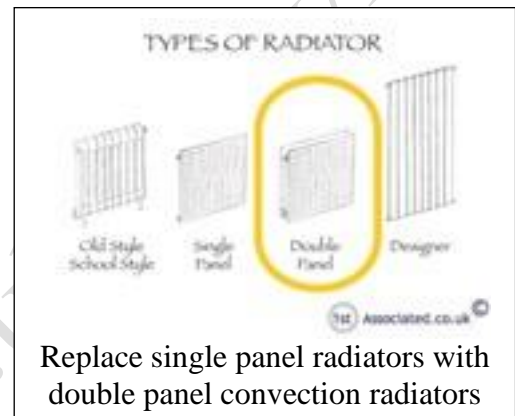
0800 298 5424



## 10.0) Heating

### Single panel radiators

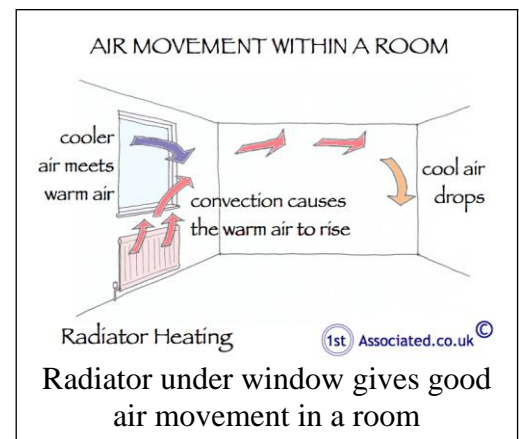
The radiators are single panel radiators, generally we would expect double panel radiators. We did note it has under floor heating but this was not tested at the time of the survey, although you advise that the heating was on in the floor of the bathroom.



### Internal Radiators

We also noticed some internal radiators; we much prefer to see them located under windows for better air flow to reduce the chances of condensation.

**ACTION REQUIRED:** We recommend you upgrade to double panel convection radiators, ideally positioned under windows where possible.



**ANTICIPATED COST:** In the region of £100 - £200 per modern double panel convection radiator; please obtain quotations before legally committing to purchase the property.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk





## 11.0) No manhole found

In this case, we were unable to see any manholes. We did note one to the rear of your property.

**ACTION REQUIRED:** Ideally, particularly if you are looking to rent the property, we would look at putting a manhole to the rear of the building, as if there are blocked drains this would help, although there is a manhole to your side of the property. We also recommend a closed-circuit TV camera report of the drains to check their condition.

If there are problems with the drains this can involve digging up drains. Do be aware that in this age of property it is not unusual.

**ANTICIPATED COST:** Few hundred pounds; please obtain quotations before legally committing to purchase the property.

### Manholes Defined

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

## THE UGLY

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

We feel there is more than the average number of things that we would classify as bad. We would particularly draw your attention to the problems with the roofs which look to be long term, and the floors and also the electrics and heating which we feel could be improved.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk



## **SERVICES & YOUR OWN INDEPENDENT TESTING**

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**

The electric fuse board is 1950's-1960's and is located under the stairs.

**ACTION REQUIRED:** We recommend a test and report and we would also advise as the property is changing occupancy the Institution of Engineering and Technology (IET) also recommend a test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

We recommend a new fuse board with a metal casing; modern standards require half hour to one hour fire resistant casing around a fuse board.

We think the electrics will need re-wiring, either partially or in full.

See our earlier comments.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## Heating

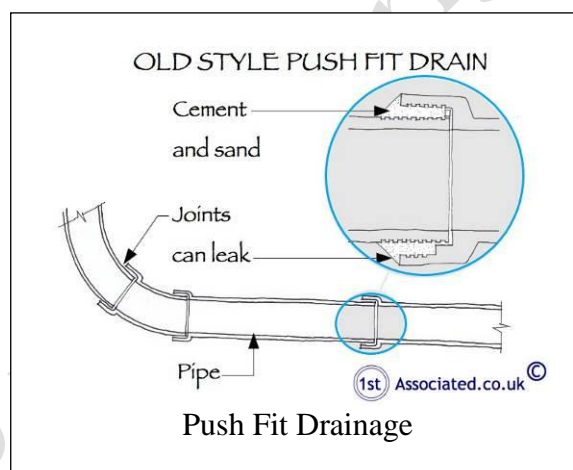
There is a wall mounted Worcester boiler located in the bathroom.

**ACTION REQUIRED:** 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

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

We have not located any manholes.



**ACTION REQUIRED:** Whilst we ran the tap for fifteen 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.

See our earlier comments.

## 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.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



## **Maintenance**

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

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration. In this case we believe there has been a lack of maintenance to the exterior of the property. There also seems to have been a lack of understanding of older properties from the maintenance we can see carried out.

**ACTION REQUIRED:** If the owner can provide us with specifications and detailed quotations/receipts on works carried out we would be more than happy to review this comment.

## **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.

The RICS/Royal Institution of Chartered Surveyors has published information with regard to the Coronavirus (Covid-19), Ukraine war, energy crisis and interest rates and you specifically need to obtain advice with regard to the value of the building. Be aware there could be an adjustment/drop in the market value when this virus and all the associated matters are taken into consideration.

Marketing by: \_\_\_\_\_

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

 1st Associated.co.uk



## **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 tradespeople we use between £100 and £200 per day for an accredited, qualified, skilled tradespeople. 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.

Please note due to the Coronavirus (Covid) Pandemic, the Ukraine War, the current energy crisis, plus inflation building costs are rising.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## 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:

We consider this a high risk purchase and we would not recommend purchasing it unless a discount appropriate to the problems in the property could be found and one that reflects the current market correction that is going on.

You do need to be aware that not carrying out our recommendations could lead to further problems at a later date. We are happy to discuss these with you further.

As mentioned previously, there is an interesting property market which we feel is being affected by Covid/Ukrainian War/energy crisis/inflation and you need to make an assessment as to how it is affecting you.

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

Throughout the Report we have recommended obtaining quotations. 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 legally committing to purchase the property.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## 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).



Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

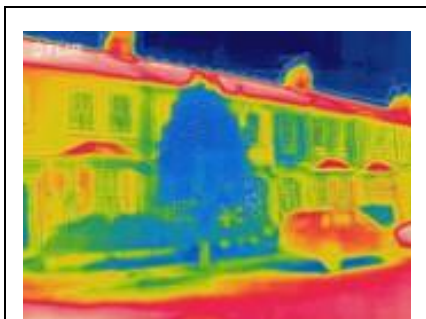


# EXAMPLE THERMAL IMAGE PHOTOGRAPHS

## – Not Your Property

Thermal imaging photography can establish warm and cold areas, it also helps us to identify materials within the property. In this case we have not carried out any thermal imaging. Below are example thermal image photographs (not your property).

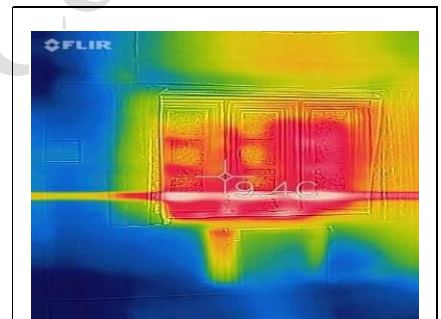
(Key to the colours; blue = cold, red = warm, green/yellow = cool)



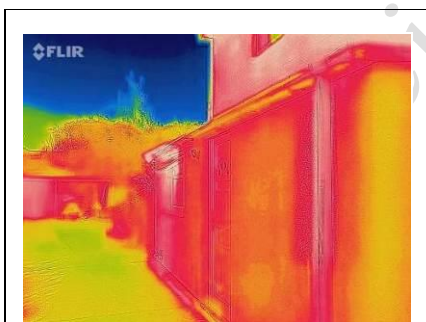
War Years Terrace (Not your property)



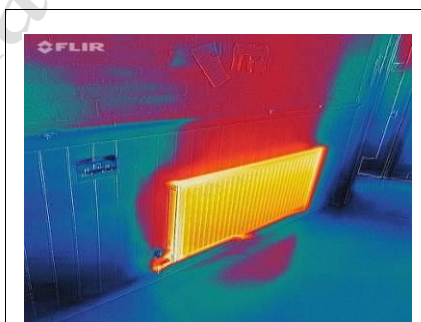
War years building (Not your property)



Older style window in timber frame (Not your property)



Glazed lean-to (Not your property)



Single panel radiator (Not your property)



Running cold water tap into sink (Not your property)

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





# **MORE ABOUT THE REPORT FORMAT**

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

## **TENURE – FREEHOLD (OR AS GOOD AS)**

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

## **ESTATE AGENTS – FRIEND OR FOE?**

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We are employed as Independent Chartered Surveyors and offer an independent point of view.

## **SOLICITOR/LEGAL ADVISOR**

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

## **TERMS OF ENGAGEMENT/LIMITATIONS**

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

## **OUR AIM IS ONE HUNDRED PERCENT SATISFACTION**

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



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



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## 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.*

There is one chimney, located on the right side and sits on the Party Wall (all directions given as you face the property).

### CHIMNEY ONE – RIGHT

This chimney is brick finished with a lead flashing and we think it has about eight chimney pots (four each side), although it was difficult to view from ground level. From what we could see from ground level it looked in average condition considering its age, type and style.

We noted an aerial attached to the chimney which we are not keen on as it can destabilise the chimney.



Chimney to right side



Chimney, viewed from rear

From within the roof it look like it may be allowing some dampness in via the chimneys (see our photo in the chimney breast section of the report).

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Next door's chimney looks like it may have a cement mortar flashing, which could be the reason why dampness is getting in, visible on the chimney breast. Unfortunately we did not have the benefit of aerial photography.



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

#### Flaunchings Defined

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

#### Flashings Defined

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

**ACTION REQUIRED:** When carrying out roof work we recommending you check the chimney and make it watertight plus ad hoc repointing.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



# PARTY WALLS

The party wall relates to shared items, such as the chimney and firewalls.

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.*

The party wall relates to shared items, such as the chimney and firewalls.

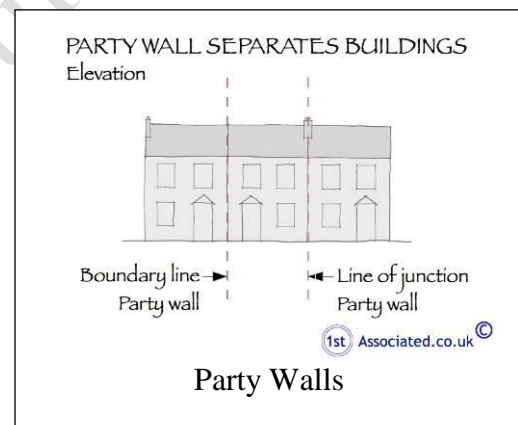
If you do any work on these, you will need to deal with the Party Wall Etc. Act 1996. Here is a brief explanation of it.

## 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 that for any work to the chimney and party walls we recommend you consult with your neighbour the other side of this property before you do anything.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

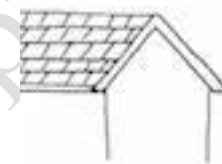
1st Associated.co.uk



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.

## **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 four areas

1. Main Roof
2. Front Single Storey Bay Window Roof
3. Front High Level Oriel Window Roof
4. Rear Single Storey Pitched Roofs

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## MAIN ROOF

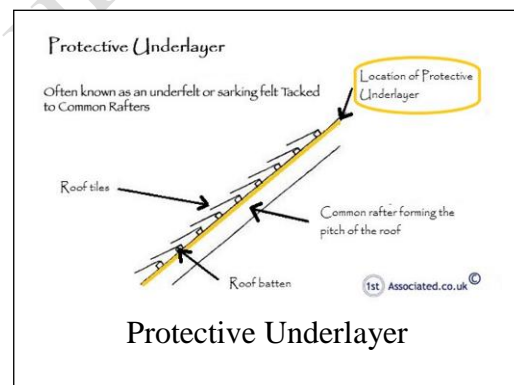
The roof is pitched and has been re-roofed with as large concrete tiles, originally it was likely to have had a different tile. It looks in below average condition considering the roof's age, type and style.

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



## PROTECTIVE UNDERLAYERS

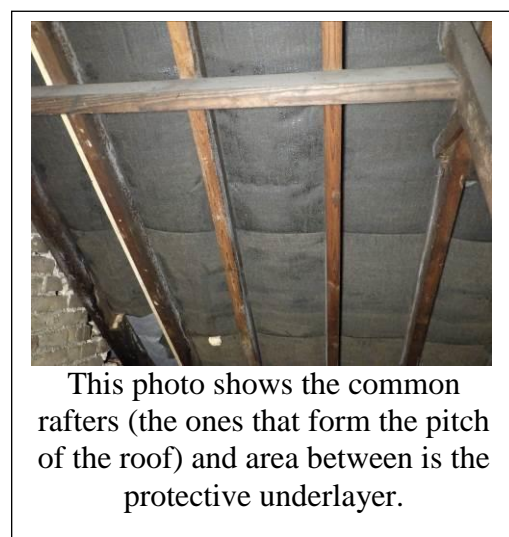
*From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.*



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 due to the repairs that have been carried out;

*For example: to rear left side.*

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



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## PITCHED ROOFS

### FRONT LOW LEVEL BAY WINDOW ROOF

This roof is pitched and clad with small clay tiles. There is no flashing visible where it meets the main wall.

We would comment it is in average condition.

**ACTION REQUIRED:** Periodic inspection. Add a lead flashing.



### FRONT HIGH LEVEL ORIEL WINDOW ROOF

We were unable to see the small roof over this window so cannot comment on its condition. Typically these would be either a small clay tile or a metal roof.

**ACTION REQUIRED:** Periodic inspection.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©





## **REAR SINGLE PITCHED ROOFS**

The rear roofs are shallow pitched and clad with concrete tiles. They have a cement flashing where it meets the wall; we much prefer to see a lead flashing. We would comment it is in slightly below average condition and we believe it is bowing slightly and looks to also be allowing water in (either that or it is the downpipe), it is impossible to be certain from a one off inspection when it is not raining.



**ACTION REQUIRED:** Add lead flashings.

It is shallow pitched so dampness may be getting in. It could be re-roofed using a felt.

Please see our comments in the Executive Summary.

Finally, we were only able to see approximately seventy to eighty percent of the main roof properly from ground level via our ladder or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk



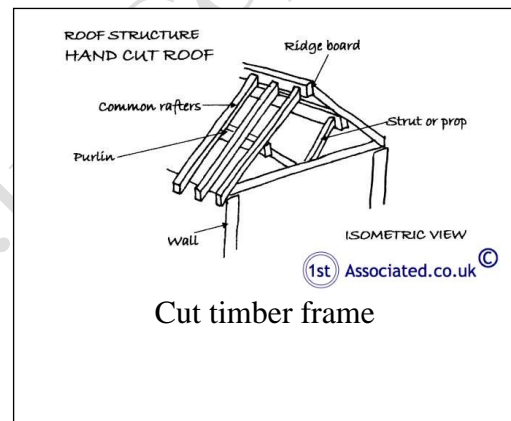
## MAIN ROOF ACCESS

The main roof is accessed via the loft hatch in the landing. There is no loft ladder, electric light and secured floorboards that we could find. We recommend that these are added, as it will make the loft space safer and easier to use.

The whole of the loft has been viewed by torchlight.

## ROOF STRUCTURE

This type of roof structure has what is known as a cut timber roof. This is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however, it is in line with what we typically see.



## ROOF TIMBERS

We have inspected the roof structure for:-

1. Serious active wood destroying insects
2. Structurally significant defects
3. Structurally significant wet rot and dry rot



Marketing by: \_\_\_\_\_

1st Associated.co.uk

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



Our examination was limited by the general configuration of the roof and the insulation. What we could see was generally found to be in below average condition for its age, type and style. There have been repairs to the timbers and we can see dampness is getting in and a lot of mould.

**ACTION REQUIRED:** This roof desperately needs some good ventilation and you need to add vents, either in the soffits or lap vents.

Please see our comments in the Executive Summary.

Common Rafters Defined:

The rafters are the timbers which form the slope to which the battens are secured, and in turn, the roof covering is also secured to them.

Purlins Defined:

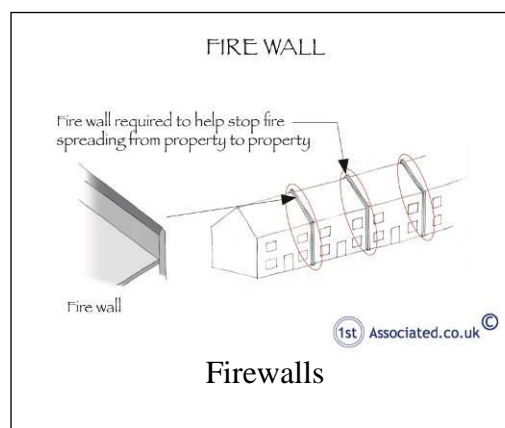
Purlins are the horizontal cross members that give support to the common rafters.

## **FIREWALLS**

The property has two brickwork firewalls located to the left side and right sides (all directions given as you face the property). The firewalls are also Party Walls.

Firewalls Defined:

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



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## VENTILATION

The roof is not vented.



**ACTION REQUIRED:** We recommend vents are added, ideally via the soffit boards.

Please see our comments in the Executive Summary.

## INSULATION

Please see the Thermal Efficiency Section of this Report.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk ©

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## **ELECTRIC CABLES**

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

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

Finally, we would ask you to note that this is a general inspection of the roof, 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.

Marketing by: \_\_\_\_\_

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

 1st Associated.co.uk ©



## 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.*

The gutters and downpipes have been replaced with plastic, originally they would have been cast iron and there may still be some remaining. They are in average condition for their age, type and style, bearing in mind it was not raining at the time of the survey. The rear guttering and downpipe looks relatively new.



Rear gutter and downpipe with excess of moss on window

We wonder if the rear shallow pitched roof is discharging water down the window due to the amount of moss on it, which will need inspecting next time it rains heavily.

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk ©

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

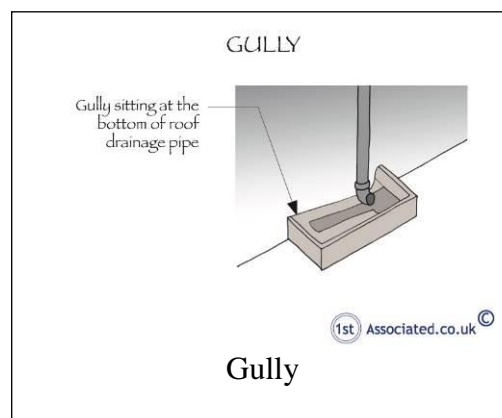


## **DOWNPIPES FEED DIRECTLY INTO THE GROUND**

We think the downpipes are going into a gully, however we have not been able to see them properly;

*For example: the rear gully is on the neighbouring property's land.*

We do like to have a proper gully so that you can clear it easily if it gets blocked with leaves, etc,



### Gullies Defined:

Gullies are useful for the rainwater downpipes to discharge into, as they allow any leaves and other similar debris that have been collected to not go into the main drainage system causing blockages.

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

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



## **SOIL AND VENT PIPE**

The property has plastic soil and vent pipes to the rear left, which is partly internal at ground floor level. Originally it is likely this was cast iron.



Soil and Vent Pipe to rear left

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

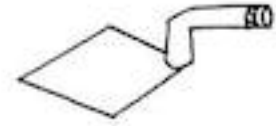
0800 298 5424

 1st Associated.co.uk





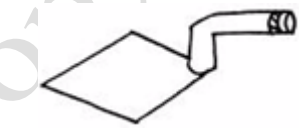
## WALLS



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

The walls are finished in pebbledash render.

## RENDER



*Render is a mixture of sand and cement and in older renders also lime. As a surveyor we are always concerned when we see render finished properties as the render can hide a multitude of sins, particularly if it has been recently repainted. We generally would steer people away from rendered properties. In more modern renders a waterproof additive is applied in two or three coats. In some areas in years gone by a decorative finish is added and this was known as pargeting. In more modern times the render had a roughcast finish and in more recent times still we have had a pebble dash surface. The quality of a render can normally be judged by its detailing.*

The external walls are finished in a pebbledash render. Typically this type of finish was used from 1960's-1980's.



Pebbledash render to front



Close up of pebbledash render

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



We have carried out a tap test (literally hitting the render with the back of our hand) and the render was in average condition, although hard renders like this do tend to get cracking over time as the original building moves seasonally.

### **Cracking**

We noted differential cracking to the property.

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

All cracks, etc, should be sealed as soon as possible.

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

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

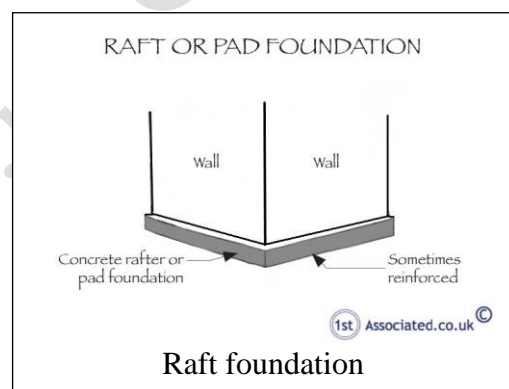
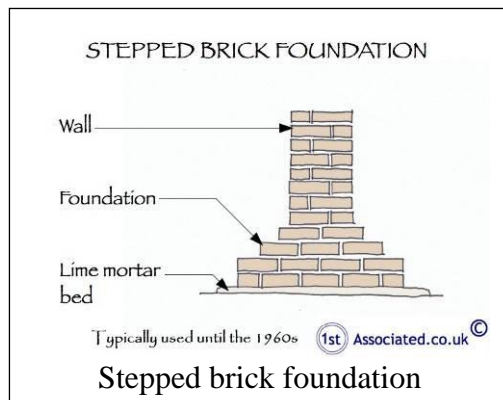


# FOUNDATIONS



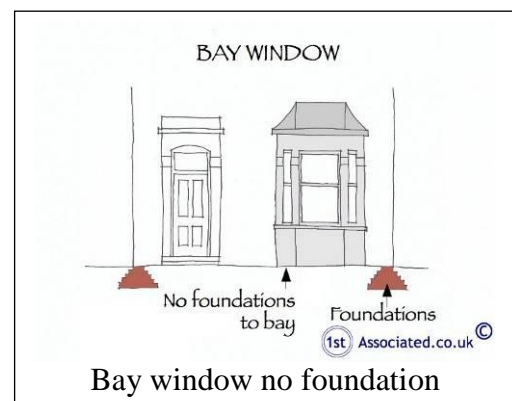
*The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre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

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 and possibly a raft foundation for the more recent work to the rear.



# BAY WINDOWS

Bay windows in this era of property typically do not have foundations underneath them and have been subject to movement. We are aware that some insurance companies underpin bay windows with a modern foundation. We think this is often excessive and unnecessary and would be happy to comment further on this if you ever find yourself in this situation.



Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



There is some cracking to the base of the bay window around the air vent.

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

## **CLAY**

The cracking around the air vent to the front bay, the cracking in the cupboard in the rear bedroom and cracking in the building in the park across the road all indicate there is likely to be clay in the area.

Clay has two properties; one of which is it retains water and the other is that it moves depending upon its water content. It is therefore more susceptible than most conditions should drains leak or trees be allowed to overgrow, or if it is within a water course, etc. It is not unusual to have some settlement in properties built in clay.

## **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 always recommend that you remain with the existing insurance company of the property.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## 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.

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.

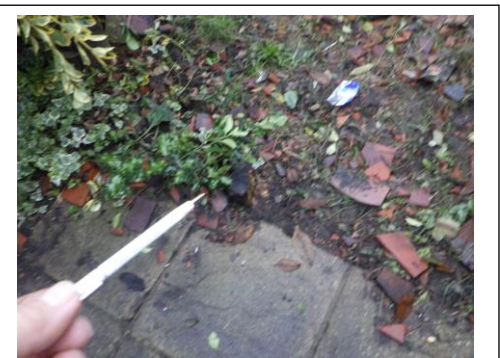
## TREES, BUSHES AND VEGETATION



*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 but you do need to speak to your insurance company as they may have a different interpretation for insurance reasons.

We did note some bushes have been cut back. Remembering this is a sloping site, this can mean there is more water is travelling towards the rear, where the air vents are acting as gutters.



Bushes cut back

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

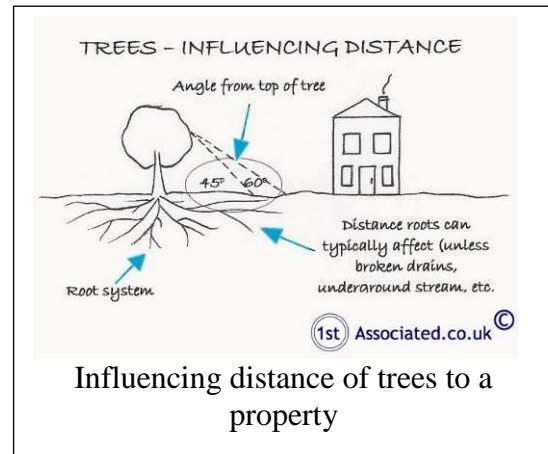
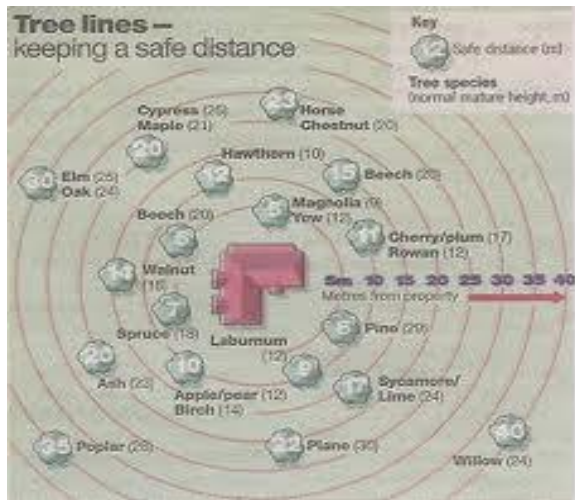
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

 1st Associated.co.uk



**ACTION REQUIRED:** Please see our comments in the Executive Summary regarding the air vents and sloping site.



Influencing Distance Defined:

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

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

Please also refer to the External Areas Section.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

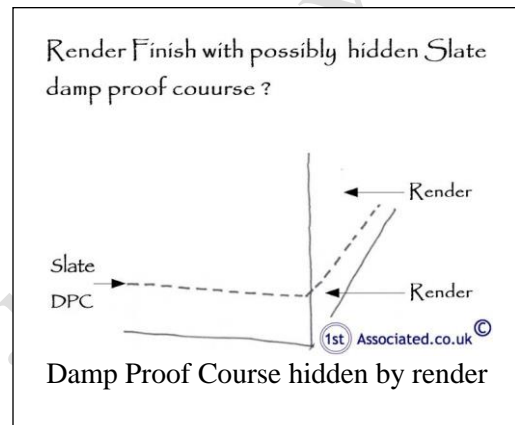


# DAMP PROOF COURSE



*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, it is hidden by the render and could have been slate or bitumen.



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.

Marketing by: \_\_\_\_\_

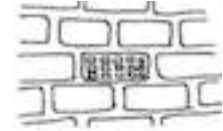
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk



## 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 airbricks 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 wood destroying insects. In this case, there are air vents to the front and rear, with cracking around the front air vent and the rear air vents 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.

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





## 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.*

Originally the fascias and soffits would have all been decorated timber, some of this still remains but some has been replaced with plastic. We would comment they are in average condition for their age, type and style.



Decorated timber fascias and soffits to the front



Timber and plastic fascias and soffits to the rear

**ACTION REQUIRED:** We think repairs will be necessary where the fascias are timber. You also need to double check where the plastic has been added that the original timber has not been left to rot away behind.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

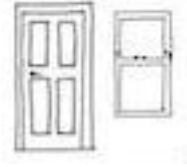
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



## WINDOWS AND DOORS



The property predominantly has double glazed windows; timber, metal and plastic. There are no trickle vents as far as we could see.

We would draw your attention to the fact that some of the windows are in poor condition;

*For example: plastic window to the rear has moss on it and needs cleaning. Also timber window to rear WC is rotten.*

We would also draw your attention to the fact that these are windows from the cheaper end of the market in some instances and also 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.

Generally, we would comment the timber windows are in below average quality for their age, type and style, with deterioration and flaking paint and the plastic windows need cleaning.



Knife test – timber starting to rot



Plastic windows in need of cleaning

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

 1st Associated.co.uk



## **Building Regulations Approval/Transferable Guarantees/FENSA certificates**

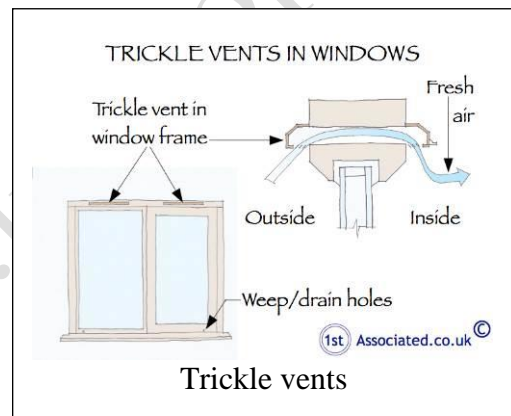
Enquiries should be made as to the existence of any Building Regulations Approval/transferable guarantees/FENSA certificates by your Legal Advisor.

Generally it is considered that double glazed units have a life of about twenty to thirty five years (20 to 35 years) depending upon the quality of the original windows and standard of workmanship, location, severity of weather, etc.

**ACTION REQUIRED:** Your Legal Advisor to specifically ask the existing owners if they have got Building Regulations Approval and Federation Self Assessment Scheme (FENSA) certificates.

### Trickle Vents Defined

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



**ACTION REQUIRED:** Clean, repair, prepare and redecorate where appropriate. However, we would budget for replacement of the windows; the sooner the better.

**ANTICIPATED COST:** In the region of £1,000 to £2,000 for basic cleaning and repairs and redecoration and replacement windows around £5,000 to £10,000, depending on the quality of window. Please obtain quotes before you legally commit to purchase.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## EXTERNAL DECORATION AND CLEANING



*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 in below average condition, although having said that there is not that much to decorate. We mean in this case more the quality of items that are typically externally decorated, such as the windows and the fascias and soffits. Please see our earlier comments.

Finally, ideally external redecoration and/or cleaning is recommended every four to five years dependent upon the original age of the paint/plastic areas, 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



# INTERNAL

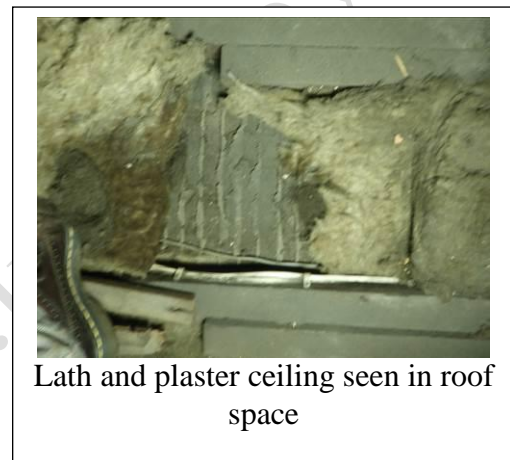
## CEILINGS, WALLS, PARTITIONS AND FINISHES



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

### CEILINGS

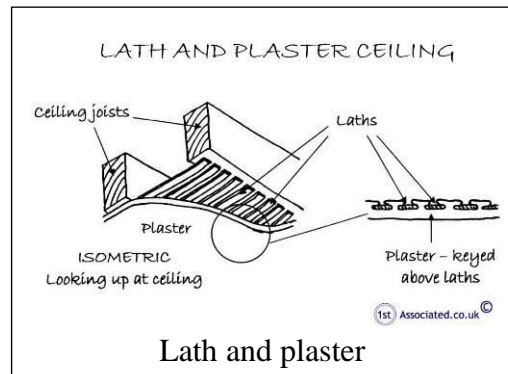
From our visual inspection of the ceilings and our general knowledge of this age and type of construction, we believe that the ceilings are likely to be lath and plaster, using a lime plaster to the older parts of the building, with modern plaster in the 'newer' parts.



Lath and plaster ceiling seen in roof space

#### Lath and Plaster Defined

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



Lath and plaster

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## INTERNAL WALLS AND PARTITIONS

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

### Walls removed

We noted some internal walls have been removed. They have not been removed to what is considered good building practice today and would not meet Building Regulations/best building practice as they require a pier, and as such we believe this has contributed to the deflection in the floor and some of the movement that can be seen in the building.



**ACTION REQUIRED:** Please see the Executive Summary.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## **PERIMETER WALLS**

Originally these would have been constructed with a lime based wet plaster. We now believe some of the walls have a modern skim, coat of gypsum plaster.

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.

### **Dampness coming through**

We noted dampness coming through in the rear right bedroom.

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



### **Nicotine stained**

Much of the paintwork and decorations are nicotine stained. This can be quite difficult to remove.

**ACTION REQUIRED:** Please see 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

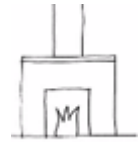
0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



# 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 hand side (all directions given as you face the front of the property).

The fireplace has been blocked up and as far as we can see they have not been vented, which will cause dampness.

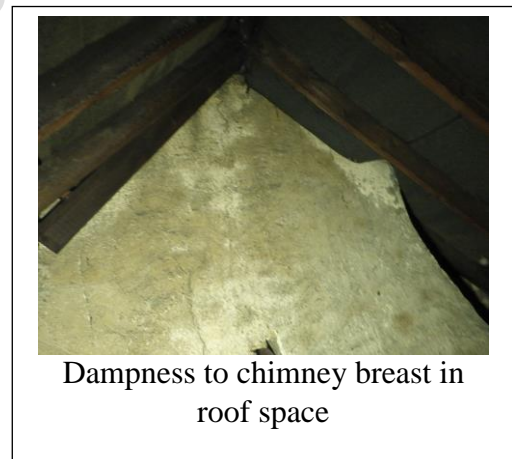


Fireplace blocked up – needs

**ACTION REQUIRED:** Add vents to the chimney breast.

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.

If you do intend to use the fireplaces then we recommend a chimneysweep checks the lining and that the chimney/s are clear and open up the chimney pots.



Dampness to chimney breast in roof space

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





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.

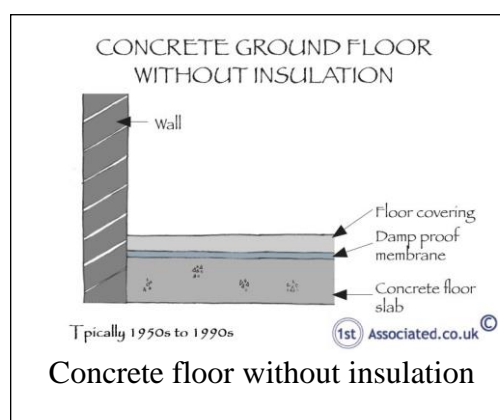
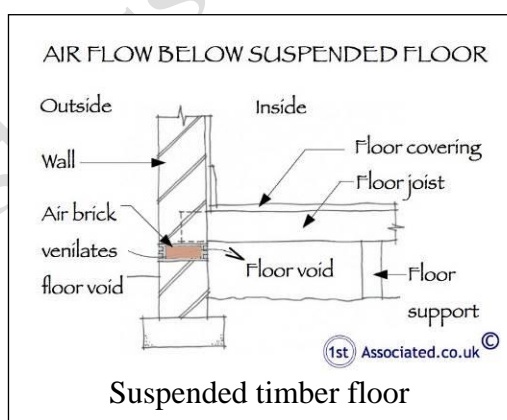
## **FLOORS**



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

## **GROUND FLOOR**

The floors are predominantly a suspended timber floor, which require air movement underneath to minimise wet rot, dry rot and wood destroying insects, with concrete floor to the rear single storey lobby and toilet area. We obtained high damp readings in the concrete floor; see our earlier comments.



Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## Deflection and dampness

We noted deflection and dampness in the through lounge to the rear.

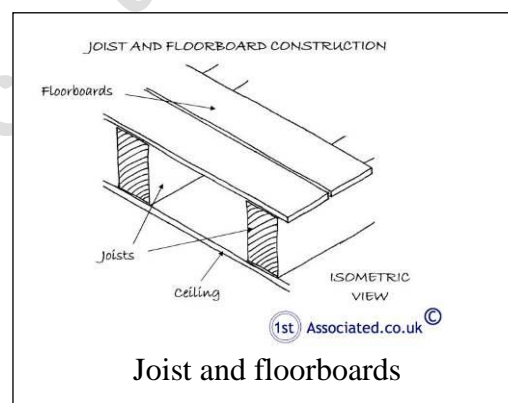
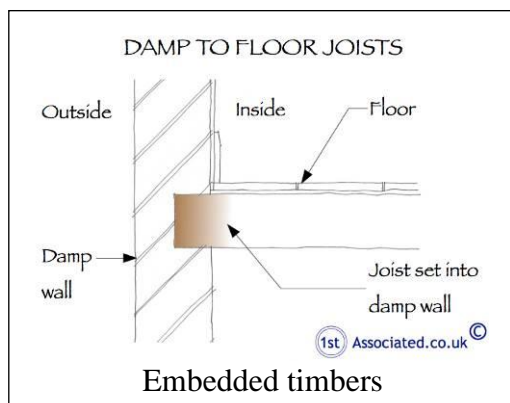
**ACTION REQUIRED:** Please see our comments in the Executive Summary.



Dampness and deflection in through lounge to rear

## FIRST FLOOR

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



### Joist and Floorboard Construction Defined:

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk ©

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## **Deflection**

We noticed deflection to the first floor bedrooms.

**ACTION REQUIRED:** Please see the Executive Summary.

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

1stAssociated.co.uk Copyright

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



# DAMPNESS

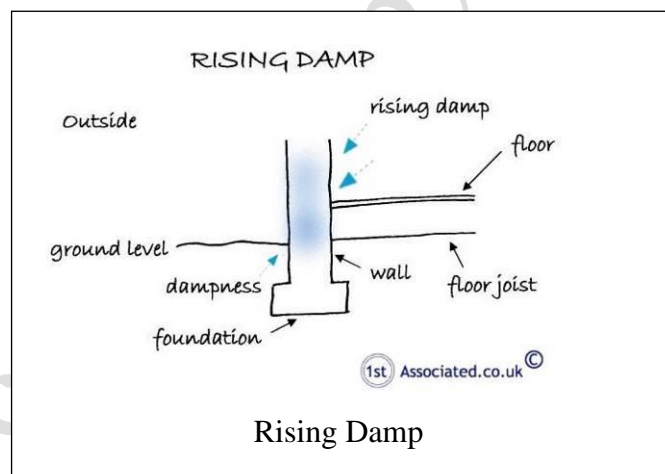


*In this section, we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.*

## RISING DAMP

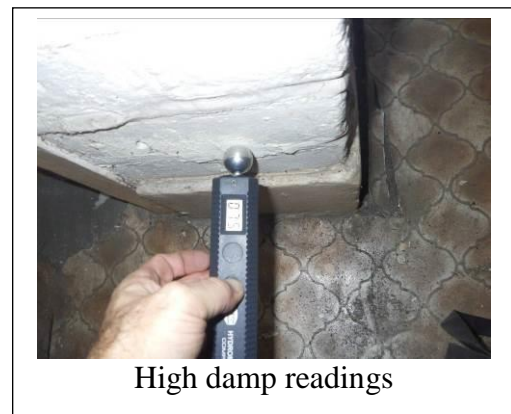
*We need to start by saying there is much evidence pointing towards true rising damp being fairly rare.*

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



A 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.

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.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

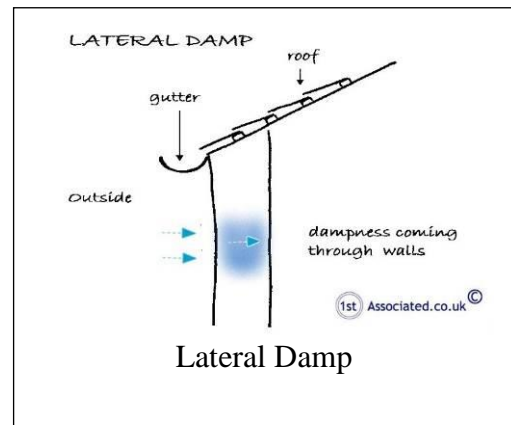
All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



## LATERAL 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.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## **CONDENSATION/BLACK MOULD**

*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.

Condensation depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window/venting the area you will, of course, get condensation. You need to have a balance between heating, cooling and ventilation of properties.

### **EXTRACT FANS IN KITCHENS, BATHROOMS AND DRYING AREAS**

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

**ACTION REQUIRED:** See our comments in the Executive Summary.

We would recommend large good quality humidity controlled extract fans are added to the bathroom, shower room, kitchen and any humidity generating areas:

*For example:*

*Rooms 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 and before legally committing to purchase the property.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk



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

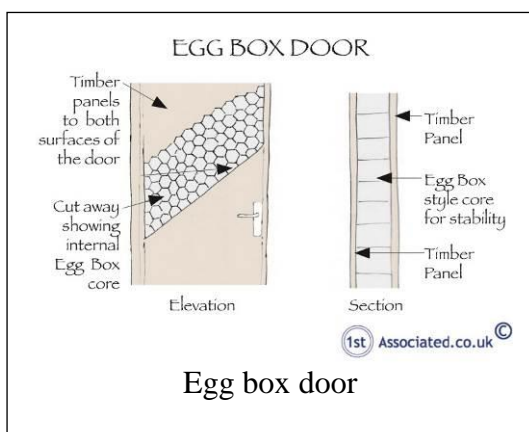
## INTERNAL JOINERY



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

## DOORS

There are painted flush hollow core doors in the property, often known as egg box doors. The glazed doors in the property do not have safety glass.



**ACTION REQUIRED:** Please see the Executive Summary regarding the glazed doors.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## STAIRCASE

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



## KITCHEN

We found the kitchen in dated condition. We have not tested any of the kitchen appliances.

**ACTION REQUIRED:** You may wish to upgrade the kitchen.

See our earlier comments about adding a humidity controlled extract fan.

**ANTICIPATED COST:** Upgrading kitchens can range from £4,000 to £10,000. Please obtain quotes before you legally commit to purchase.

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

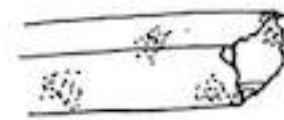
0800 298 5424

1st Associated.co.uk





## **TIMBER DEFECTS**



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

## **DRY ROT/WHITE ROT**

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

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

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

## **WET ROT/BROWN ROT**

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

We have seen signs of rot to the timber windows. We think there is likely to be wet rot under the suspended timber floor, possibly dry rot, possibly wood destroying insects.

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

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



# WOOD DESTROYING INSECTS

*(such as woodworm and beetles, etc)*



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

The roof is usually the main area where we look for wood destroying insects. Within the areas we inspected we found no obvious visual signs of significant wood destroying insects activity or indeed past signs of significant wood destroying insects activity that has caused what we would term ‘structurally significant’ damage. In many properties there is an element of wood destroying insects that are not active.

## Wood Destroying Insects Defined:

By this we mean wood boring insects. Historic England identify between 20 and 30 different types. For the avoidance of doubt, we would refer wood boring insects to include beetles and/or similar however we do not identify specific types.

Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings. We would comment in this instance the conditions are ideally for wood destroying insects, but we did not see any significant areas. We would also say there may be wood destroying insects under the suspended timber floor.

**ACTION REQUIRED:** We recommend you open up the floor before you purchase the property. Please see our comments in the Executive Summary.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



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 wood destroying insect treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the wood destroying insects they have found are 'active'. You should ask them specifically if the wood destroying insects are active or not.

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

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## INTERNAL DECORATIONS



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

The internal decorations are in dated condition, with nicotine staining.

**ACTION REQUIRED:** Repair, prepare and redecorate. It may need some plaster repairs, as well as resolving problems with dampness coming through the walls.

Please see the Executive Summary.

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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## **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.*

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

The EPC gave an energy rating of D valid until 5<sup>th</sup> September 2032.

**ACTION REQUIRED:** Please see the Executive Summary.

## **SUMMARY**

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **FURTHER INFORMATION**

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

- 1. [www.gov.uk](http://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) , [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*
- 4. It is worth watching the video How Many Light Bulbs? and Sustainable Energy Without the Hot Air 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.

Marketing by: \_\_\_\_\_

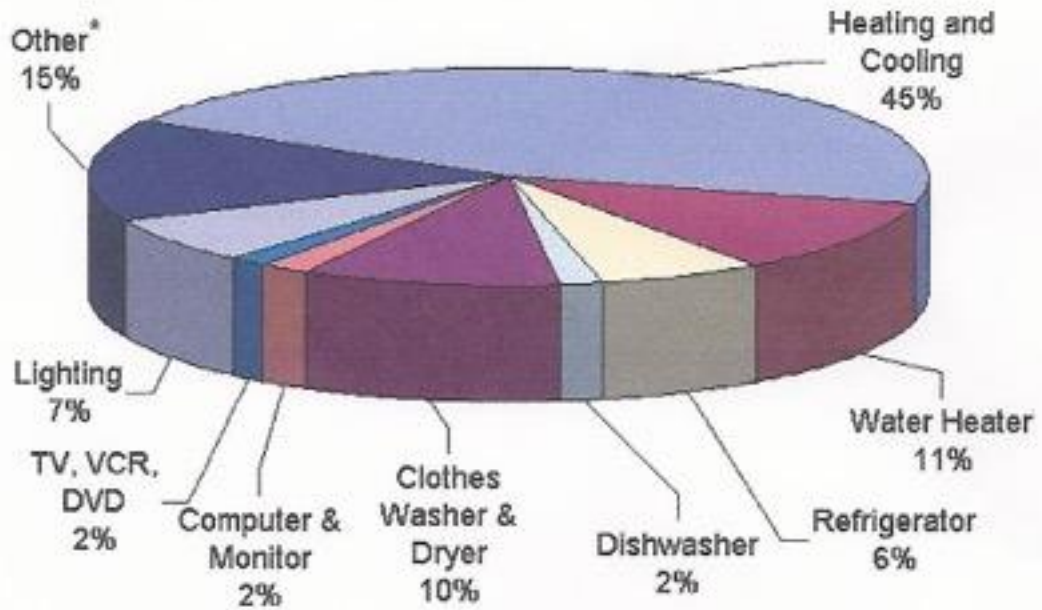
**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

 1st Associated.co.uk ©



## What does my energy bill pay for?



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

1stAssociated.co.uk

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk ©



## 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.

**ACTION REQUIRED:** 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 believe these to be battery operated, which was not working at the time of our survey. We prefer detectors to be hard-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.



An old battery smoke alarm

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk ©

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





**ACTION REQUIRED:** We would recommend, for your own safety, that they are replaced and additional smoke detectors are installed.

We would always recommend a hard wired fire alarm system, particularly where you are looking to rent the property. We are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

## **INSURANCE**

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

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



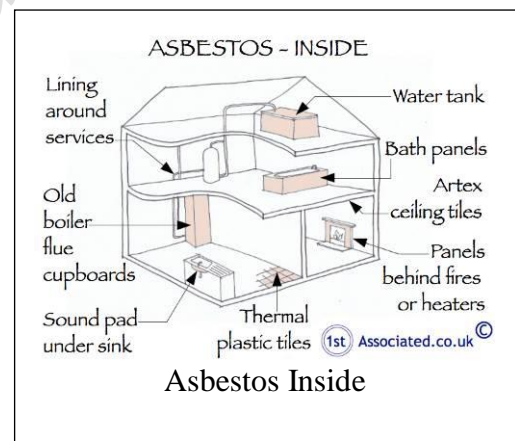
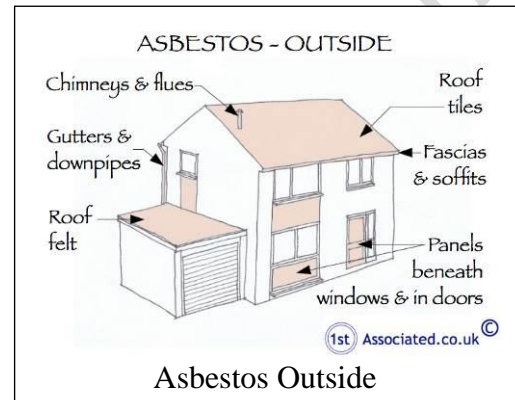
# ASBESTOS

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 as 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. Properties built before 2000 could have asbestos within them.

We are Building Surveyors and not Asbestos Surveyors and as such the only way to be a hundred per cent certain with regards to Asbestos in a property is to have an Asbestos report 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.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## **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:

### **[www.broadband.co.uk](http://www.broadband.co.uk)**

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

### **[www.ofcom.org.uk](http://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 owners/occupiers of property to ascertain what they have used.

Marketing by: \_\_\_\_\_

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**



## ELECTRICITY



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

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

## FUSE BOARD

The electric fuses and consumer units were located under the stairs.  
The fuse board looked 1950's to 1960's dated and is in need of upgrading.

**ACTION REQUIRED:** Replace and re-wire electrics.

Please see our comments in the Executive Summary.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## **EARTH TEST**

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



**ACTION REQUIRED:** We recommend a test and report and we would also advise as the property is changing occupancy the Institution of Engineering and Technology (IET) also recommend a 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 1<sup>st</sup> January 2005. Any comments made within this report or verbally do not change this requirement.

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

Marketing by: \_\_\_\_\_

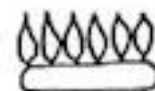
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk ©



## GAS

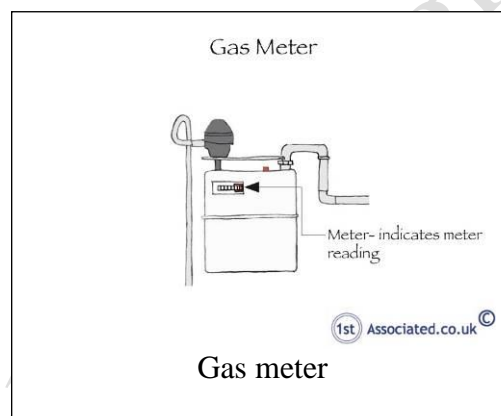


*There is very little we can check for in a gas installation, we do inspect to make sure there is a gas supply, that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent Gas Safe registered plumber.*

We believe that the property has mains gas.  
We did not locate the consumer unit.

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. It should be noted that carbon monoxide monitors can also be incorporated in many fire alarms.

**ACTION REQUIRED:** You will need a carbon monoxide alarm if you are looking to rent out the property. We recommend that an audible carbon monoxide detector is fitted (complying with British Standard EN50291) within the property. Carbon monoxide detectors are no substitute for regular servicing of gas installations and their flues.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## PLUMBING AND HEATING



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

## WATER SUPPLY

We have not located the external or internal stopcock and other controlling values. It is important that its presence is established in case of bursts or leaks.

**ACTION REQUIRED:** Ask the owners or Estate Agent to show you where it is, although we would not expect most Estate Agents to know where it is, and it may be the same person we understand from what you say in this instance, with the estate agent selling a property they have an interest in.

**ANTICIPATED COST:** Set aside the sum of £500 to £1,000 to add stopcocks and isolating valves.

We also recommend if the property is being rented perhaps a run in the bathroom area and kitchen.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk<sup>©</sup>



## WATER PRESSURE

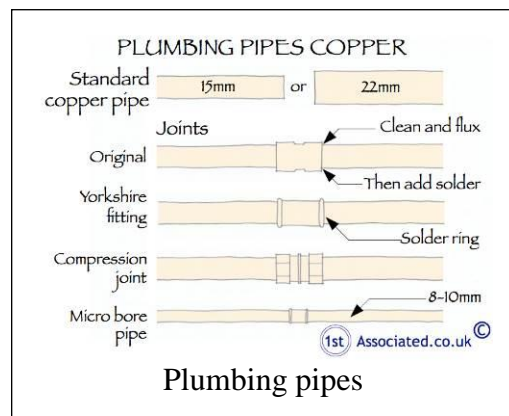
When the taps were run to carry out the drainage test, we checked the pressure literally by putting a finger over the tap and this seemed average. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones have a constant supply of pressured water (they would blow up if they didn't!).

## COLD WATER CISTERN

Please see our comments in the Roof Section.

## 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.



Marketing by: \_\_\_\_\_

1st Associated.co.uk ©

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





## HEATING

The wall mounted Worcester boiler was located in the bathroom.

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.

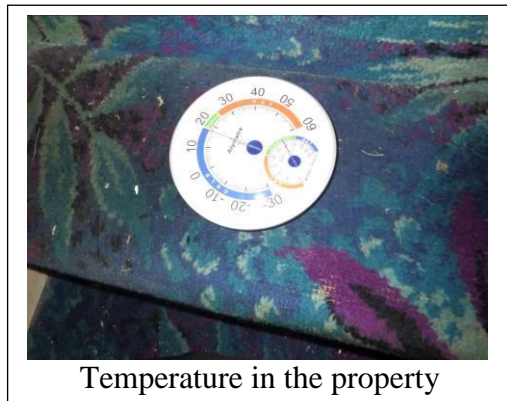


Boiler

## TEN MINUTE HEATING TEST

There was no owner / occupier at the property and therefore we do not turn the heating on in case there is a problem with it.

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



Temperature in the property

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

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

Marketing by: \_\_\_\_\_

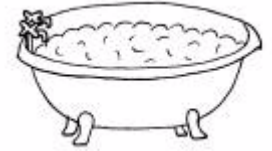
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk



## **BATHROOM**



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

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

We would comment that any colour bathroom suite but white (or close to it) tends to date fairly quickly.



Bathroom

**ACTION REQUIRED:** We recommend you upgrade the bathroom.

**ANTICIPATED COST:** Anything from £2,500 to £10,000; please obtain quotes before you legally commit to purchase.

Please see our earlier comments about adding a humidity controlled extract fan.

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

Marketing by: \_\_\_\_\_

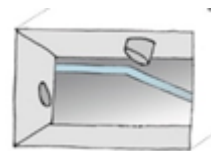
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk



## 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.*

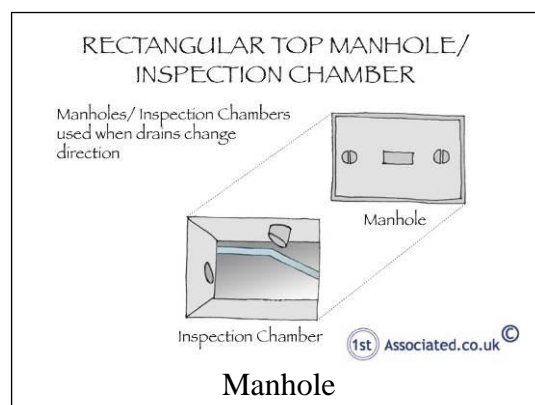
We have not identified any inspection chambers / manholes.

### Manholes Defined:

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

**ACTION REQUIRED:** Please see the Executive Summary.

We recommend a CCTV camera report and also ideally build your own manhole.



Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk ©



We have only undertaken a visual inspection of the property's foul drains by running water from the taps within the house.

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

## **FUTURE DEVELOPMENT AND DRAINS**

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.

## **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.

Marketing by: \_\_\_\_\_

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

 1st Associated.co.uk ©



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 8/9 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.

1stAssociated.co.uk Copyright

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



# 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.



Marketing by: \_\_\_\_\_

1st Associated.co.uk ©

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## **GARAGE / PARKING**

The property does not have a garage.

There is parking available close by on a parking permit system/pay for parking. Parking was slightly difficult on the day of the survey. We assume you are aware of this as you live in the property next door.

## **EXTERNAL AREAS**

### **FRONT GARDEN**

There is a small garden to the front of the property.



Front garden

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## **REAR GARDEN**

There is a garden to the rear, which has a greenhouse and shed.

To the rear of the garden is a public right of way.



## **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 Advisor 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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©





## **NEIGHBOURS**

### **LEFT HAND NEIGHBOURS**

Obviously you are the neighbour to the left hand side!

### **RIGHT HAND NEIGHBOURS**

We knocked at the time of the inspection but there was no response.

1stAssociated.co.uk Copyright

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## **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) Amendments/removal of any walls in part or whole.
  - v) Double glazing or replacement windows.
  - vi) Drainage location, maintenance and repairs.
  - vii) Timber treatments, wet or dry rot infestations.
  - viii) Rising damp treatments.
  - ix) Asbestos
  - x) Boiler and central heating installation and maintenance.
  - xi) Electrical test and report.
  - xii) Planning and Building Regulation Approvals.
  - xiii) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
  - xiv) Energy Performance Certificate (EPC)
  - 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.

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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

However, with regard to Environmental reports or similar general reports on the environment please see our article link on the [www.1stAssociated.co.uk](http://www.1stAssociated.co.uk) Home Page.

- o) Our Vendor Questionnaire not completed. Ask the solicitors to request this is completed.
- p) Any other matters brought to your attention within this report.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## 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.

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**.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

**0800 298 5424**



## **REFERENCES**

The repair and maintenance of houses

*Published by Estates Gazette Limited*

Life expectancies of building components

*Published by Royal Institution of Chartered Surveyors and  
Building Research Establishment*

Surveying buildings

*By Malcolm Hollis*

*Published by Royal Institution of Chartered Surveyors Books.*

House Builders Bible

*By Mark Brinkley*

*Published by Burlington Press*

Period House Fixtures and Fittings

*By Linda Hall*

*Published by Countryside Books*

The Rising Damp Myth

*By Jeff Howell*

*Published by Nosecone Publications*

Putting Life into Perspective House Price Information

*Source: Sunlife.co.uk*

Wikipedia.org – We have used Wikipedia as a general reference for historic information. Also, most areas often have Historic Societies for good knowledge of history of the area.

Marketing by: \_\_\_\_\_

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

 1st Associated.co.uk ©

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



# **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.

The Report remains our copyright and anyone forwarding on a copy of the Report without the surveyor's written approval could be liable to legal action should legal action be taken against the surveyor or the surveying company in any form:

*For example: legal action or negative information or defamatory comments being posted on the internet.*

We also refer you to our Terms and Conditions.

## **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.

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **ONLY HUMAN!**

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

## **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 warm and dry at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid-range. 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:

2022 being the driest 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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk



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.

## **FLOODING**

We are often asked about floods and how likely is the property to flood. We no longer think it is possible to predict due to our changing weather patterns and rainfall often being more intense. We simply do not have a crystal ball good 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:

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited





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

**ACTION REQUIRED:** You need to carry out your own research on this matter/due diligence before you legally commit to purchase the property and be aware that 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 covering the ceiling joists 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) We have not had certificates forwarded onto us with regard to work carried out on the property.
- 5) We didn't have the benefit of meeting you at the property to talk about your specific requirements although we met your son.
- 6) The stored items in the property limited our inspection.

## **THANK YOU**

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk



## **BUILDING INSURANCE**

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

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

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

## **TERMS AND CONDITIONS**

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

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



# APPENDICES

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS**

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

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

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

There will be two ways in which to prove compliance:

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

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

### **Work You Cannot do Yourself**

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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## **INFORMATION ON THE PROPERTY MARKET**

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

[www.landreg.org.uk](http://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](http://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](http://www.halifax.co.uk) and [www.nationwide.co.uk](http://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.

Marketing by: \_\_\_\_\_



**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**



[www.hometrack.co.uk](http://www.hometrack.co.uk)

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

[www.motleyfool.co.uk](http://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](http://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](http://www.zoopla.co.uk)

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

Marketing by: \_\_\_\_\_

**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**

 1st Associated.co.uk ©



# Condensation and Cold Bridging

## Cold Bridging defined?

### The term Cold Bridging what does it mean?

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



1960s properties built with concrete lintels that cause cold bridging

### 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.

### 1960s Cold bridging

1960s properties with plastic double glazing and no trickle vents can suffer from condensation.



1960s properties

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

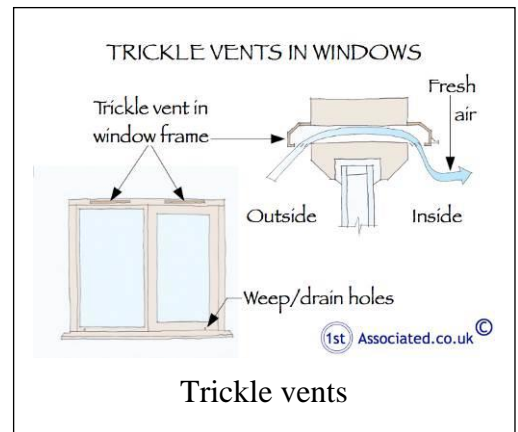
0800 298 5424

 1st Associated.co.uk



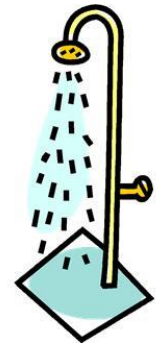
## Trickle Vents Defined

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



## Combination of cold bridging issues

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.

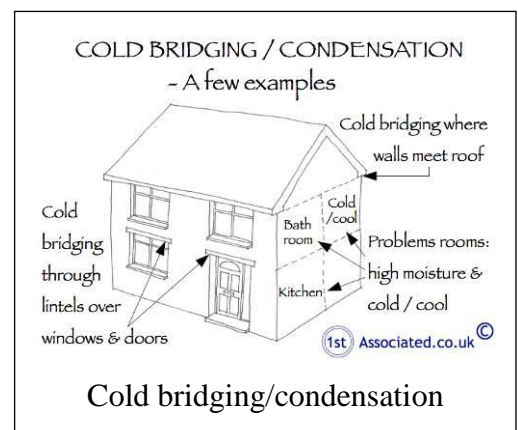


## Susceptibility to Condensation and Cold Bridging

### Cold Bridging sketch

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

### Cold Bridging isn't just about condensation on mirrors



Cold Bridging isn't just about condensation on mirrors. Not only can it be an original

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk





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.

## Buying a modern building

If you buy a 1960s property for example, with concrete lintels that cause cold bridging, this is a characteristic of the property and it is very difficult to change. However not only could it be a characteristic of the building it could also be caused by alterations that you make to the building.



## Here are some examples of Cold Bridging

As mentioned above typically Cold Bridging can be caused by lintels and also by beams (which effectively are big lintels). These were very commonly used in 1960s and 1970s buildings and can lead to condensation over doors and windows. We mentioned a 1960s building but here are some examples of concrete lintels that were commonly used in the 1970s, which today have caused cold bridging over the door and which in turn had led to condensation and deterioration of the paintwork.

Cold Bridging can also occur on metal lintels. We note that some modern metal lintels now have insulation in them, which we assume is to reduce cold bridging.

## When is Cold Bridging likely?

In our experience we have seen cold bridging occurring in:

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

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

- 3) Humidity internally is high

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



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

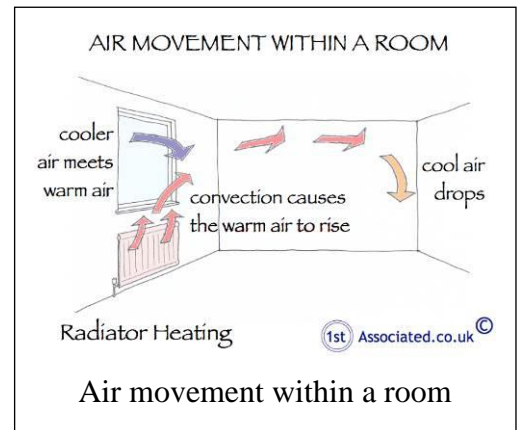
## How to solve Cold Bridging

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.

## Where do we most commonly find Cold Bridging?

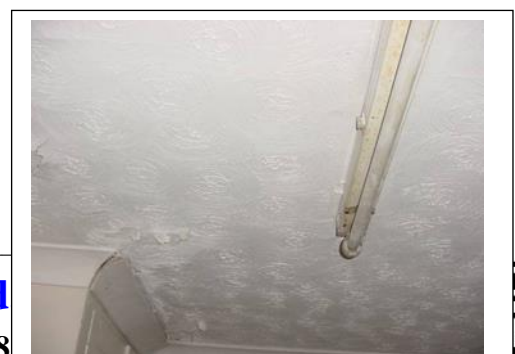
Our thoughts on this have very much changed as we used to say that cold bridging was typically found in properties from the 1960s/1970s. However, we are increasingly finding it in a broader range of properties, particularly Victorian properties, where people are trying to live to modern standards of 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.

The adjacent photograph shows condensation occurring in Kitchen and deterioration to Artex/textured paint finish ceiling.



## Is your lifestyle a factor in Cold Bridging?

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



Marketing by:

[www.1stAssociated](http://www.1stAssociated)

0800 298

All rights reserved. Reproduction in any form without express written consent

hygiene washing and not to mention cooking to feed everyone all lead toward a more humid atmosphere.

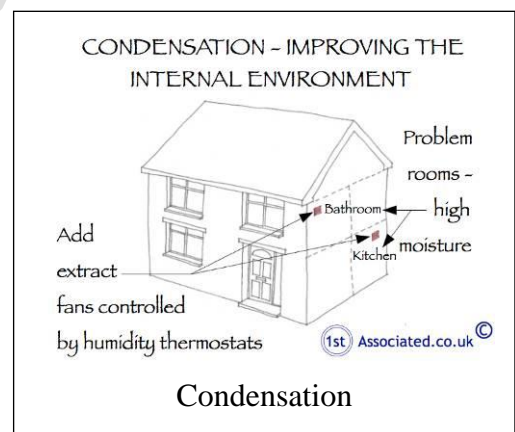
This is generally known as the lifestyle of occupants and can be a major factor particularly where there are legal cases as to the problems within a property.

## Design problem or a lifestyle problem, what exactly causes cold bridging?

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.

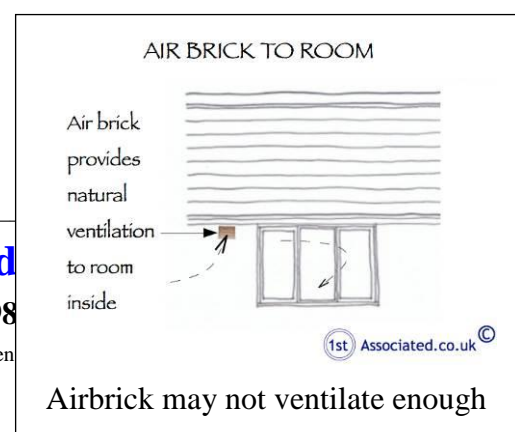
## The building's design

Quite often 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 air brick has a lot of gaps, as these gaps taper, it is generally considered that only about one inch square of air regularly passes through the grills.



Marketing by:

[www.1stAssociated](http://www.1stAssociated)

0800 298

All rights reserved. Reproduction in any form without express written consent

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

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

### **A change your lifestyle can help with condensations issues**

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.



Testing the extract fan which in this case had poor extraction



Condensation from a shower where nearby window was never opened

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk



# French Drain

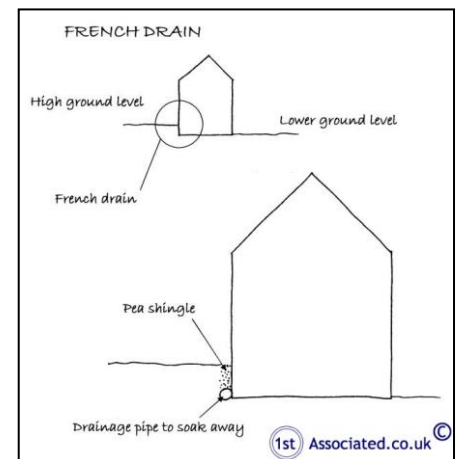
## Using a French drain to resolve a dampness problem

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

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

## What use is a French drain?

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



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

Marketing by: \_\_\_\_\_

[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited

1st Associated.co.uk



## **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 sand and then turf over. This is how a basic French drain is carried out.

## **The French drain system that we would recommend**

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

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

## **The French pond!**

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

Marketing by: \_\_\_\_\_



[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

