

# Timber Frame Example Residential Building Survey



Call us on 0800 298 5424



**CONTENTS**

INTRODUCTION  
REPORT FORMAT  
SYNOPSIS  
EXECUTIVE SUMMARY  
SUMMARY UPON REFLECTION

**EXTERNAL**

CHIMNEY STACKS  
DORMER WINDOWS  
MAIN ROOF COVERINGS  
ROOF STRUCTURE AND LOFT  
GUTTERS AND DOWNPIPES  
WALLS  
BRICKWORK  
RENDER  
FOUNDATIONS  
TREES, BUSHES AND VEGETATION  
FASCIAS AND SOFFITS  
WINDOWS AND DOORS  
EXTERNAL DECORATION

**INTERNAL**

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

**SERVICES**

ELECTRICITY  
OIL, SOLID FUEL OR LPG  
PLUMBING & HEATING  
BATHROOM  
MAIN DRAINS

**OUTSIDE AREAS**

OUTSIDE AREAS  
EXTERNAL AREAS

**APPENDICES**

LIMITATIONS  
ELECTRICAL REGULATIONS  
GENERAL INFORMATION ON THE PROPERTY MARKET

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

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

0800 298 5424



## **INTRODUCTION**

Firstly, may we thank you for using our services once again and your kind instruction of xxxx we have now undertaken an independent Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on xxxx.

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.

## **THANK YOU**

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

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



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

**0800 298 5424**



## **REPORT FORMAT**

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

### **GENERAL/HISTORICAL INFORMATION**

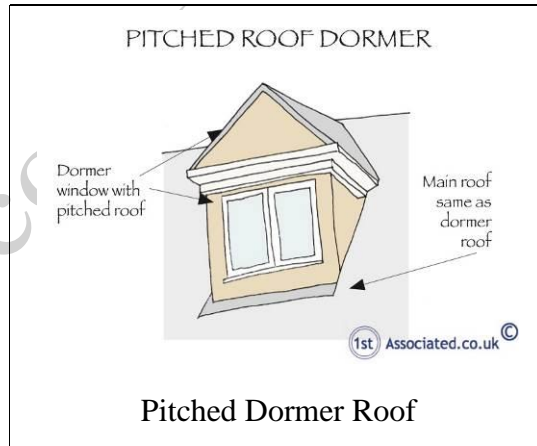
*This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.*

### **TECHNICAL TERMS DEFINED**

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

### **A PICTURE IS WORTH A THOUSAND WORDS**

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



### **ORIENTATION**

For the purposes of the report, we have taken the front of the property as being the left hand gable. 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: \_\_\_\_\_

1st Associated.co.uk ©



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

0800 298 5424



## **SYNOPSIS**

### **SITUATION AND DESCRIPTION**

This is a two storey detached period farmhouse, which has been altered, extended and amended over the years. We understand from the present owners that one extension was in the 1980's.

There is a shingle driveway to the front of the property, suitable for a number of cars.

The property has surrounding gardens, with good sized garden to the rear, with many trees including a Willow tree and a sort of pond and two Wells (one to the front and one to the rear).

The current owners advise they moved into the property in xxxx and that new drains were added to the front left in xxxx.

The property is Grade II Listed and therefore protected by law, as found in HistoricEngland.org.uk or BritishListedBuildings.co.uk. The Listing dates the original building as being 17<sup>th</sup> Century, re-worked in 19<sup>th</sup> Century. Listing below:

#### Details

TL 1936 XXXX 14/7 (West Side) No. 153 (XXXX) II

House. C17 origin, reworked earlier C19. Timber framed structure, recased in brick to front (S), extended in brick to rear, the whole colourwashed.

Clay tiles to roof front, slates to roof rear. 3-room plan, one storey and attics, friar addition 2 storeyed.

S elevation: ground floor has 3 windows, 2 of 3- lights, one of 2-lights, attic has 4 gabled dormers. All are cast iron lattice casements.

In line with red brick multiple ridge stack is part-glazed front door within gabled open porch. Pierced wavy-edged bargeboards to porch, plain bargeboards elsewhere.

Listing NGR: TL1928636332

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



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

0800 298 5424

Address: XXXX

We have had a brief check to ascertain if the building is in a Conservation Area or not and we have not been able to find any information in relation to this. The owners advise the property is not in a Conservation Area. It is important that your legal advisor checks and confirms if the property is in a Conservation Area as this would have implications on what you can do to the property and how you should maintain it.

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

The owners advise there is an insurance claim outstanding presently; please refer to our comments regarding this later in the report.

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

**List of alterations and repairs carried out by current owners during their occupancy**

Your legal advisor should specifically ask for a list of alterations and repairs carried out by the current owner during their occupancy of this property and also any unauthorised alterations that have been carried out prior to them occupying the property.

This list needs to be in writing to your solicitor, with a copy to us to further comment upon if you so wish.

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



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

0800 298 5424

## **Putting Life into Perspective!**

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

- 1603 Elizabeth I died in Richmond Palace.
- 1605 Gunpowder plot discovered.
- 1625 Charles I became King.
- 1642 English Civil War began.
- 1653 Oliver Cromwell became Lord Protector of England.
- 1660 Charles II brings back monarchy.
- 1665 Plague sweeps through England
- 1694 Bank of England founded.
- 1696-1851 Window Tax. It is said to be why we have the term “Daylight Robbery”. The tax was based on the number of windows you had. Repealed in 1851.
- Early 18<sup>th</sup> Century Soap Tax. As a result many soap makers simply moved abroad to carry on manufacturing without the tax.
- 1712-1836 Wallpaper Tax. For printed wallpaper, the result was that people used plain paper and did their own designed. Abolished in 1836.
- 1714 Fahrenheit takes temperature.
- 1750 The start of the Industrial Revolution.

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

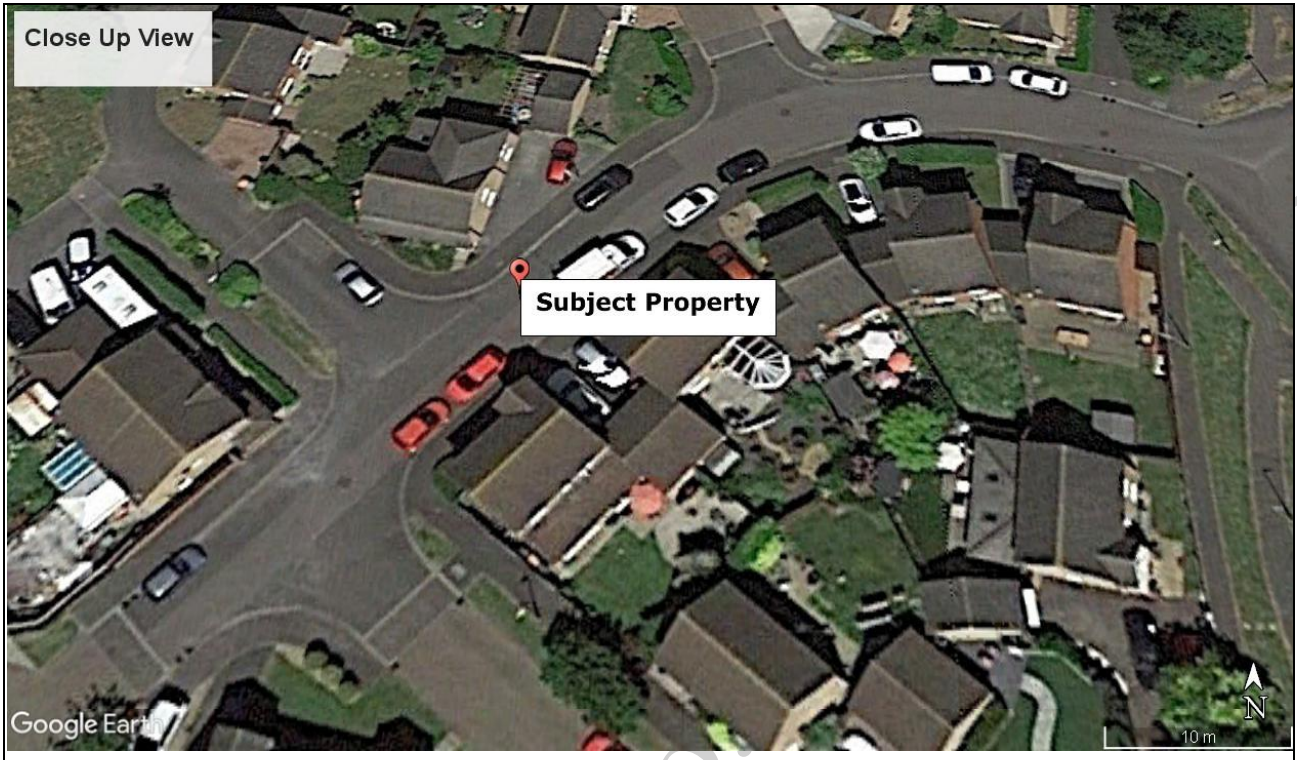


**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**



# LOCATION PLANS



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

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



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

0800 298 5424



# EXTERNAL PHOTOGRAPHS

## Main building



Front view



Rear view and left gable



Left gable



Old photo of what used to be the right gable, which has now been built in front of



Shingle parking area



Rear garden

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



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

0800 298 5424

**Kitchen, Utility and Pantry/Larder Area**



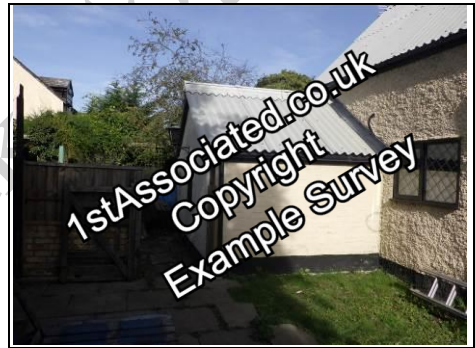
Kitchen, utility and pantry/larder to left side



Right view



Roadside



Right side Pantry/Larder



Right side close up



Rear gable end not viewable externally. This is the inside viewed from within roof, where vegetation is growing through

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



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

0800 298 5424



## **ACCOMODATION AND FACILITIES**

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

### **Ground Floor**

The ground floor accommodation consists of:

- 1) Entrance porch
- 2) Hallway and staircase
- 3) Front right middle cloakroom
- 4) Left side Study
- 5) Rear entrance
- 6) Rear left sitting room
- 7) Rear right lounge
- 8) Right side dining room
- 9) Rear right kitchen/breakfast room, with larder/pantry
- 10) Rear utility



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

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

0800 298 5424



## First Floor

The first floor accommodation consists of:

- 1) Front left Bedroom Four
- 2) Front right Bedroom Three
- 3) Rear left Bathroom
- 4) Rear middle Bedroom Two
- 5) Rear right Main Bedroom, with en-suite shower room



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



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

0800 298 5424

Address: XXXX

## **Outside Areas**

There is a shingle driveway to the front of the property, suitable for a number of cars.

The property has surrounding gardens, with good sized garden to the rear, with a number of mature trees including a Willow tree. There are also some trees in the adjacent properties that are growing over the side of the building. We also understand many trees have been removed; please see our comments with regard to how this will affect ground conditions.

There is a Well to the front of the property and what we think is a decorative Well to the rear.

The boundaries are formed in a mixture of walls and fences and some areas need repair.

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

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

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

**0800 298 5424**





## 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



Rear right Lounge



Rear left Sitting Room



Front Hallway and Staircase



Unfinished Cloakroom to front



Left side Study



Right side Dining Room

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



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

0800 298 5424





Kitchen



Kitchen with Range



Rear Utility Room



Right side Larder/Pantry

1stAssociated.co.uk

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



**First Floor**



Rear right Main Bedroom



Unfinished en-suite shower room



Front Landing



Rear left Bathroom



Front left Bedroom



Front right Bedroom

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 central brick chimney We think a number of chimneys have been removed, including one in the kitchen
Main Roof	Pitched, clad with clay tiles
Main Roof Structure	Cut timber roof, with supporting timbers added
Gutters and Downpipes	Cast iron and Plastic
Kitchen/Utility/Pantry Roof	Corrugated sheet roof (advised by owner not asbestos). Cut timber roof with metal supporting brackets added (very lightweight roof) and tie bar in building as a whole
Ancillary Roof Structure	
Soil and Vent Pipe	Cast iron, to front gable
Walls	Mixture of finishes, including modern cement based render, with smooth render to front gable and rough cast render to ancillary building (S-shaped tie bar). Brickwork with lime and modern paint
Main Wall Structure	Timber frame
Kitchen/Utility/Pantry Wall Structure	Lightweight timber frame
Fascias and Soffits	Exposed rafter feet
Windows and Doors	Predominantly single glazed cast iron lattice casement windows, set within timber frames, with double glazing in kitchen

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



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

0800 298 5424



## Internal

Ceilings	Originally lath and plaster, now with some modern plaster (assumed)
Perimeter Walls	Originally lime plaster, now with modern plaster (assumed)
Internal Walls	Originally lime plaster, now a mixture of modern plaster, possibly a skim coat, possibly re-plastered - difficult to be certain without opening up the structure (all assumed)
Ground Floor	Originally suspended timber floor, now a mixture of concrete and suspended timbers floor, some have been covered (assumed)
First Floor	Joist and floorboards with embedded timbers (assumed)

## Services

Drainage	The manholes are located to left side and rodding eyes to right side
Gas	Located in Boot Room
Electrics	The electric fuse board is 2000's plus and is located in the hallway
Heating	There is a boiler located to the cloakroom (under construction)

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



## **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 300 photographs (including 360 degree/aerial photos) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

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

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

We do feel you need to negotiate a reduction on the price of the property based upon the items we have identified within this report, as we feel they are over and above what most people will accept.

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



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

0800 298 5424

## The Good

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

- 1.0) The property is a period property and has much of the original character remaining which is why it is a listed building and protected by law.
- 2.0) Older properties typically have more space than newer properties, both in the actual size of the rooms and the height of the rooms.
- 3.0) Off road parking.
- 4.0) There is potential to have quite a private property.
- 5.0) Good sized gardens, as long as you like gardening, or know someone who does and you are prepared to manage the trees.

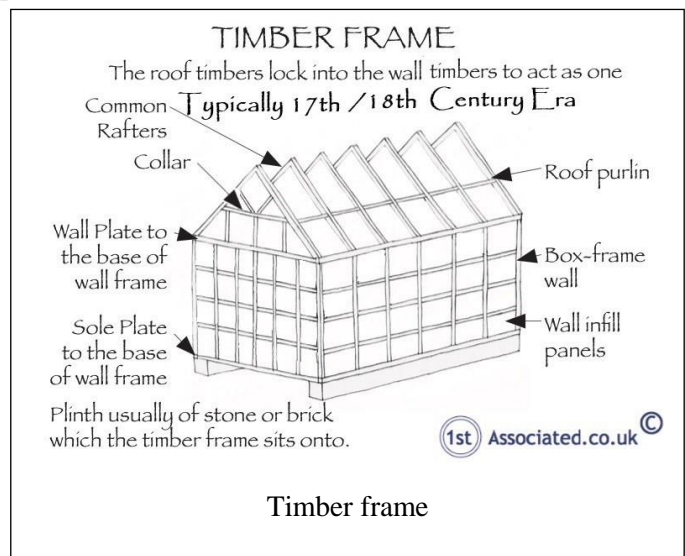
We are sure you can think of other things to add to this list.

## Introduction

### Timber frame structures

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

This is a 17<sup>th</sup> Century building with a traditional timber frame. The timber frame structure is hidden in the most part by the render and brickwork on the outside of the wall and plaster internally. There is likely to be what is known as a timber frame building, it is difficult to say what type without opening up the structure.



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

1st Associated.co.uk ©



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

0800 298 5424

## **Timber frame buildings can suffer from wet rot, dry rot and wood destroying insects**

Like any timber frame structure this building can suffer from wet rot, dry rot and wood destroying insects. Much of it is hidden by the render and brickwork externally and the plaster internally.

**ACTION REQUIRED:** Please see our comments on wood destroying insects later in the report.

### **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**

The main roof is clad with clay tiles which looks to be an old peg tile roof. We noted some of the tiles are starting to slip, deteriorate and some are spalling, causing dampness to get into the roof, making the timbers damp, which in turn we noted there has been wood destroying insect activity (see next section).



#### Spalling Defined

This is where the face of the brick deteriorates due to the mortar being too hard around it and causing extra water to run over the brick which damages it from freeze/thaw action.

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

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

0800 298 5424

1st Associated.co.uk ©



<b>Key for above photo showing a sample of the problems</b>	
Slipped, displaced or broken tiles	White circles
Spalling starting to occur and/or areas of moss	Black circle

**ACTION REQUIRED:** We recommend a roofer spends about a week to carry out work to the roof and make it as watertight as possible, depending how the roof is once you have started to carry out the repairs. They will need to be very careful when they are carrying out the roofing work, otherwise they can cause probably as much damage as they repair, so ideally you should be at home when the work is being carried out to oversee what is being done.

It is important to get the roofing work carried out as this is what is allowing the dampness into the roof, which in turn is then allowing the timbers to get damp and wood destroying insects to be active.

We have to add that a worst case scenario of this could be that it would be best to re-roof the property.

**ANTICIPATED COST:** In the region of (depending upon how many tiles can be re-used) £15,000 to £20,000. Equally it may be something you can live with for a while carrying out ad-hoc repairs. Please obtain quotations before you legally commit to purchase the property.

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



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

0800 298 5424

## 2.0) Main roof structure/wood destroying insects

Within the main timber roof structure we can see some activity by wood destroying insects with some frass visible. This also indicates that there is the likelihood that dampness is getting into the roof.

### Frass Defined

The chewed up wood that the beetle leaves behind.

The roof was very crowded with stored items at the time of our inspection and also has floorboards secured down with screws. We anticipate quite a bit of wood destroying insects are hidden.



Signs of damage from wood destroying insects in main roof



Signs of wood destroying insects to timbers. Our view was very limited due to the screwed down floorboards



Timber with frass

Key for above photo	Showing a sample of the problem areas
Holes caused by wood destroying insects	Yellow oval
Signs of frass	Orange oval
General deterioration to timber	Black oval

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



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

0800 298 5424



Address: XXXX

**ACTION REQUIRED:** You need to check for active wood destroying insects in their spring breeding season by:

1. Using sticky backed fly paper.
2. Tissue over the holes.
3. Adding resin into the holes.

For the avoidance of doubt, we have not been specific as to which wood destroying insects and/or beetles you have as we have not seen any, but we would be more than happy to comment further if evidence is found.

**Be aware of wood treatment companies**

Also, we would advise that Historic England do not recommend the use of chemical treatments for wood destroying insects on older timbers, nor do we. Please read the Historic England article in the Appendices.

**ANTICIPATED COST:** Budget for £2,500 to £5,000 to carry out repair works to the timbers. Please obtain quotations before you legally commit to purchase the property.

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



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

0800 298 5424

**2.1) Structural supports added**

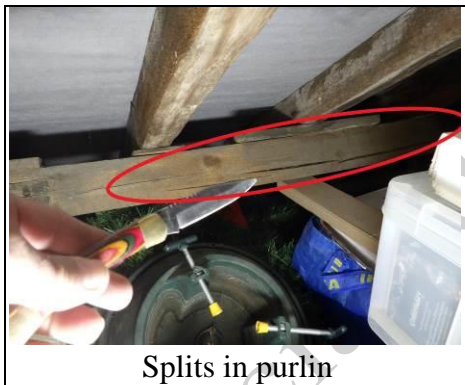
We noted additional supports have been added to cross-brace the main roof. Typically this is carried out when there is roof spread or some other problem with the roof.



Timber supports added



Another timber support



Splits in purlin



Old repairs to roof and dampness visible

Key for above photos	Showing a sample of the problem areas
Timber supports	Yellow ovals
Damp in roof	Blue ovals
Splits/shakes in purlin	Red oval

Purlins Defined

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

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

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

0800 298 5424



There have been a fair amount of supports added, more than we typically see. Having said that we would just reiterate that our view was limited due to the amount of stored items in the roof and the secured (screwed down) floor boarding.

We would also add that dampness can be seen getting into the roof as well, which is why we believe it has wood destroying insect activity.

**ACTION REQUIRED:** Ideally the roof needs to be double checked when it has been cleared. At the time of the survey it was full of stored items, together with having floorboard sheets secured (screwed down).

Please see the Roof Structure Section of this Report.

### 3.0) Roof covering to kitchen/utility/pantry roof – asbestos roof

This roof was originally asbestos, it looks to us like the asbestos has been removed from the roof and it has been re-roofed with a modern corrugated roof material to both the kitchen and utility area and the pantry/larder.



Old photo showing asbestos roof



Corrugated replacement roof

Aerial view

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



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

0800 298 5424



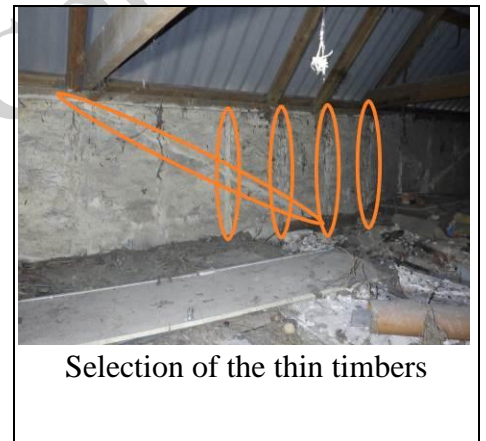
**ACTION REQUIRED:** Your legal adviser to request details of the asbestos removal and specifications/quotations of the work carried out for replacement of the roof.

They should also obtain confirmation that an asbestos test and check was carried out on the whole of the property or just on the kitchen/utility/pantry area. Also obtain confirmation that the asbestos was disposed properly.

#### 4.0) Kitchen/utility building structure

The entirety of this building is a relatively lightweight construction. If you recall, we could see cracking on this building externally and we can also see the timber frame from within the roof where relatively thin timbers have been used.

Historically this would have been a barn type store and we suspect it may not even have originally been built for human habitation and has been used and abused over the years.



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

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

0800 298 5424

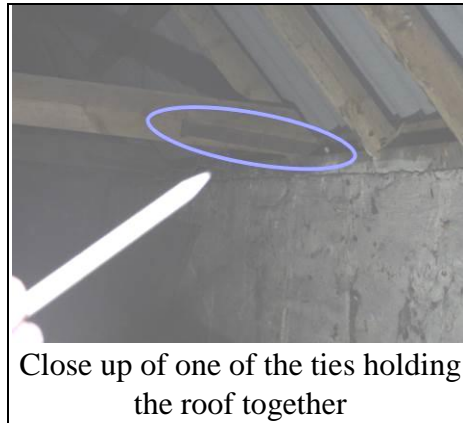
1st Associated.co.uk ©



We can see a lot of movement in this building from the cracks externally which are visibly clear to see, to the historic repairs we can see in the building, with metal ties holding the roof together and tie bars (which we talk about later on in the report). We can also see that the rear left corner has come away from the main structure. This building therefore desperately needs some work.



Metal ties



Close up of one of the ties holding the roof together



Rear wall crack, moving away from other walls

Key for above photos, showing a selection of the problems	Showing a sample of problem areas
Metal tie bars	Purple ovals
Thin timbers	Orange ovals
Vegetation growing through	Green ovals
Wall opening up	Red oval

**ACTION REQUIRED:** Your legal adviser needs to check to see what the insurance cover relates to. We can see a lot of problems with this building and you need to make sure your insurance will pay for this otherwise you will be paying for it.

These problems are quite considerable and we feel that more than just underpinning is needed, such things as tying in of the walls, checking of the entirety of the roof structure. Remember, the new roof that has been put on maybe adding extra weight or contributing to the problems; we do not know without having further information.

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



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

0800 298 5424



We would be more than happy to comment on any information that can be obtained from the insurance company before you legally commit to purchase the property. Please see our further comments that we do not feel that there has been suitable investigation and monitoring of this property before deciding on what to do, and as we say quite a lot in this report, you need to establish the cause, understand the problem and then resolve the effect.

**ANTICIPATED COST:** Your legal adviser needs to check that the insurance company is covering all the repair costs or if it is limited.

The costs for this work could be tens of thousands of pounds to repair this building. Please see next section.

Please see the Roof Structure Section of this Report.

#### 5.0) Structural movement and cracking in kitchen/utility/pantry building

There were numerous cracks visible throughout the property externally and internally and signs of movement;

*For example:*

*Cracking to the rough cast render on the kitchen building.*



Crack to rough cast cement render on kitchen wall



Crack where kitchen building meets pantry/store

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

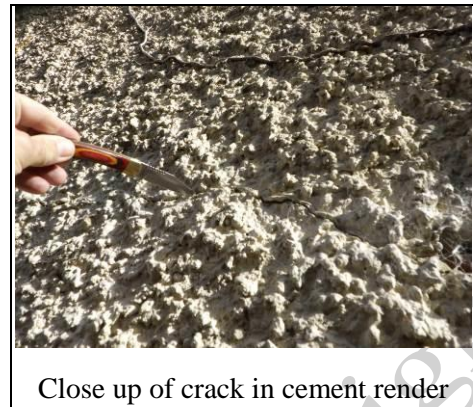


[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



Cracking to front of building



Close up of crack in cement render

If you remember, we believe this rough cast render is cement based, which is inappropriate for this era of building and unfortunately with the seasonal movement of the timber frame in the kitchen/utility area you are bound to get cracking.

**ACTION REQUIRED:** The cracks need to be sealed, probably a mastic would be the best way forward, although it does look unsightly.

We can see from our Vendor Questionnaire the owner advises that the property was redecorated externally this year (xxxx), so it is surprising the cracks are so visible.

### 5.1) Cracking in main part of the property

We could also see cracks in the main property internally;

*For example:*

*Hairline cracking above some of the doors.*

*Displacement of the bricks around the chimney in the main bedroom.*

*Diagonal raking cracking to the bathroom wall.*

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



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

0800 298 5424



Cracking above door



Hairline cracking to gable end



Movement in rear bedroom - we are concerned the rear and left hand gable are moving



Diagonal raking crack in bathroom

With internal cracks they can always be decorated over and hidden, by accident or intentionally; we were advised by the owners the property was last decorated internally in xxxx. However there is a fair amount of movement visible.

We are concerned that the rear and left hand gable are moving, which is visible where there is a gap between the floorboards and wall (see above photo).

Externally to the main building is not as clearly obvious that there was movement (but you need to bear in mind this was redecorated relatively recently), other than we could see some cracking around the rear porch, which we believe is incorrectly detailed with cement mortar flashing when it should have a lead flashing.

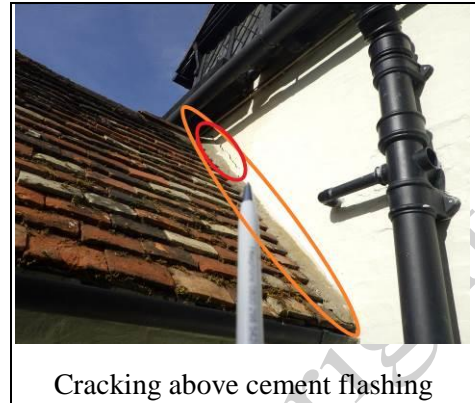
Marketing by: \_\_\_\_\_



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

0800 298 5424





Key for above photos	Showing sample of problem areas
Cement flashing where porch meets main wall	Orange oval
Cracking to wall	Red oval

We also noted some render deterioration to the left hand gable end. See our comments with regard to possible roof movement/roof spread and how it is affecting the rear and side walls.

**ACTION REQUIRED:** Your legal adviser needs to establish whether any of this movement has been looked at by the insurance company.



As we have mentioned elsewhere within this report, from our discussions with the owner it did not appear that the insurance company have carried out any monitoring on the property and have not checked the drains, nor taken soil samples, or anything like that which we would normally expect on a property that has movement of this severity.

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



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

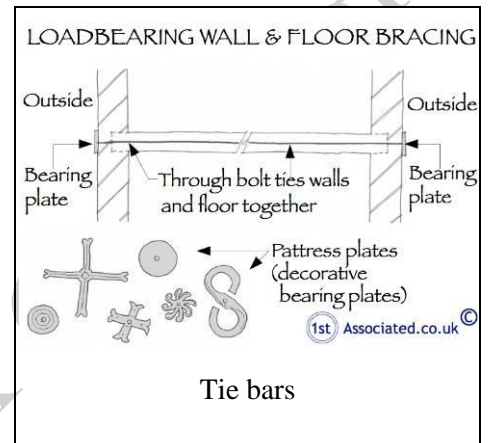
0800 298 5424

## 5.2) Historic movement

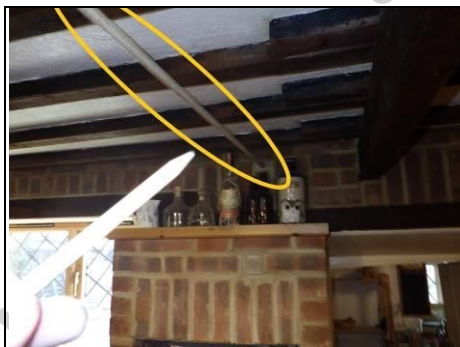
We can see historically there has been movement in the property by the repairs we can see to the roof structure (see roof structure section earlier), both in the main roof and kitchen/utility roof and extra supporting timbers have been added.

We can also see that the timbers used in the kitchen/utility area look relatively thin to us, compared with what we normally see.

In addition to this we can see that tie bars have been added to help give support to the kitchen/utility building.



S-shaped tie bar



Tie bar running through internally



Other side of tie bar

We understand from the owners that an insurance claim has been carried out on the property. Our concern is that the insurance company may consider much of the movement in this building as historic and not bear liability, so you do need to get full details of what has and has not been agreed.

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



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

0800 298 5424

## **Cause and effect and insurance companies**

From discussions with the owners they advise that the movement has not been monitored, which we would normally expect/recommend.

We believe the owners have removed an Ash tree but there are still other trees close to the property, including a Willow tree which we are advised has had some work on it, although we have not seen information relating to this. We would expect to see an Arboriculturalist (tree specialist, not a tree surgeon) Report in this particular case.

If you recall from our discussions, it is essential that the insurance company carried out proper monitoring work before they decide what to do. They also need to have an independent chartered engineer or chartered building surveyor advise them, rather than a company who has a vested interest in the work being carried out.

Generally we would say we are not particularly keen on under-pinning a building unless it has been properly monitored for at least a year and before you under-pin a building you need to establish the cause of the problem and deal with this satisfactorily (remember, the kitchen/utility area is a timber frame building and is quite a lightweight structure).

We mention elsewhere within this report this is a very wet area and that this property has specific problems, such as trees being removed around it, meaning water will build up more and the lack of a French drain around the property.

If you recall, we mentioned to you about our experiences of ground stabilising techniques and the problems they in turn can cause if they have not been analysed properly.

### **ACTION REQUIRED:**

- 1.** You/your solicitor need(s) to ensure before you agree to purchase the property that you can take the insurance claim and that they will allow you to question what they have done and also that they will look at carrying out proper investigations by monitoring the property for a minimum of a year.
- 2.** Taking soil samples and analyse them.

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



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

**0800 298 5424**

3. Getting professional advice from an Arboriculturalist (not a tree surgeon) on the effect the nearby trees will be having on the property. See our later comments.
4. Carrying out trial holes around foundations to establish their depth.

Below are some example photos (not your property) of trial holes.



Looking inside a trial hole



Trial hole showing foundations,  
water and tree roots



Trial hole to a corner of a property

5. We would also recommend a closed circuit TV camera report of the drains to see if they are leaking and causing problems, as well as checking the supply pipes and chlorine tests.
6. Roof – investigations in the roofs to see and understand the property as a whole.

Your legal adviser needs to double check to see if there are any limitations as to what the insurance company will or will not take on as part of the claim and advise you of these in advance so you can assess your risk and your costs.

We would recommend remaining with the same insurance company.

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.

**ANTICIPATED COST:** Typically there would be a premium to pay, which can be anything from £1,000 to many thousands of pounds depending on the insurance policy.

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



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

0800 298 5424



## 6.0) Render

From what we can see, the render is generally in poor condition. There is old cement based render which is cracking/coming off the walls;

*For example:*

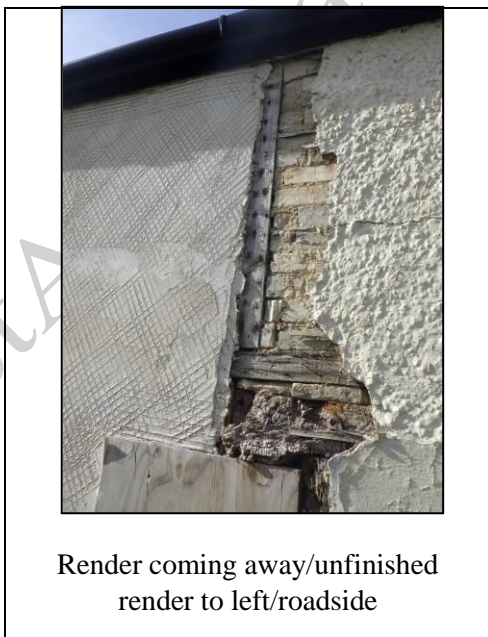
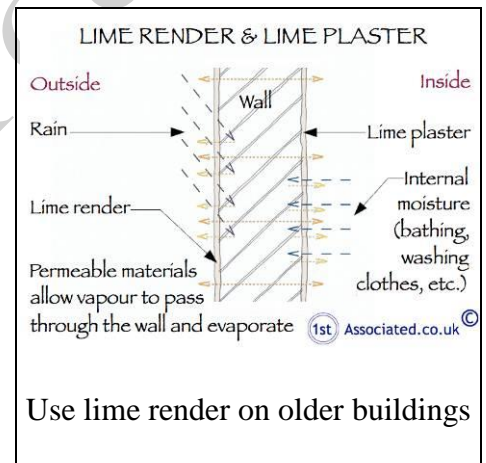
*To the kitchen/utility building*

There is also modern render, which is deteriorating to the left hand gable. Unfortunately it does not look to us to be lime plaster but a modern render which has been carried out not particularly well.

When we spoke to the owner about the render he advised that the builder who carried out the work was not returning his calls and he does not expect to be able to take the rendering any further. To us it looks like it has been carrying out work that they simply do not how to do it properly.



Cement render to right side of ancillary building



Render coming away/unfinished render to left/roadside



Render coming away to gable end

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



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

0800 298 5424

**ACTION REQUIRED:** We recommend you start again with the render. We would get a specialist contractor in who is used to carrying out work on old properties and using appropriate lime. You do need to get the building ‘breathing’ again so it helps reduce any damp damage to the timber frame within this building.

**ANTICIPATED COST:** Budget for £30,000 to £40,000, depending upon whether the specialist builder is happy to work on the existing render or whether they want to take it all back. It is very difficult to give estimates when work has been carried out poorly, as in this case.

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

Please see the Walls Section of this Report.

## 7.0) Windows

The windows are specifically mentioned in the Listing, as being cast iron lattice casement windows, set within timber frames. We think they make a nice feature, with the exception of the modern window added in the kitchen.

We can also see some older glass is present. There is some glass missing and also glass that has been replaced wrongly.



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



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

0800 298 5424

**ACTION REQUIRED:** We recommend you speak to someone who is used to dealing with historic buildings to repair, prepare and redecorate the windows.

You do need to be aware that metal windows such as this can deform over the years and not close particularly well, therefore tend to be draughty over the winter months, so you may wish to look at putting some form of secondary glazing in as cool draughts can be very noticeable during colder months. We would discuss/advice the Conservation Officer whatever you are proposing to do with the windows.

Please see the Windows Section of this Report.

### 8.0) Trees and wet ground

As you are aware, a lot of trees have been cut down around the property which we understand from the owner that many of these were conifers, but there may also have been other trees. There are still a number of significant good sized trees remaining in the garden, including a Willow tree and we would always say that where there are Willows generally there is water, which is why we consider this to be quite a wet site.



Willow tree in rear garden



Large tree close to property and Willow tree

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

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

0800 298 5424

1st Associated.co.uk ©





These trees would have been taking water away from the site and unfortunately their removal would not have helped the dampness in the area in general.



Trees cut down to front driveway

We did obtain high damp meter readings inside the property and you do need to remember this is likely to have affected the floors, many of which are timber. As mentioned the floors are now a variety of different materials; we think there may be some poor quality repairs to the timber floors over the years.



High damp reading in hallway



Moss growing to base of wall due to dampness

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

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

0800 298 5424

1st Associated.co.uk ©





**Historic vegetation**

Until relatively recently the property looked quite different. We can see a recent brochure trees have been cut down and ivy removed from the building, as well as the long grass and vegetation removed to the front and rear of the property, although we did note some moss build up.



Old photo of property



Old photo showing large tree to rear which has now been removed



Old photo showing ivy which has now been removed



Google photo – ivy removed



Remnants of where the ivy was removed on ancillary building

Key for above photos	Showing sample of problem areas
Tree removed, ivy, vegetation and moss	Green ovals
Direction of water/dampness on building	Blue arrow

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

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

0800 298 5424



## **ACTION REQUIRED:**

### **Arboriculturalist Report**

We recommend an Arboriculturalist report (not a tree surgeon), giving a 10 year plan for maintenance of the trees and advice on planting new trees to help drain the area better. These need to be trees that will not damage the property.

Further investigation is required regarding the floors, we recommend they are opened up to inspect their condition. The dampness will be better understood once it is under control.

You may ultimately also have to carry out some re-plastering work.

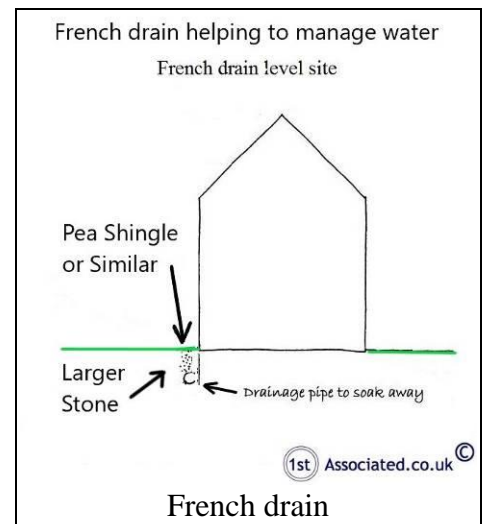
**ANTICIPATED COST:** £250 to £750 for an Arboriculturalist report and £2,500 to £5,000 for management and maintenance of the trees. Please obtain quotations before you legally commit to purchase the property.

### **Land drain/French drain**

We would also recommend you add a land drain or French drain around the entirety of the property, ideally with a perforated pipe, going into a soak-away or main drains (subject to permission).

**ANTICIPATED COST:** £10,000 to £20,000 to add a proper French drain around the entirety of the property.

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



Please see the Trees and Dampness Sections of this Report.

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



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

0800 298 5424

## 9.0) Unfinished work and mass of stored items

We noted a number of items that were unfinished/ could be finished better. We have already mentioned the external render which needs work, also the gutters and downpipes need some work as well to make sure water is taken away from the building.

There are also more obvious things such as the unfinished shower on the first floor en-suite and the unfinished cloakroom.



Unfinished shower in first floor en-suite shower room



'Lintel' that is not actually a lintel over the en-suite shower room door



Unfinished cloakroom

Also the manhole in the rear garden is sticking up, which could be a trip hazard.

**ACTION REQUIRED:** You may wish to speak to the owners again to understand exactly what work they were intending to carry out before you legally commit to purchase the property. Also, specifically ask them about the protruding manhole in the rear garden.



Manhole sticking up is a trip hazard

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



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

0800 298 5424

## 10.0) Listed buildings

It should be noted that this is a Grade II listed building and as such there will be a level of responsibility over and above what you normally have when you have an ownership of a building which will mean that you will need to get to know and understand listed building regulations and requirements to some extent (as well as getting to know someone who knows them in detail) and build a good relationship with the Conservation Officer. Having said that, owning a listed building with features and character obviously has benefits as well as being a part of history that you are looking after for future generations.

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

### Grade II Listed Building

Grade II buildings are considered to be of special interest, warranting every effort to preserve them.

### Listed Building alterations without permission

We would recommend you speak to the Conservation Officer/Listed Building Officer with regard to this property to see if they have a photographic record of its condition as many local authorities do have. It will then be worth comparing this against the condition and way the building presently is, as we do feel a lot of alterations and amendments have been carried out.

You should be aware that any amendments that have been carried out without approval become your liability and your risk and you can be fined for causing damage to a listed building even if you have not carried out the work. This can be insured against by the owners but you do need to establish this before you purchase the property.

**ACTION REQUIRED:** We would always recommend a visit to the Conservation Officer before you legally commit to purchase the property.

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



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

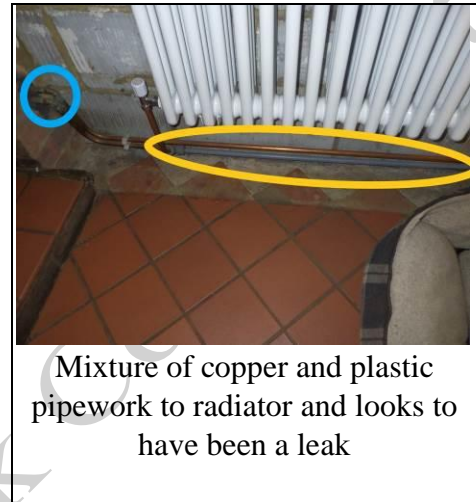
0800 298 5424



**Services**

**11.0) Plumbing**

There is a mixture of copper and plastic pipework in the property, which we are not keen on as there can sometimes be leaks where the two joint. We much prefer to see all copper or all plastic. There does look as though there may have been a leak to the pipework.



Key for above photos	Showing sample of problem areas
Mix of copper and plastic pipework	Yellow oval
Possible leak to pipework	Blue circle

**ACTION REQUIRED:** We recommend you replace all pipework with copper.

**ANTICIPATED COST:** It is difficult to estimate costs as we do not know how much plastic there is. We would ask a plumber to visit to view the heating system. Please obtain quotations before you legally commit to purchase the property.

Please see the Services Section of this Report.

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

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

0800 298 5424

1st Associated.co.uk ©



## **The Ugly**

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

We do appreciate that you are keen to move and that the last property you looked at had significant problems, however we do need to advise there are problems with this property and you need to make sure you understand these and you are 100% happy to deal with these issues.

You will also need to carry out investigations as to what exactly the insurance claim covers.

We do need to say that many people would be put off taking on a property with movement in it, particularly part the way through an insurance claim, and also where there has been work which we would say has been carried out to substandard levels.

You need to make sure all of this is reflected in the price you pay for the property.

We would be more than happy to chat to you further about anything to do with this property.

We recommend you negotiate with the owners and obtain price quotations for any work before you legally commit to purchase, as we think you will be surprised just how expensive costs can be with regard to carrying out building work on a Listed Building.

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



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

**0800 298 5424**

## **SERVICES AND YOUR OWN SPECIFIC 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 property has a 2000's plus metal fuse board located in the hallway.

**ACTION REQUIRED:** We recommend as the property is changing hands, as does The Institution of Engineering and Technology (IET), a test and report. The test and any recommendations should be carried out by an NICEIC registered and approved electrical contractor or equivalent.



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

1. £250 - £500 for test and report
2. Plus any further work recommended

### **Heating**

There is a floor mounted boiler located in the Cloakroom. The owner advised in their Vendor Questionnaire it was installed in xxxx and was last serviced in xxxx. Please note, however, we did not see the boiler in action. With this house we think it will be very important to make sure you are warm, particularly as you are likely to have draughty windows and limited insulation.

**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.

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



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

0800 298 5424

## **Drainage**

We understand from the owners that the drains were put in a few years ago.

**ACTION REQUIRED:** We will be happy to comment upon any details you can find in relation to the drains.

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.

## **Water Supply**

We do not know whether the water supply was also replaced. There is a danger in older properties of having a lead water supply, although we have not seen any during the course of the survey. 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.

## **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 that work has been carried out, unfortunately it has not been carried out to a particularly good quality, which may be due to budget limitations or limitations of knowledge/skill with regard to the builders who carried out the work.

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



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

**0800 298 5424**



Address: XXXX

**ACTION REQUIRED:** If the owner can provide quotes/receipts on work that has been carried out we would be more than happy to review this comment.

### **Getting to know more about older properties - SPAB course**

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

**ACTION REQUIRED:** We recommend you go on a weekend SPAB course.

### **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.

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



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

0800 298 5424

## **Every Business Transaction has a Risk**

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

## **Estimates of Building Costs**

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £75 and £125 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

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

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



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

**0800 298 5424**

## **SUMMARY UPON REFLECTION**



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

We would stress that you need to think carefully through the purchase of this property as there is a great deal of work to do on it and we do not think the insurance claim will cover all of the work, which will need to be reflected in the purchase price.

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

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

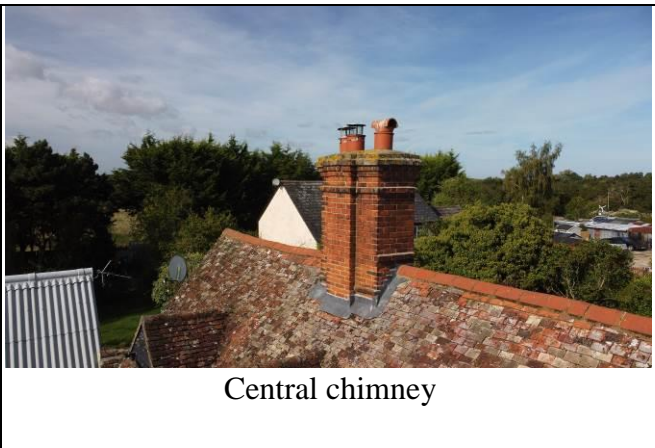
**0800 298 5424**

## AERIAL VIEW – 360 PHOTOS

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



Drone and mono-pod pole



Central chimney



Rear dormer windows



Link between main property and kitchen/utility building



Corrugated roof over kitchen/utility



Rear entrance porch

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



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

0800 298 5424

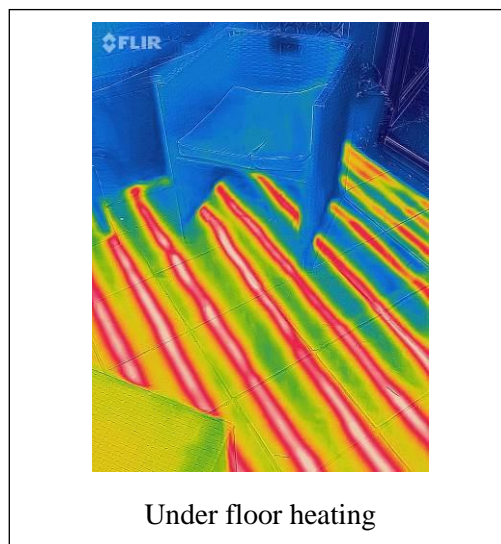
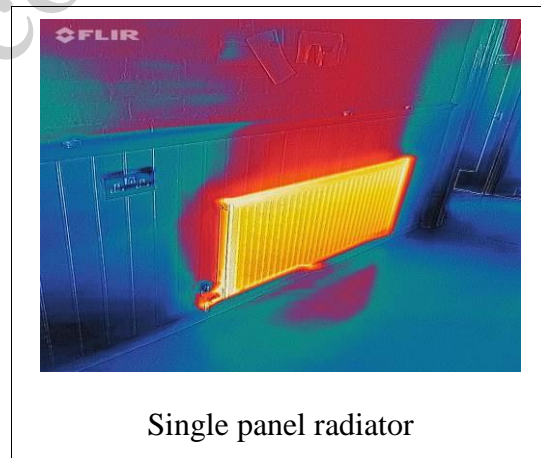
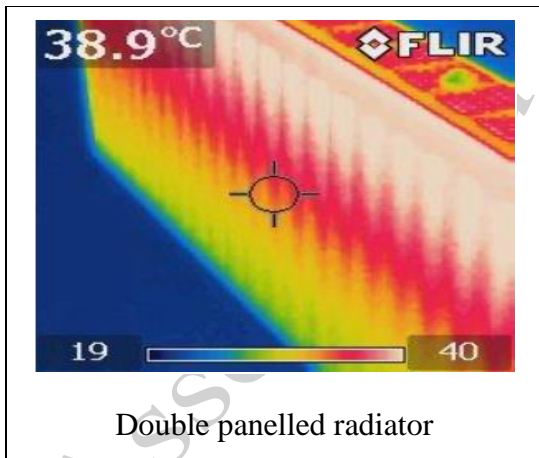
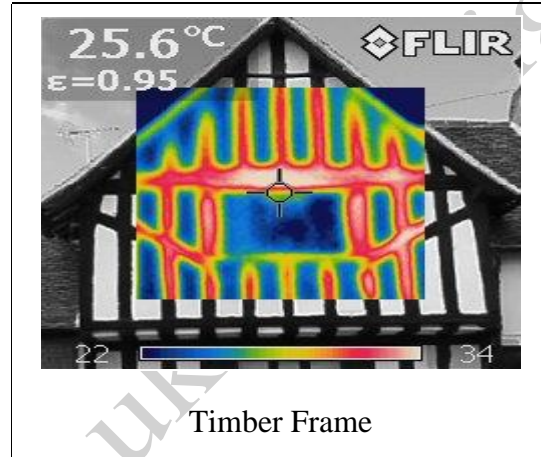
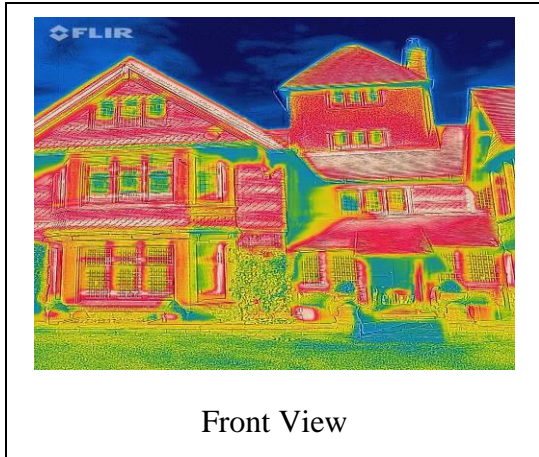


## EXAMPLE THERMAL IMAGE PHOTOGRAPHS

### - Not Your Property

The property was not pre-heated so there was not ideal conditions for thermal imaging, however we have taken some thermal images to help us with the survey. Not only does it establish warm and cold areas, it also helps us identify materials within the property.

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



## **MORE ABOUT THEREPORT FORMAT**

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

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

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

### **ESTATE AGENTS – FRIEND OR FOE?**

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

### **SOLICITOR/LEGAL ADVISOR**

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

### **TERMS OF ENGAGEMENT/LIMITATIONS**

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

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

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

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



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

0800 298 5424

Address: XXXX

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

From our investigations the property is Grade II Listed and/or falls within a Conservation Area (your Legal Advisor should confirm this and make their own enquiries) and as such it will require various permissions to be obtained before work is carried out, over and above that normally required and possibly the use of appropriate materials for the age, type and style of property.



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

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

0800 298 5424





## 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.*

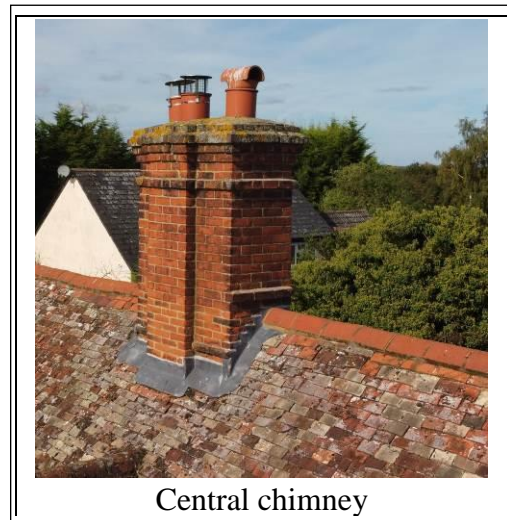
There is one chimney to this property located centrally. We also believe there are other chimneys which have been removed.

#### Chimney One – Middle

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



Looking up at chimney



Central chimney

**ACTION REQUIRED:** Periodically inspect the chimney.

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



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

0800 298 5424

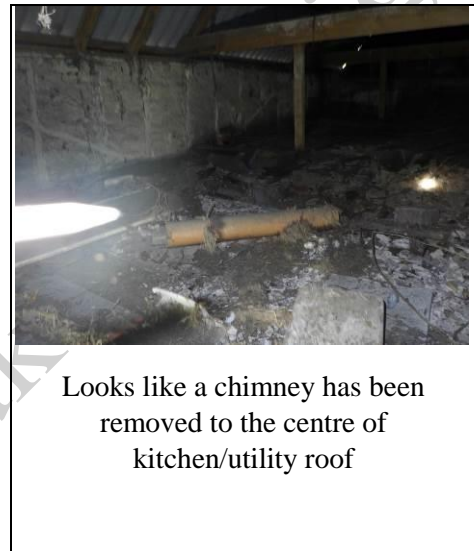


## Removed chimneys

When this property was built every room would have had a fire. We believe a number of chimneys have now been removed;

*For example:*

*Between the kitchen and utility we think there may once have been a chimney.*



There may also have been a chimney on the roadside gable, further investigation is required on this. In fact, it may have been the removal of this chimney that caused the possible movement in the end gable.



**ACTION REQUIRED:** Your legal adviser to check and confirm if permission has been obtained by Building Regulations and Listed Building permission to remove the chimneys.

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

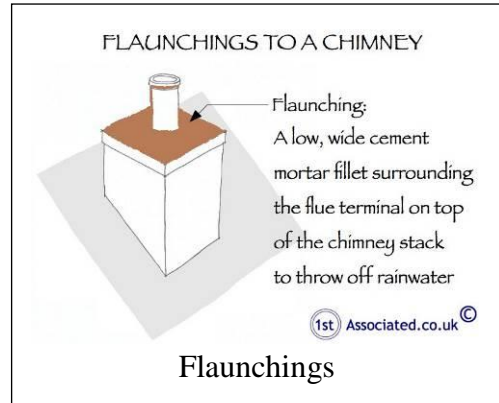


[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

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.

1stAssociated.co.uk Cop

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



## DORMER WINDOWS



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

### Rear dormer window

There are four dormer windows to the rear. The roofs are the same material as the main roof the cheeks of the dormer are timber cladding and the windows are timber framed with single glazing. Generally, we would comment for their age, type and style they are in below average condition with weathered timber frames.



Rear dormer windows



Deteriorating timber windows



Close up rear dormer

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



Address: XXXX

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

The dormer windows are mentioned specifically in the Listing so we suggest you get a specialist to carry this work out.

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

1stAssociated.co.uk Copyright

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



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

0800 298 5424





## **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 seven areas

1. Main Roof
2. Front Porch Roof
3. Rear Porch Roof
4. Rear Link Roof between two buildings
5. Kitchen/Utility Roof
6. Pantry/Larder Roof
7. Right side single pitched roof

### **Main Roof**

The roof is pitched and clad with clay tiles and, from ground level, this looks in below average condition considering the roof's age, type and style, with slipped tiles and we can see dampness visible inside.



Main roof



Dampness in roof space  
(blue ovals) and timbers supports  
added (yellow)

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



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

0800 298 5424



Slipped, displaced, broken and spalling tiles

Key for above photo showing a sample of the problems	Showing sample of problem areas
Slipped, displaced or broken tiles	White circles
Spalling starting to occur and/or areas of moss	Black circle

**ACTION REQUIRED:** Please see our comments in the Executive Summary. We do think you will need a roofer for about a week to carry out work to the roof and make it watertight, depending how the roof is once you have started to carry out the repairs.

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

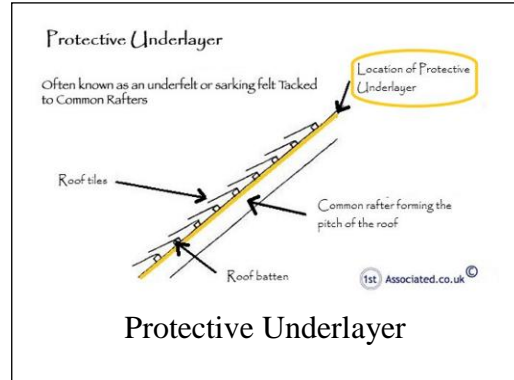
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



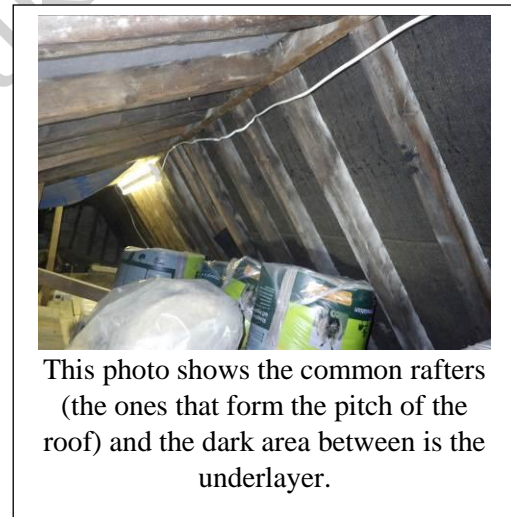
## **PROTECTIVE UNDERLAYERS**

*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 average condition with damage in some areas which is what we typically find.

Note, some dampness does seem to be getting in.



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

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 ©



## OTHER ROOFS

### Front Entrance Porch Roof

This roof is pitched and clad with clay tiles. It has a concrete fillet where it meets the main wall, these tend to deteriorate over time and allow dampness in.

**ACTION REQUIRED:** We recommend it is replaced with a lead flashing, subject to Listed Building Consent. Lead flashings tend to work better with older properties as they move and adjust.



Front porch roof with concrete fillet

### Rear Pitched Roof

This roof is pitched and clad with clay tiles. It has a cement flashing where it meets the main wall, we much prefer to see a lead flashing. We would comment there is a crack to the back of it where it meets the wall.

Also, the downpipe on the porch does not go to the ground.



Downpipe cut short on rear porch

Key for above photo	
Cement flashing	Blue oval
Crack to wall	Red oval
Downpipe cut too short	Blue circle

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



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

0800 298 5424



**ACTION REQUIRED:** Replace flashing with lead flashing, subject to permission.

Extend downpipe to ground.



Close up of crack

**Rear single pitched roof and awkward detail where the Main and Kitchen/Utility Roofs meet**

There is an awkward detail where the Main Roof and the Kitchen/Utility Roof meet. This looks to have been relatively recently carried out.

**ACTION REQUIRED:** Your legal adviser to check and confirm when this roof work was carried out. Was it carried out, for example, when the asbestos was removed.

This area may be susceptible to water leaks.



Awkward detail between two roofs

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

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

0800 298 5424

1st Associated.co.uk ©



**Rear Pitched Roof (over kitchen/utility)**

This roof is pitched and clad with corrugated sheets. We assume these are pretty new as on the Google maps programme we can see an asbestos roof is in place.



We assume when the roof was replaced there was some form of guarantee for the new roof and that there is an asbestos certificate showing an asbestos test has been carried out throughout the building and all asbestos has been removed.

**ACTION REQUIRED:** Your legal adviser to check and confirm the above.

Please see our comments Executive Summary.



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

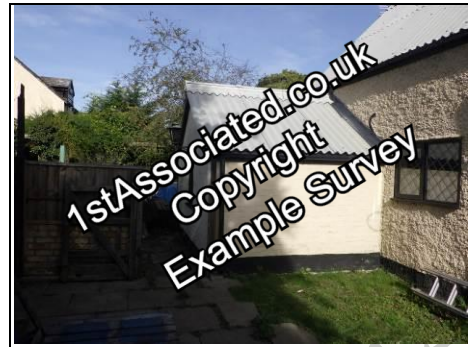
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



### Roof over Pantry/Larder

This roof is pitched with corrugated sheets. It is in average condition for its age, type and style.



Corrugated sheet roof over pantry/larder

### Right side roof over Dining Area

This is a single pitched roof, clad with relatively modern concrete tiles in a Roman style. We noted it has a tile on edge as a flashing where it meets the right gable end of the property.

**ACTION REQUIRED:** We recommend you replace the flashing with a lead flashing.

Where it meets the gable end of the kitchen/utility building, which has boarding on it, the flashing needs to be checked in this area as well.



Tile on edge flashing to right side roof

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

Finally, we were only able to see approximately fifty to sixty percent of the main roof properly from ground level 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

## **ROOF STRUCTURE AND LOFT**



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

### **Roof Accesses**

#### **Main Roof**

The main roof is accessed via the loft hatch located on the first floor landing. There is no loft ladder, there is an electric light and secured/screwed down floorboards, which actually limited our view of the roof.

We do recommend a loft ladder is added for safer access.

#### **Kitchen/Utility/Pantry Roof**

The roof is accessed via the loft hatch located on the ground floor utility roof. There is no loft ladder, electric light or secured floorboards. We recommend that these be added, as it will make the loft space safer and easier to use.

We had to be very careful when we accessed this roof as it is a lightweight roof structure, we decided therefore only to go into a very small section of the roof as we were concerned with the strength of the roof, particularly having seen the ceiling joists that had been used in the kitchen area.

**ACTION REQUIRED:** We recommend if you do want to use this roof you get it boarded out so it becomes stronger.

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



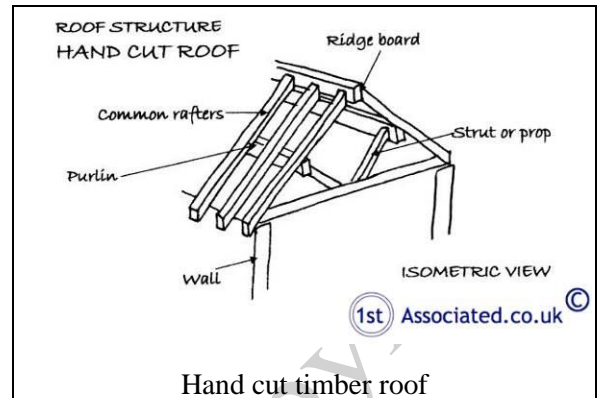
**[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)**

**0800 298 5424**



## Main Roof Structure

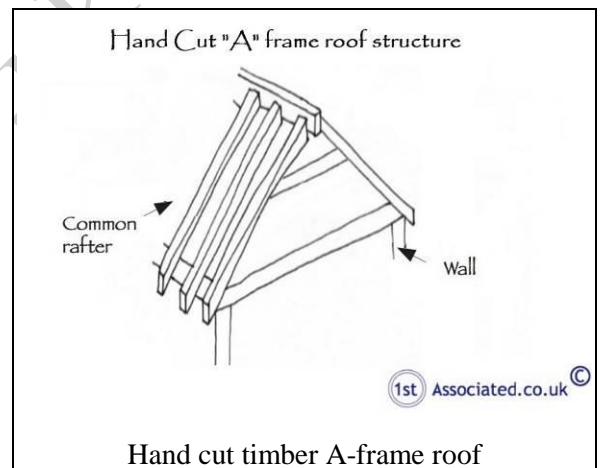
This type of roof structure has what is known as a hand cut timber roof, with additional supports added. This is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically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



## Kitchen/Utility Roof Structure

This roof structure is a more modern A-frame hand cut timber roof, with additional timbers added.

We would advise we have not seen the roof structure over the pantry/larder area.



## Roof Timbers

We have inspected the roof structure in both roofs for:-

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

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 ©



## Main Roof

Our examination was limited by the general configuration of the roof, the insulation and mass of stored items, plus the floor boards are screwed down limiting our view considerably. Where we were able to inspect the roof we found that dampness is coming in; please see our comments about needing work to the roof. We could see that this then in turn has led to dampness in the timbers and also wood destroying insects which looks to be active.

The roof has had various supports added over the years.



Main roof, mass of stored items



Chicken wire and cement to right side  
– generally post war to about 1970s



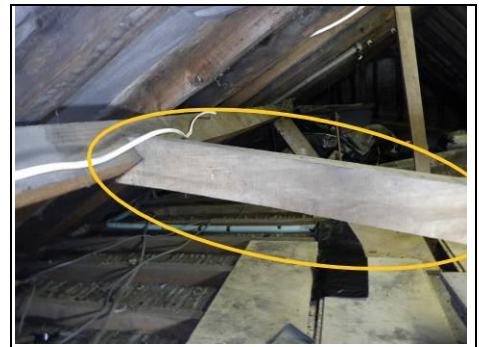
Split in purlin



Floorboards screwed down



Damp to timbers and extra supports  
added



Collar support added

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



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

0800 298 5424



Chimney breast



Frass from wood destroying creatures



More signs of wood destroying insects

Purlins Defined

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

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

1stAssociated.co.uk

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

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

0800 298 5424





## Kitchen/Utility Roof

This roof looks to have had problems over the years when it had the asbestos roof over it, and possibly before. We can see the metal straps which have been added to the roof to tie the frame in. It is generally what we would term as an A-frame roof.



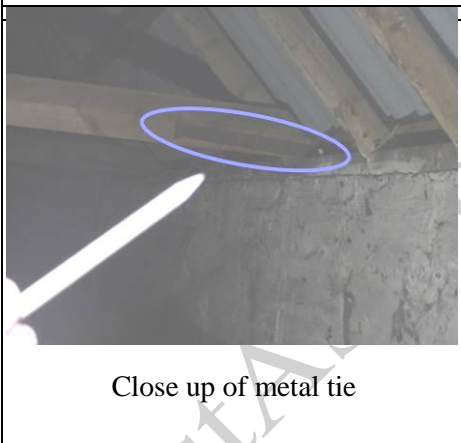
Old photo showing this was once an asbestos roof, we believe allowing water in



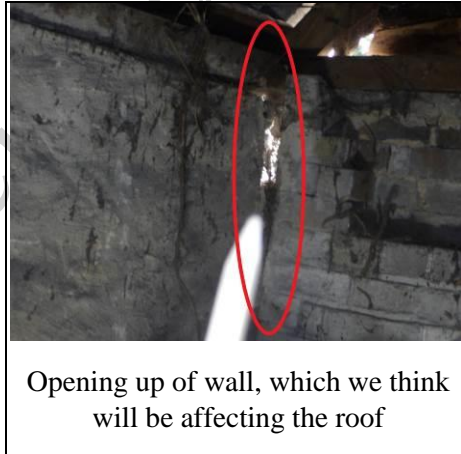
Vegetation growing through holes



Metal tie



Close up of metal tie



Opening up of wall, which we think will be affecting the roof



Tie bar, which we think has been put in as there may have been some roof spread

**ACTION REQUIRED:** 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 ©





You should also not be discounting that there may be active wood destroying insects in this roof too, as from what we can see damp timber in some areas, and it has until recently had ivy or similar vegetation growing over it.

The whole roof needs a general tidy up and clear up. As mentioned elsewhere within this report, we would take care accessing this roof/not access it as it is a lightweight roof and have secure floorboards added, as well as good lighting.

Please note the problem in relation to the insurance claim on this building which means you may not be able to use it for some time.

### **Water Tanks**

There are plastic water tank located to the left side of the main roof. We noticed damp to the timbers in this area which could relate to condensation from the water tank as well.

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



Water tank in main roof

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



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

0800 298 5424

## Ventilation

No ventilation was noted.

**ACTION REQUIRED** We recommend adding lap vents.



Example of felt polystyrene wedges  
(Not your property)



Example of lap vent  
(Not your property)

## Insulation

Please see the Thermal Efficiency Section of this Report.

## Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case we saw a mass of cables, including old Bakelite fittings.

**ACTION REQUIRED:** We would comment that we do think there is a fair amount of electrical work required in this property.



Old electrics in main roof including Bakelite

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

## GUTTERS AND DOWNPIPES



*The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible. Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.*

### Gutters and Downpipes

The property has a mixture of plastic and cast iron gutters and downpipes. They are in average condition for their age, type and style, some do look relatively new.

There is an unusual detail to the rear porch where the rainwater downpipe is cut short and seems to discharge onto the ground from a height.



Downpipe on rear porch cut short

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.

We would also add that sometimes we come across asbestos gutters and downpipes, particularly where asbestos roofs were used, so they may be some still remaining; we would recommend an asbestos check by an asbestos specialist on the whole property.



Downpipe close to door

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



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

0800 298 5424

**ACTION REQUIRED:** General maintenance needed.

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.

**Downpipes feed directly into the ground**

It looks like gullies may have been added, and possibly downpipes, when the work was carried out which we advised by the owners was carried out in xxxx.

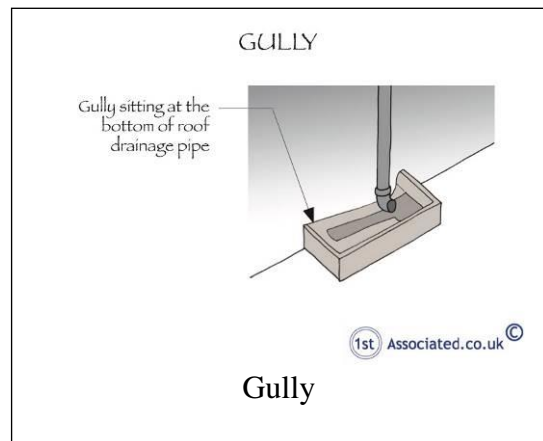
Some of these gullies have for some reason been put high (it was cheaper to do it that way?). We think these need amending, as do the manholes. If at all possible to bring them level with the ground.



Looks like gullies have been added, which owners advise was in xxxx



Downpipe discharging quite high, close to property



**ACTION REQUIRED:** It would be worth your solicitor asking the existing owners who carried out the work and speaking to them to ascertain why the guttering and downpipe work was carried out like this.

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

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

0800 298 5424





## SOIL AND VENT PIPE

The property has two soil and vent pipes, one plastic to rear and one cast iron to gable end. The soil and vent pipe to the gable end is in below average condition with flaking paint and does not appear to be attached to the render wall.



**ACTION REQUIRED:** Repair, prepare and redecorate gable end soil and vent pipe and secure to wall.

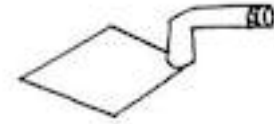
Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm one hundred percent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with 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



## 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.*

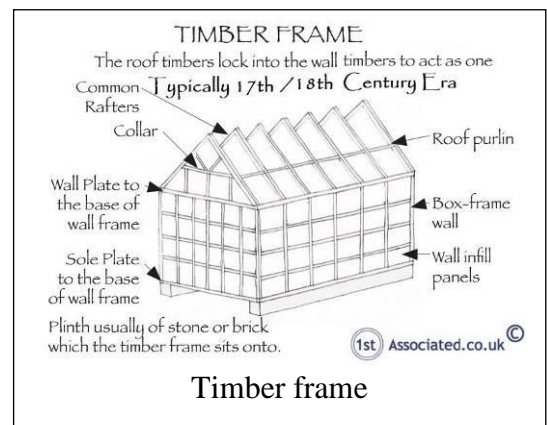
The walls have a mixture of different finishes, including modern cement based render, with smooth render to front gable and rough cast render to ancillary building. There is painted brickwork, with lime and modern paints.

### Timber Structure

Traditional timber frame buildings were the way we built for many centuries, although few survive from before 15<sup>th</sup> Century. We continued to build predominantly in timber to the 18th century, mainly using Oak and Elm. This is often known as vernacular architecture where we built using local materials. As supplies of timber reduced and the canals and railway systems developed we started using materials from further afield.

### What is hidden under the render?

In this particular instance we believe the walls are constructed using a traditional timber frame structure.



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



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

0800 298 5424

Some of it may have been altered and amended over the years, in fact we think it is very likely from the timbers we can see internally;

*For example:*

*The timber in the lounge/dining area give a good indication of what the structure would look like beneath the render.*

The structure in most of the property is hidden by the external render/internal plaster.



Timber structure in lounge/dining room

## **Timber frame problems**

The structure can fail for many reasons. Common reasons, amongst others, would be dry rot, wet rot, woodworm, the addition of an extension, the removal of supporting members, etc. Partial or total failure of an element of the structure can result in additional stresses and strain being placed upon other members, often resulting in visually the property sitting out of plumb or complete failure (collapse). The difficulty is establishing how close or far a property sitting out of plumb is from failure, together with how acceptable that is to the purchasers.

In this particular instance we would refer you to our comments about the rear wall, both of the main house and also the kitchen/utility area.

**ACTION REQUIRED:** The only way to establish what the structural frame is like is for it to be opened up in three different areas and as you have three different bays we would suggest one opening in each bay, being a good compromise which the owners should allow us to understand the structure better.

## **Timber frame analysis**

We now look at the timber frame going from the top of the property to the bottom. Please bear in mind that we had a limited view and some of what we are saying is based on our experience and to some extent is an educated guess.

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



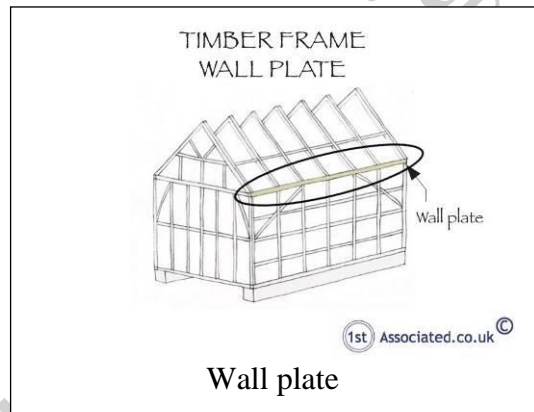
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## Wall Plates

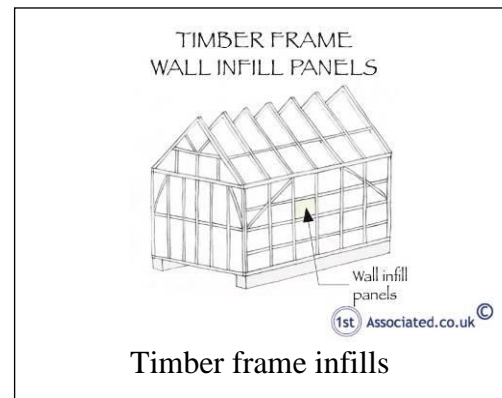
At the very top of the wall is a wall plate which effectively forms the end of the wall construction and is where the ceilings begin in the case of a timber frame.

Generally in this property the wall plate is hidden so we are unable to comment. It will be at the base of the roof rafters.



## Wall Structure / Infill panels

The wall structure is not visible externally, but is visible in some areas internally. Originally it would have been wattle and daub or similar and there does look to be some of this remaining, viewed in the dining room.



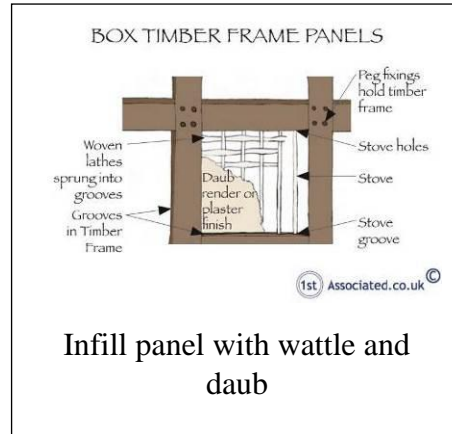
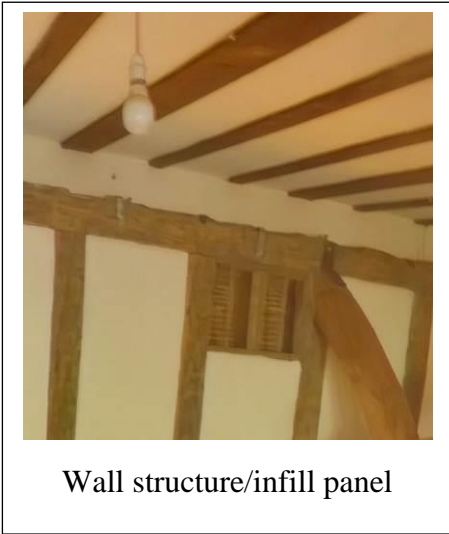
Marketing by: \_\_\_\_\_



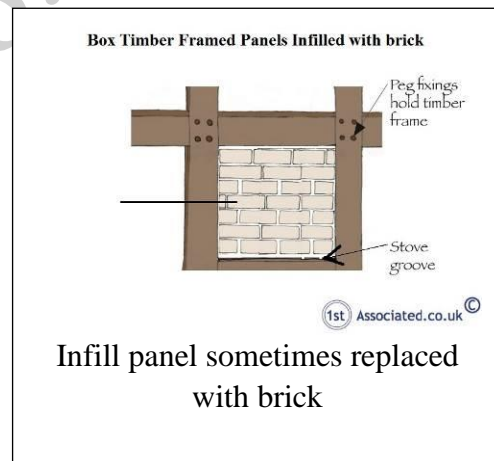
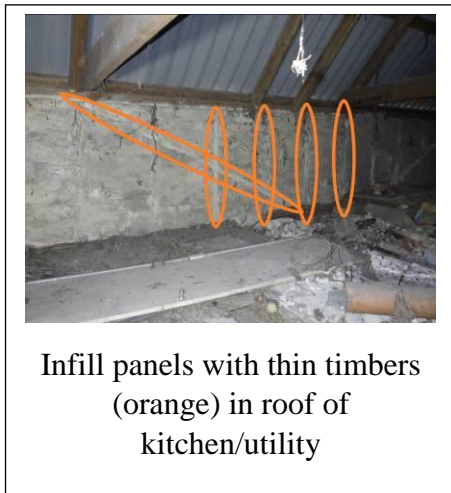
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





We can also see within the kitchen/utility area we can see the timber frame but we are still not sure what the structure is beneath. Often the infill has changed over the years as it deteriorates/the property has altered.



**ACTION REQUIRED:** We recommend opening up the structure to check and confirm what is beneath.

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

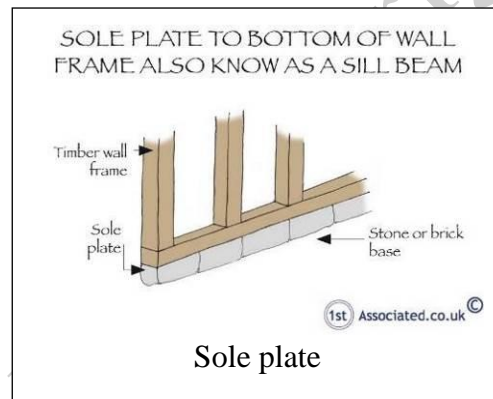
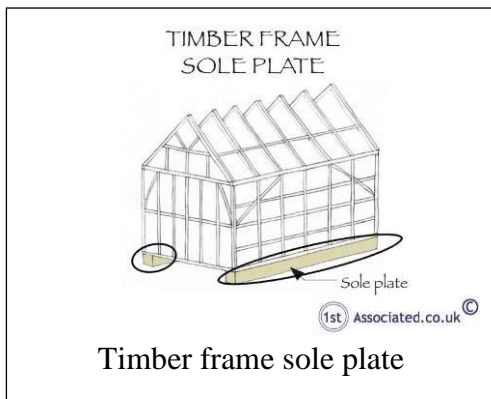
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

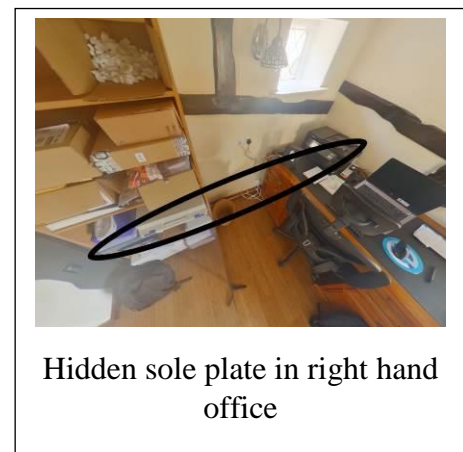


## Sole plate/base plate

Often the most important part of these is the sole plate/base plate which is at the base of a wall which can be affected by dampness, causing wet rot and dry rot and general deterioration as this ground floor sole plate effectively forms the base of the timber frame.



In this case, we think there may have been a lot of deterioration to the sole plate due to the water at ground level. As is often the case the sole plate is hidden, for example in the office area, however it can be seen on the right hand gable. However, we are lucky in this instance that we can see it on the right hand gable in the dining room area, which shows it sits on a plinth.



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

1st Associated.co.uk ©



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

0800 298 5424

Address: XXXX

We do, however, think there will be a fair amount of deterioration to the sole plate due to the amount of dampness to base of this property. We think it is likely to have been replaced/repaired over the years.



Front sole plate, with the arrows showing how we think water will have degraded it over the years

1stAssociated.co.uk

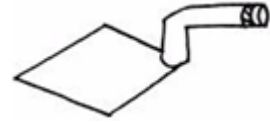
Marketing by: \_\_\_\_\_

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

0800 298 5424



## RENDER



The external walls are finished in a painted render, which is in a relative smooth faced render to the original part of the property with smooth and rough cast cement render to the kitchen/utility building area, although there is also a great deal of deterioration to this area.

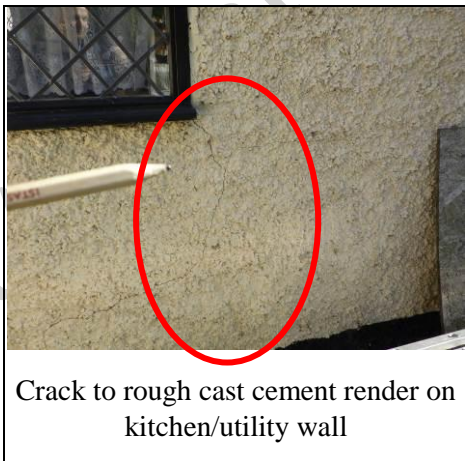
We are always wary when we see rendered properties, particularly of this age, and we can see that the render has been added in more recent times as it is a good way of hiding problems.



Smooth faced render to gable end of main house

### Rough cast cement render

The use of cement render is inappropriate for a property of this age as it prevents it from 'breathing'. We noted numerous cracks to the rough cast cement render cracking on the kitchen/utility building and also some to the smooth render.



Crack to rough cast cement render on kitchen/utility wall



Crack where kitchen/utility building meets main building

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



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

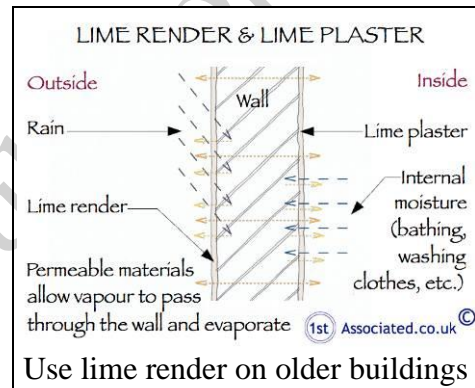
0800 298 5424





### **Cement render inappropriate for this age of property**

As there is a timber frame underneath the render it needs to 'breathe', unfortunately cement renders do not allow this and can cause deterioration.



### **Poor quality new work**

You need to be aware that we believe that the new rendering which has been carried out is low quality and we understand the owner is not getting any response from the builder who carried out the work. There are areas of half finished render work, obviously with winter coming it is important you get the property as watertight as possible and as quickly as possible.

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

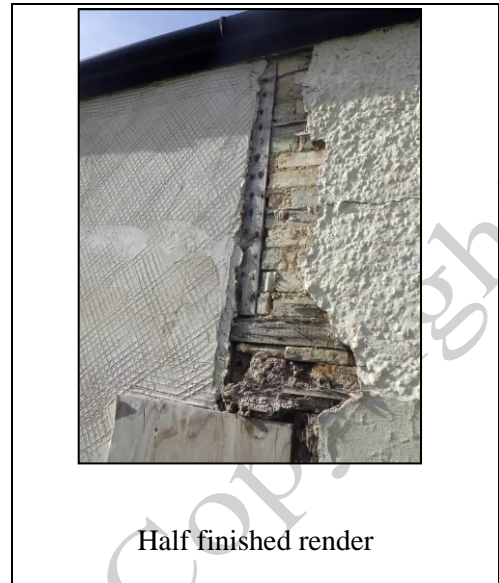


[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



Poor quality render



Half finished render

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

You really will have to start again with regard to the render. This can be very expensive and it is very hard to give an estimate of costs and you should obtain quotations for the work. We recommend as soon as you have read this report that you look into getting quotations from contractors who carry out this type of lime render work in older/listed properties.

### **Render detailing**

You can normally tell whether the render is good or not by the drip detail over the window and the bell mouth to the base of the render.

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

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

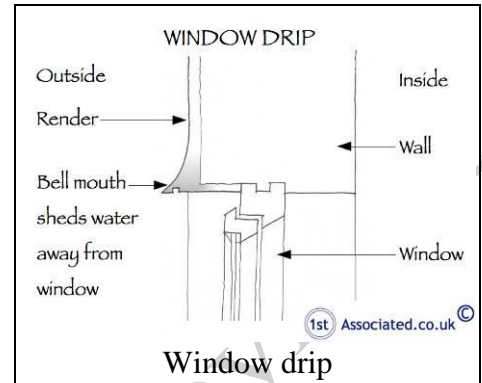
0800 298 5424

1st Associated.co.uk ©



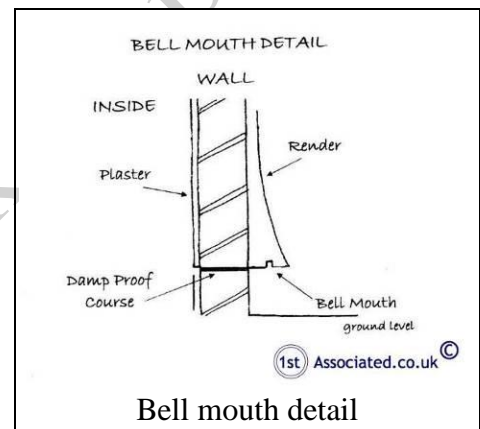
## Window Drip Detail

This does depend upon what was the norm in the area. We do like a window drip detail as this helps throw the water away from the window. With a rough cast render it is arguable that such a detail is not required, with a smooth render we would however prefer to see a window drip.



## Bell mouth to base of property

We think a bell mouth detail would be of benefit to the base of the property, providing the French drain we have mentioned earlier is added.



## Painted render/painted walls

Once you have the walls and the render in a better place you do need to regularly paint. Do not underestimate the amount of time/cost it will take to repaint the property particularly as there is high level work which is likely to need scaffolding which can be expensive.

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

1st Associated.co.uk ©

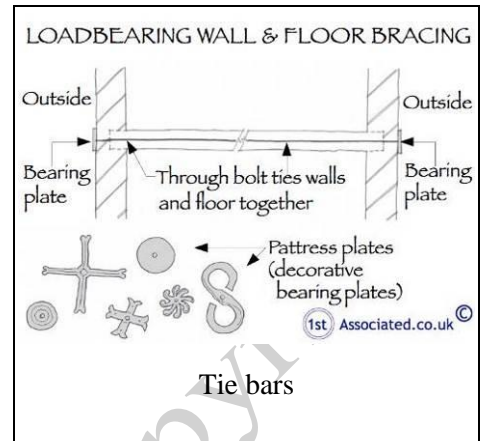


[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## Historic Movement

We noted historic movement in the property. We noted tie bars externally and internally to the kitchen/utility building.



S-shaped tie bar



Tie bar running through internally



Other side of tie bar

The rear wall of the kitchen/utility building is hidden by vegetation. From what we could see within the roof the wall is opening up.

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



Rear wall opening up

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

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

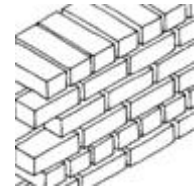
0800 298 5424

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

1st Associated.co.uk ©







## **BRICKWORK**

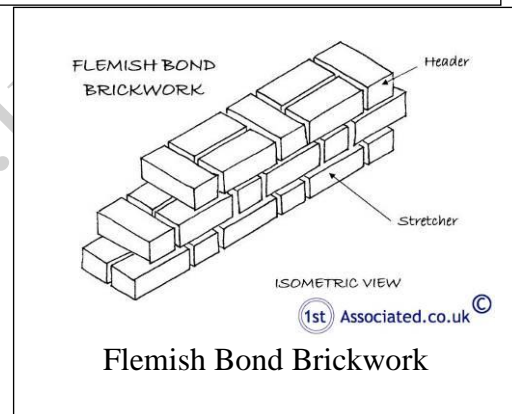
There are some areas of painted Flemish bond brickwork, both in lime and modern paint.

The term Flemish Bond relates to the way the bricks are bonded together and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher), then the end of the brick, then the side of the brick, and this pattern repeats course after course, i.e. header-stretcher, header-stretcher.

The local brick is Arleseey White, which this area is relatively famous for and you may have that underneath the paint.



Painted brickwork



Flemish Bond Brickwork

### **Timber lintels and bonding timbers**

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

### **Condition**

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. It is essential that external faces be kept in good condition.

In this case the brickwork looks in average condition, particularly when compared with the other elevations.

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



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

0800 298 5424

## **Painted brickwork**

Regarding redecoration, please see the External Decoration section of this report.

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 painted render, both old and new / painted brickwork / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, concrete lintels, rubbed/gauged brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

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

1stAssociated.co.uk

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



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

**0800 298 5424**



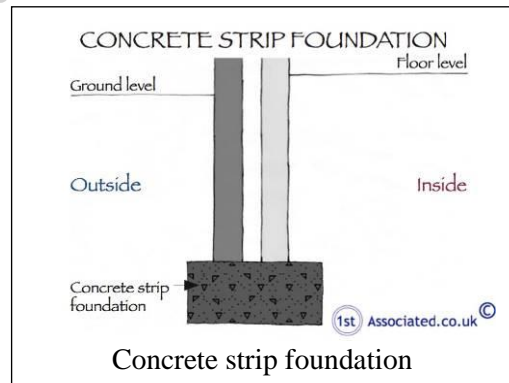
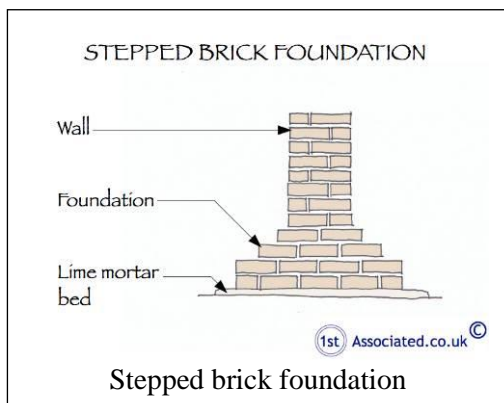
# FOUNDATIONS

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

## Foundations

Generally, we would say there would be next to no foundations to the older part of the property, to ancillary building it is hard to know what will be there; possibly anything from a stepped brick foundation or brick or stone plinth underneath the timber frame building.

A concrete strip foundation may be present to the right hand side extension, which the owners advise was carried out in the 1980's.



## Clay

This is generally a clay area, which is why Bedfordshire is so well known for brick making.

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.

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

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

0800 298 5424



## **Building Insurance Policy**

There is an ongoing insurance claim with regard to the movement. It is very important you establish exactly what the insurance company will and will not do, as there are a number of problems with this property.

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

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

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

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

## **Cracks**

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

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

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



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

**0800 298 5424**



Address: XXXX

### **Phoning round other Insurance Companies**

One thing we do think it is worth doing is to phone round other insurance companies and explain the problems with this property and see if they will insure you, as we think it may be difficult to get insurance on this property unless the work is carried out.

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.

1stAssociated.co.uk Copyright

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

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

0800 298 5424

 1st Associated.co.uk ©



## 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 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.



Willow tree



Numerous trees in rear garden



Trees cut down on front driveway



Trees cut down to rear of garden

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

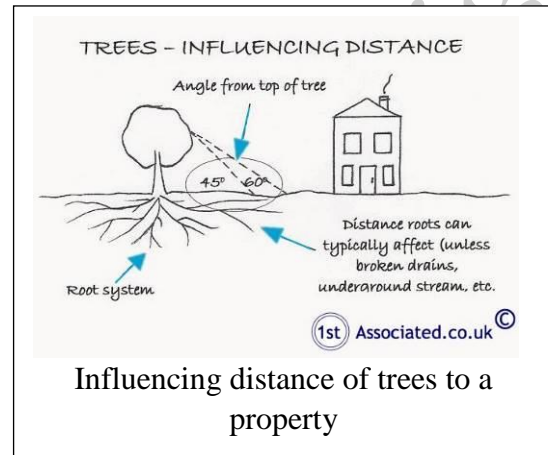
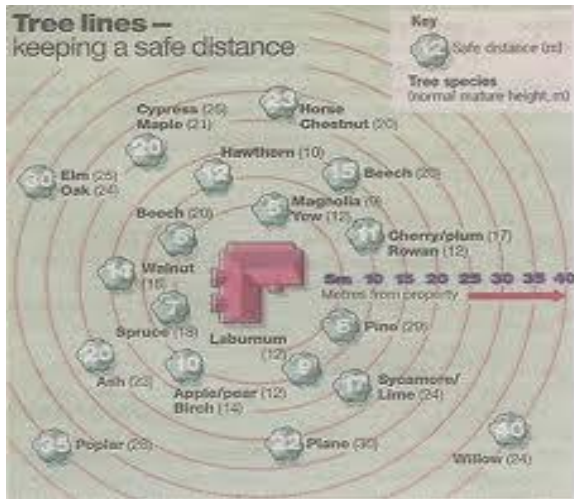
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



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

You need an Arboriculturalist (not a tree surgeon) to view the trees and give a ten year plan for maintenance of the trees and some thought and consideration as to what trees may need to be planted here due to the generally wet location.



### 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: \_\_\_\_\_

1st Associated.co.uk ©



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

0800 298 5424

## 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.*

In properties of this age, it is unlikely that a damp proof course (DPC) would have been built in originally. There may have been a DPC added when areas have been rebuilt but we did not obviously see a DPC.

Please see our comments about how older buildings need to 'breathe'.

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.

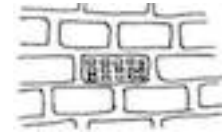
Marketing by: \_\_\_\_\_

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

0800 298 5424





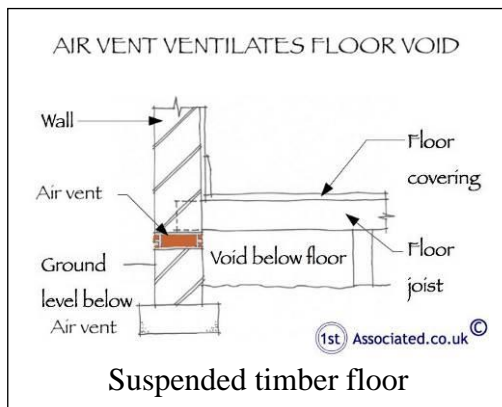


## AIR VENTS

*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 woodworm. In this case, we noted air vents to the front and rear. Some of the air vents to the front need clearing. We also think water is discharging towards the air vents.



**ACTION REQUIRED:** Ensure air vents are clear.

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

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

0800 298 5424

1st Associated.co.uk



Address: XXXX

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.

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

## FASCIAS AND SOFFITS

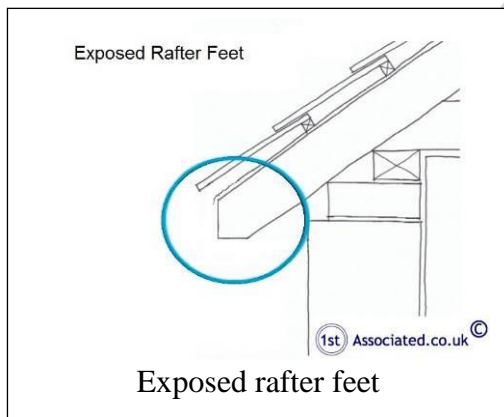


*This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.*

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

The property has timber fascias, soffits, bargeboards and exposed rafter feet.

The Listing of this property refers to the open porch to the rear and the “*pierced wavy edged bargeboards to the porch*”. We think it is important as this is mentioned in the Listing write up that you speak to the Conservation Officer about this.



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

Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.

Speak to the Conservation Officer about this area, together with the windows.

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



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

0800 298 5424



## **WINDOWS AND DOORS**

The windows are one area of concern we have with this property. The Listed Building description makes reference to the cast iron lattice casement windows, but it does look like some of the windows have been changed. In some cases they have modern leadwork on and in some cases they are double glazed;

*For example:*

*Kitchen window*

Generally however, the windows are single glazed.

### **Single glazed windows in timber and cast iron**

Generally we would comment they are below average quality for their age, type and style, with deteriorating timbers and some missing with missing glazing.



Single glazed window



Missing glass

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



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

0800 298 5424



## **Knife Test**

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



Knife test into timber



Knife test

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

The windows are mentioned specifically in the Listing reference. Speak to the Conservation Officer regarding these.

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

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

0800 298 5424



## Double glazed windows

There is a double glazed window to the kitchen. The timber surround was unfinished at the time of the survey.

We would draw your attention to the fact that sealed double glazed units can fail in timber frame buildings, where they have seasonal movement.

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.

The question is, should you have double glazing at all in a Listed Building and this needs to be discussed with the Conservation Officer.



Double glazed kitchen window

**ACTION REQUIRED:** The owners need to identify exactly what windows they have and have not replaced. Then we would speak to the Conservation Officer about this.

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

## **EXTERNAL DECORATION**



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

The external decorations are in below average condition. You should note that you should use 'breathable' paints, such as micro-porous paints or lime washes so the building can 'breathe'/dissipate dampness, as opposed to modern plastic paints.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where this is not carried out repairs should be expected. Ideally redecoration and/or cleaning should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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



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

**0800 298 5424**

## INTERNAL

# CEILINGS, WALLS, PARTITIONS AND FINISHES

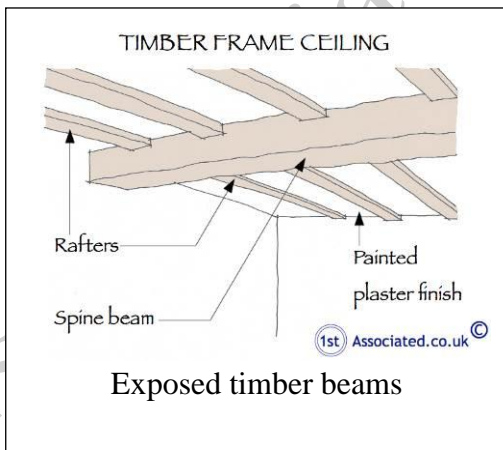


*In this section, we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.*

### Ceiling Construction

Within some of the rooms we can see the property has large exposed beams. The main larger beams are known as the spine beams, also known as axial beams, with the inter-connecting ceiling / floor rafters.

Often these timbers are re-used timbers and traditionally they would have been used sideways as it was more practical for the builders but this leads to higher levels of deflection than found in modern properties. Also, the floors of course are not level and you need to be happy with this and consider it as part of the character of the property.



Spine beam in reception room one

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



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

0800 298 5424



## **Kitchen thin modern beams**

The kitchen looks to have thin modern beams which have been added.

**ACTION REQUIRED:** Your legal adviser needs to specifically ask the owner what they have added and amended during their ownership of the property.

To the first floor ceilings we noted lath and plaster within the main roof space. We would imagine it is the same over the kitchen/utility area but we did not go into this section as we were concerned it would not hold weight very well.



### 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.

## **Low ceilings warning**

Please note that some of the ceilings are low as are some of the beams. Whilst you can get used to ducking and always bumping your head sometimes the ceilings mean that you do not enjoy the property; we have even known people to move because the ceilings are too low.

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



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

0800 298 5424

## Ceiling Finishes

It was noted that quite a number of the ceilings had a textured paint finish, which we think is probably to imitate the older style finishes this type of property once had. This to us means that possibly the ceilings in these areas have been re-used or replaced, but opening up the ceilings is the only way to be certain. The re-used timbers would originally have had laths on them forming ceilings.



## Internal Walls and Partitions

The internal walls are made up of a mixture of traditional timber studwork, in some areas this is exposed and visible, but also newer timbers have been added. We also believe some areas are modern solid and studwork walls.

## Cracking

We noted cracking internally.

**ACTION REQUIRED:** Please see our comments in the Executive Summary regarding cracking and movement.



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



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

0800 298 5424

## **Perimeter Walls**

These are constructed with a mixture of materials, we think some of the walls are built in brickwork and some have a timber frame. Generally internally we can see a modern plaster, there may well be a lime plaster beneath this. This needs to be opened up to checked.

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.

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.

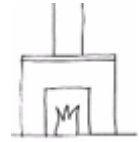
Marketing by: \_\_\_\_\_



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

**0800 298 5424**

## CHIMNEY BREASTS, FLUES AND FIREPLACES



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

The chimney breasts are located centrally.



Inglenook fireplace in Lounge



Fireplace in Sitting Room two

### Removed chimneys

In this era of property most of the habitable rooms would have had fires. We think that chimneys may have been completely removed;

*For example:*

*The office.*

This is slightly concerning as often chimneys in this age of property can also be structural and help support the property.



Gable end where we think a chimney has been removed

**ACTION REQUIRED:** Your legal adviser to specifically the existing owners whether they have removed any chimneys, or if they know of any chimneys that have been removed, and advise us further.

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



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

0800 298 5424



Address: XXXX

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

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

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

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

1stAssociated.co.uk

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



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

0800 298 5424

# FLOORS

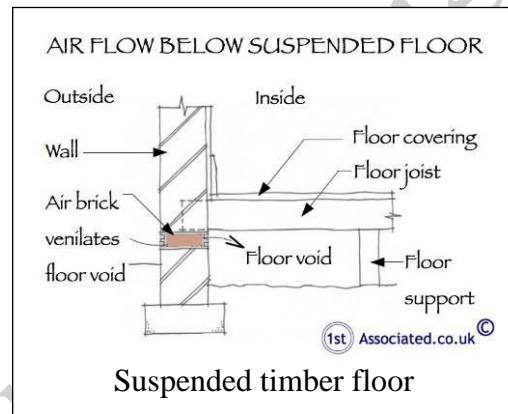


Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

## Ground Floor

### Suspended timber floor

We believe that the majority of the main building originally had a suspended timber floor, which requires air movement underneath to minimise wet rot, dry rot and wood destroying insects.



Unfortunately, we think that this area has become damp over the years, as mentioned elsewhere in the report this is a relatively damp area.

**ACTION REQUIRED:** We recommend the floor should be opened up and checked for its condition, ideally before you legally commit to purchase the property.

Please see our comments in the Executive Summary about dampness.

### Solid floor

There are also some areas of solid floors. Some we believe are repairs to the suspended timber floor, but there are also a large amount of solid areas to the kitchen, dining room and utility.

We can see some cracking in the quarry tiles in the kitchen and also some areas where they are unfinished. Our concern is that this cracking relates to structural movement in the property.



Cracked quarry tile

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



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

0800 298 5424

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

## **First Floor**

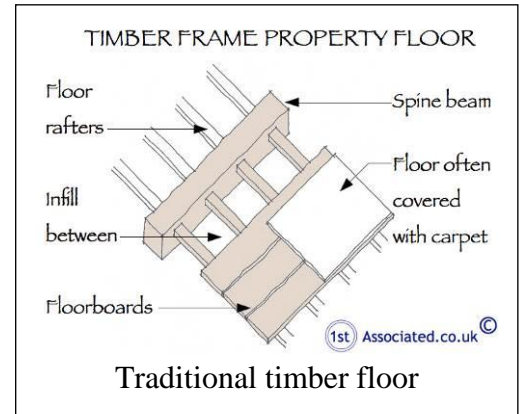
The first floor construction is traditional timber in the main part of the house and a copy of this style in some areas. By this we mean it has been replaced and timbers re-used and new timbers used.

Where we could see the floor boards this indicated that the joists run from side to side, which is the shortest width and is normally the case.

Our concern is within the kitchen, dining room and utility rooms the timbers we have seen are relatively thin and you do need to take care when going into these areas.

## **Extending in this area**

We did discuss extending in this area of the property. If you are going to, and please see our comments on this and we would suggest an alternative of a newer extension, then you will probably need to strengthen the building and add supports, particularly with regard to the ceilings which will be the future floors.



Timber joists run side to side

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

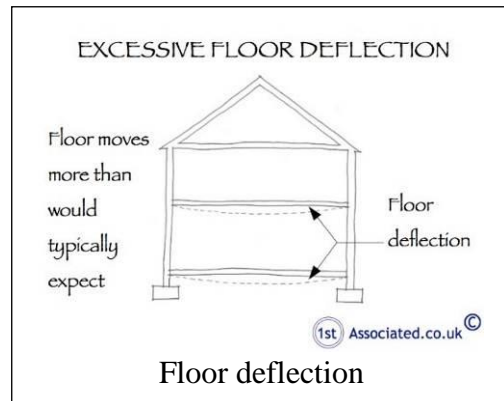
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Deflection

There can be more deflection to this type of floor than in a modern floor due to the use of timber on the side in the floor construction as it was more practical way to build.



## Uneven

As with most older properties the floors are uneven and you may need to pack underneath the furniture. This is caused by general settlement and movement within the property over the years.

Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, timber flooring, quarry tiles 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.

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

1st Associated.co.uk ©



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

0800 298 5424



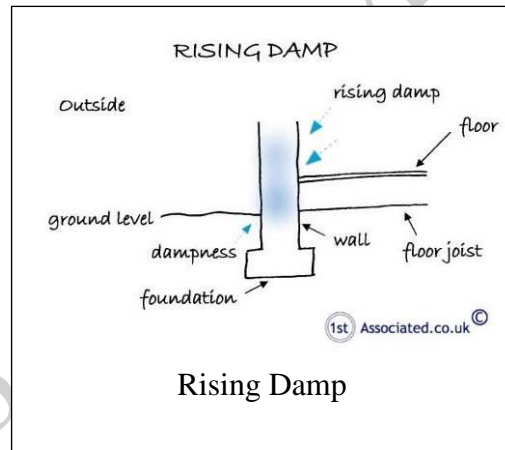


# DAMPNESS

*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

*Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above. Much evidence points towards there being true rising damp in only very rare cases.*



A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case, we have found some rising damp readings in the kitchen.

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.



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

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

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

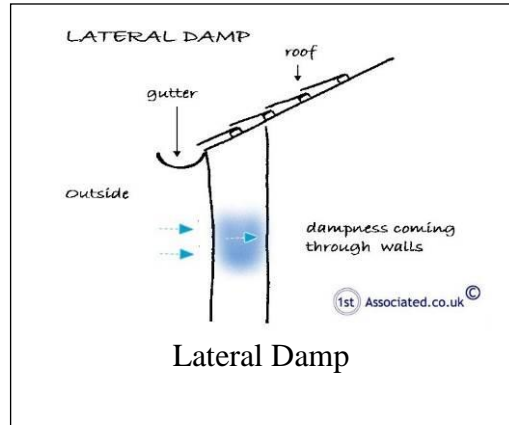
0800 298 5424

1st Associated.co.uk ©



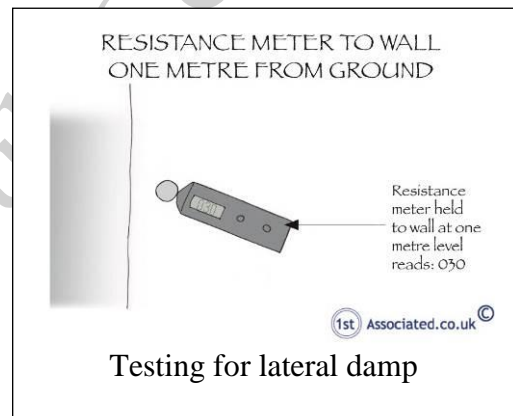
## Lateral or Penetrating Dampness

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



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

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



## Condensation

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

At the time of the inspection there were no significant signs of condensation.

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

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 ©



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

**ANTICIPATED COST:** We would anticipate costs between £250 - £500 per extract fan depending upon the wiring required; please obtain quotations before legally committing to purchase the property.

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

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

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

0800 298 5424



# INTERNAL JOINERY



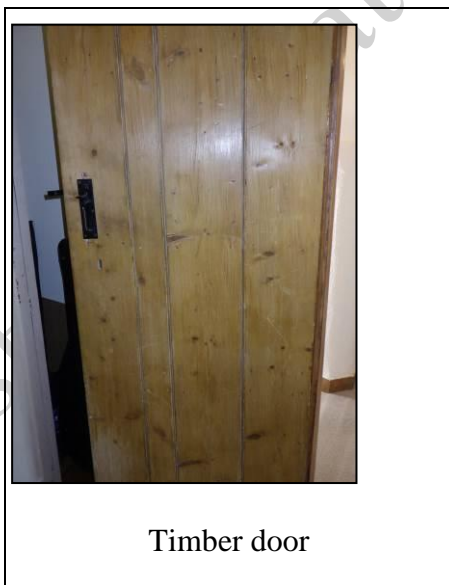
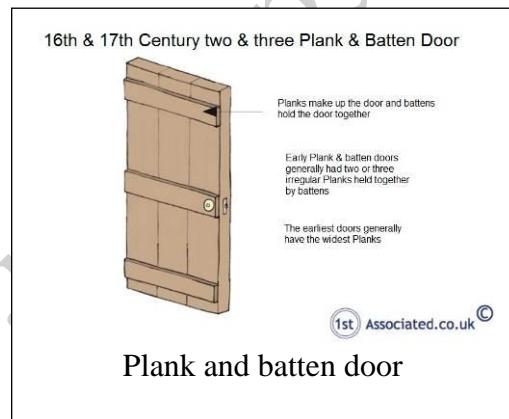
*This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.*

## Doors

The property has a mixture of doors, including plank and batten doors and a glazed door.



Plank and batten door



Timber door



Plank and batten door

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



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

0800 298 5424



The glazed doors looks to have older style glass.

**ACTION REQUIRED:** You may wish to replace glass with safety glass.



Glazed door

### Staircase

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

Some of the newel posts on the staircase are missing.

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



Stairs lined



Missing newel posts to stairs

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



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

0800 298 5424

## **Skirting**

The skirting boards are timber. The most notable fact about the skirtings is where they are coming away from the floor to the rear of the property where there may be movement.



## **Kitchen**

We found the condition in average condition subject to some wear and tear as one would expect. The kitchen has obviously been modernised, we can see this by the size of the brick in there and also things such as the thinness/modern timbers to the ceiling.

We have not tested any of the kitchen appliances.

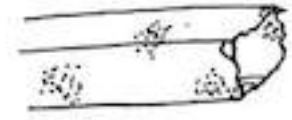
Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general over-view of the condition. Please also see the External Joinery/Detailing section.

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



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

0800 298 5424



## **TIMBER DEFECTS**

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

### **Dry Rot / White Rot**

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

We would advise that we have not opened up the floors and we had a very limited view of the roofs due to the amount of stored items and the delicate nature of the roof over the kitchen and utility area.

### **Wet Rot / Brown Rot**

We can see dampness in the main roof. We can also see light visible in the kitchen/utility roof and we were unable to access the roof over the dining room and pantry. We do believe there is wet rot in these areas.

There is wet rot visible to a number of the timber windows. We also think there may be wet rot in the suspended timber floor and to the fascias, soffits and bargeboards, some of which need repair.

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

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



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

0800 298 5424

## **Wood destroying insects (such as woodworm and beetles, etc)**

*Active wood destroying insects (such as woodworm and Death Watch 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 roof and in other timbers in the house we found visual signs of wood destroying insects activity, although not generally what we would term as causing 'significant damage', although we are concerned in the roof it may be significant in as much as it could be hidden by the screwed down floor boards.

It should be remembered that in many properties there is an element of wood destroying insects that are not active.



Signs of historic damage (as is often the case) in lounge from wood boring insects



Signs of historic wood destroying insects to floor in lounge

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



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

0800 298 5424





Signs of damage from wood destroying insects in main roof



Screwed down floorboards limited our view



Frass from wood destroying insects

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.

#### 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.

#### Frass Defined

Frass is the chewed up wood that the beetle leaves behind.

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

Please see our comments in the Executive Summary.

#### **No chemicals**

We would add that Historic England do not recommend any chemical treatments, and nor do we. There are natural ways of removing wood destroying insects that are far better in this type of property. Please see our article in the Appendices.

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



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

0800 298 5424

Address: XXXX

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.

1stAssociated.co.uk Copyright

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



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

0800 298 5424

## INTERNAL DECORATION



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

The internal decorations are in average condition. You may wish to redecorate to your own personal taste and areas that need to be finished off, such as the cloakroom and en-suite shower room.

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



Unfinished Cloakroom

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.*

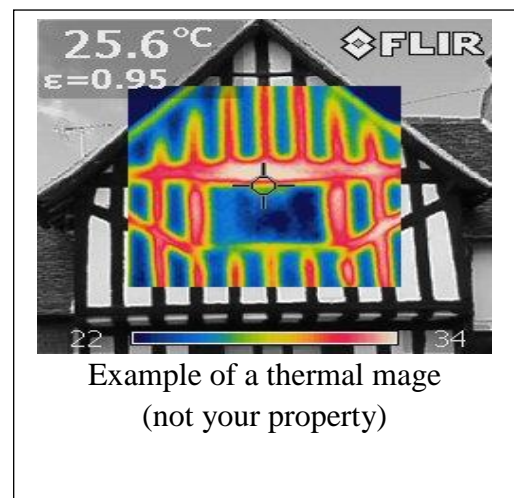
### General

Older properties will not be as thermally efficient as a modern property, however we feel they work differently to be a fair comparison and this is why Listed buildings have been excluded from having an EPC (Energy Performance Certificate). We feel there are still things we are yet to find out about energy efficiency.

### Thermal Imaging

The property was not pre-heated so there were not ideal conditions for thermal imaging.

**ACTION REQUIRED:** We could come back to carry out thermal imaging if you so wish.



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



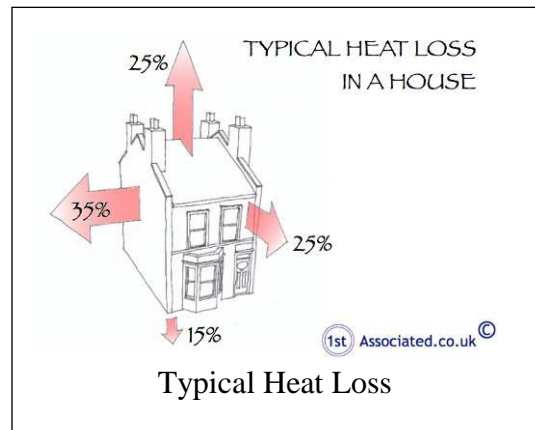
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## Roofs

Some roof insulation was present although not to current Building Regulations requirements of 300mm. In this instance there is 100mm to 200mm.



## Walls

The property has a mixture of brick walls and timber frame with infill panels which we do not know what the infill panels are. We have suggested that you open up the infill panels to check how they are constructed, whether they are wattle and daub, brick or some other material or indeed a mix of materials.

## Windows

The windows are predominantly single glazed and will therefore have poor thermal properties. Of course there are a few double glazed windows and you do need to check and confirm these have been added legally.

## Services/Boilers

Service records should be obtained for the boiler and the electrics. It is essential for the services to be regularly maintained to run efficiently. The owner advised in the Vendor Questionnaire the boiler was installed in xxxx.

**ACTION REQUIRED:** We would recommend you ask the owners for energy bills and service records for the last three years.

## 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, Google: 'Energy Grants' and 'Energy Efficiency'. There is generally information available on the website which is constantly being updated.*
2. *www.cat.org.uk, <http://www.cat.org.uk> (Centre for Alternative Technology)*
3. *You Tube Video: The Hypocrisy of Being Green by Belinda Carr*
4. *It is worth watching the video How Many Light Bulbs? by David J C MacKay – can be viewed on YouTube.*
5. *SPAB (Society for Protection of Ancient Buildings) have produced a book called The Old House Eco Handbook. We believe there will be further research into older buildings as we progress down the path of energy conservation. It is worth checking their website for the latest information at [www.SPAB.org](http://www.SPAB.org)*

### **HIPs**

We understand that HIPs were suspended from 20th May 2010.

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.

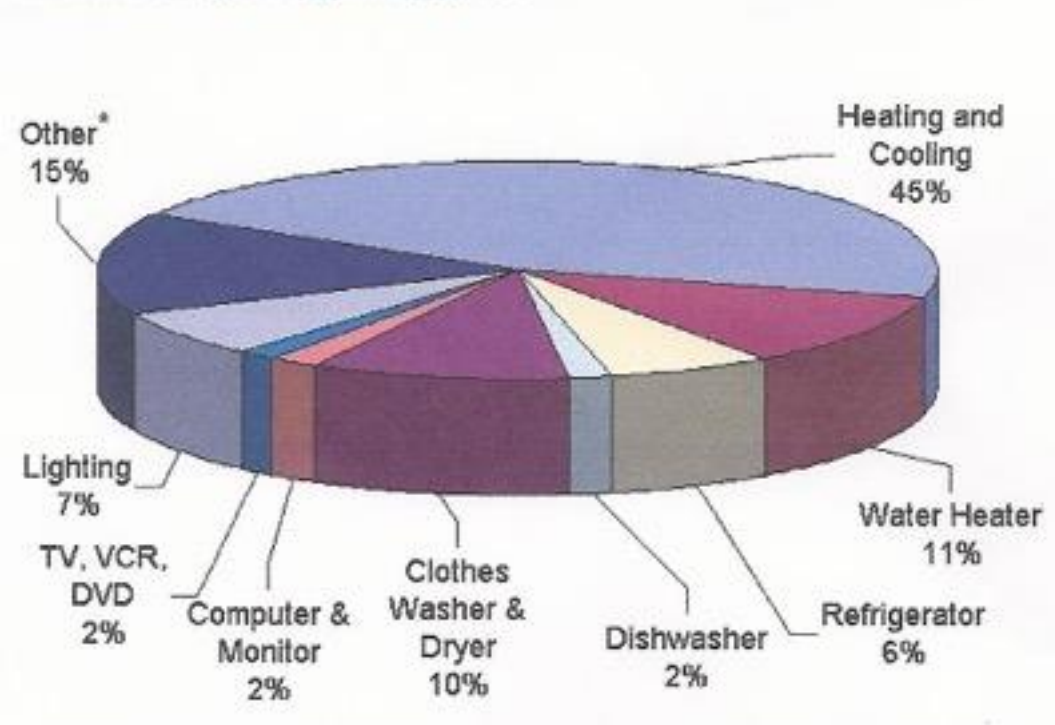
Marketing by: \_\_\_\_\_



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

**0800 298 5424**

### 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

## OTHER MATTERS

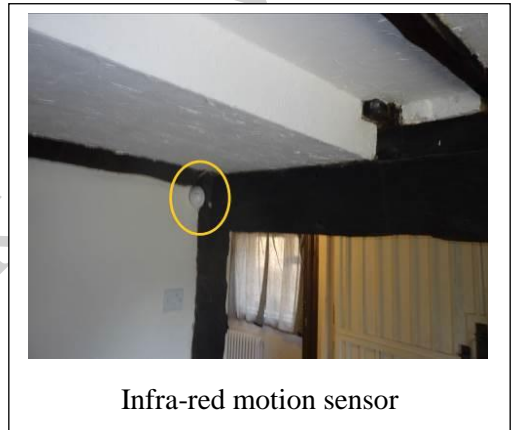


*In this section we put any other matters that do not fit under our usual headings.*

### Security

The owners advised in their Vendor Questionnaire there is a security system, with the security panel being located in the hallway. We noted passive infra-red motion sensors internally.

A good alarm system should not only help reduce break-ins but also help reduce your insurance. We are not experts in this field and therefore cannot comment further.



Infra-red motion sensor

**ACTION REQUIRED:** Further information should be obtained from the vendor and the installer.

### Fire/Smoke Alarms

With older properties it is particularly important to have a good fire / smoke alarm system, as often they are built from many burnable elements.

Some battery operated smoke detectors were noted; 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.



Battery operated smoke alarm

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



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

0800 298 5424



Address: XXXX

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

### **Insurance Claim**

Please see our comments on the current insurance claim. The risk involved is that the insurance will not cover you for the amount of problems in this property, which is quite a substantial risk we think.

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.

**ACTION REQUIRED:** Please see our comments in the Executive Summary and throughout this report.

### **Asbestos**

In a property of this age there may well be some asbestos. In this case, we have not noted asbestos. However, we believe the roof over the kitchen/utility building once had an asbestos roof which has now been removed.

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

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

**ACTION REQUIRED:** If you wish to confirm you are one hundred percent free of asbestos you need to have an asbestos survey carried out. Please see our comments elsewhere within this report.

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

 1st Associated.co.uk ©



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

0800 298 5424

Address: XXXX

## **SERVICES**

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

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

## **BROADBAND CONNECTIVITY**



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

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

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

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

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

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

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

## **Fuse Board**

The electric fuses and consumer units were located in the hallway. Whilst the fuse board is 2000's plus in a metal fire resistant casing there does look to be old wiring in the main roof. It may be that this is redundant but we think it is best to have your own electricians test carried out, particularly as there is a fair amount of what we would term as inflammable material in the area above the kitchen.



Fuse board



Oldish wiring and Bakelite fitting in kitchen/utility roof

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

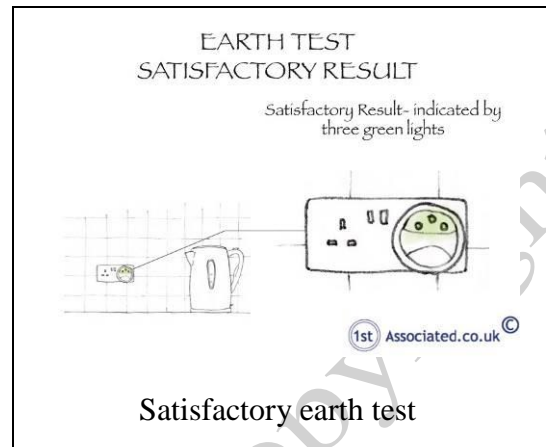


[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## **Earth Test**

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



**ACTION REQUIRED:** We recommend, based upon what we have seen, and also as the property is changing occupancy that you have a test and report carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved. The Institution of Engineering and Technology (IET) also always recommend this when a property is changing hands.

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: \_\_\_\_\_

1st Associated.co.uk

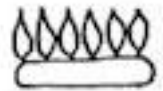


[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



## GAS



*There is very little we can check for in a gas installation, we do inspect to make sure there is 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. The owners advise the consumer unit is located to the Boot Room. We are not sure exactly which room they are referring to as the Boot Room!

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

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

## Carbon Monoxide

No carbon monoxide monitors were noted. However many fire alarms also incorporate this.

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

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



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

0800 298 5424

## **PLUMBING AND HEATING**



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

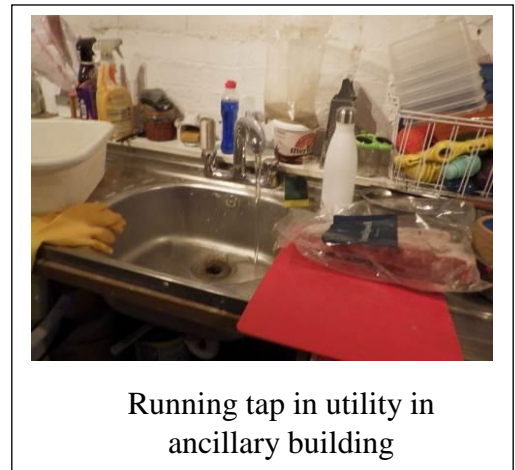
### **Water Supply**

The owner advised that the internal stopcock is located in the Boot Room, however they do not know where the external stopcock is located.

Stopcocks and other controlling valves have not been inspected or tested for operational effectiveness. It is important that its presence is established in case of bursts or leaks.

### **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!).



Running tap in utility in ancillary building

### **Cold Water Cistern**

Please see our comments in the Roof Section.

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



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

0800 298 5424

## **Plumbing**

The plumbing, where visible, comprises a mixture of copper and plastic piping. We are not keen on a mixture of plastic and copper piping as they can be prone to leaks where they join. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.

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

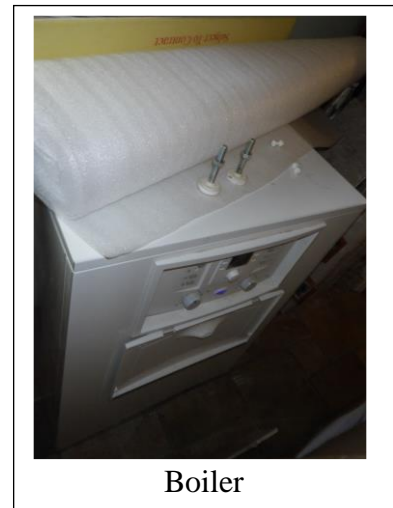


Mixture of copper and plastic pipework to radiator and possible leak

## **Heating**

The wall mounted floor mounted boiler was located in the cloakroom.

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**

The heating was not turned on during the course of the survey.

One of the problems with properties of this age and style is draughts, particularly around windows so we think it likely you will have expensive heating bills.

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

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

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

0800 298 5424

1st Associated.co.uk ©



Address: XXXX

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.

1stAssociated.co.uk Copyright

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

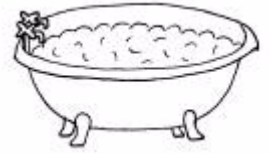
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

 1st Associated.co.uk ©



## **BATHROOM**



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

### **Cloakroom**

The property has a cloakroom, which was under construction at the time of the survey.

There is a soil and vent pipe in there in an unusual place in the middle of the floor. The owner advised that they were going to amend the position of the toilet.



Cloakroom under construction



Soil and vent pipe in middle of cloakroom floor

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

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

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

0800 298 5424

1st Associated.co.uk ©





## **Bathroom**

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



Cloakroom under construction

## **En-Suite Shower room**

The en-suite comprises of a three-piece bathroom suite, consisting of a shower cubicle, wash hand basin and WC. The shower was still under construction at the time of the survey. The door into the shower room has a lintel that is not a lintel over the door!



En-suite



Unfinished shower



The lintel that is not a lintel over shower room door

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

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

0800 298 5424

1st Associated.co.uk ©



Address: XXXX

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

As mentioned earlier, we recommend you add a good quality large humidity controlled extract fan in all bathrooms, you will get condensation throughout the property if you do not.

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.

1stAssociated.co.uk Copyright

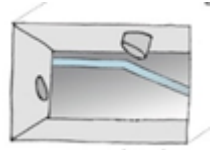
Marketing by: \_\_\_\_\_



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

0800 298 5424

## MAIN DRAINS



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

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

The cold taps have been run for approximately quarter of an hour internally. No build up or back up was noted.

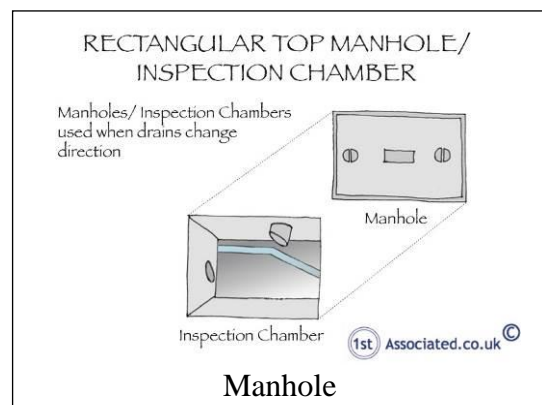
## Inspection Chambers / Manholes

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

We have identified two relatively modern inspection chambers / manholes and two rodding eyes. The owners advised these were installed a few years ago.

### Manholes Defined

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



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



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

0800 298 5424

**Inspection Chamber/ Manhole One - located to the rear**

We duly lifted the cover and found it to be clear at the time of our inspection.



**Inspection Chamber/ Manhole Two, located to rear left**

We duly lifted the cover and found it to be clear at the time of our inspection.



**Two Rodding Eyes, located to front left and front right**

The rodding eyes were hard to open during the course of the survey so we decided to leave them.



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

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

0800 298 5424

1st Associated.co.uk ©



Address: XXXX

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

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

### **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.

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



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

**0800 298 5424**



## **Rainwater/Surface Water Drainage**

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

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

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

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

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



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

**0800 298 5424**

Address: XXXX

## 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





## OUTSIDE AREAS

### GARAGE / PARKING

#### Garage

The property does not have a garage

#### Parking

The front of the property has a shingle drive for off road parking.



Parking area

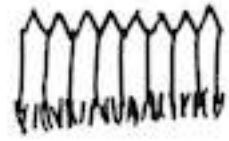
Marketing by: \_\_\_\_\_

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

0800 298 5424



## EXTERNAL AREAS



### Front Garden

As mentioned, the front has been given over for parking.

We noted a number of trees have been cut down.

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



Trees cut down to front driveway

### Rear Garden

There is a good size rear garden laid predominantly to lawn with mature trees, including a Willow tree. There is a Well and pond area.



Rear garden with large trees



Willow tree

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



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

0800 298 5424



Address: XXXX



Well



Pond, which looks to have a plastic liner

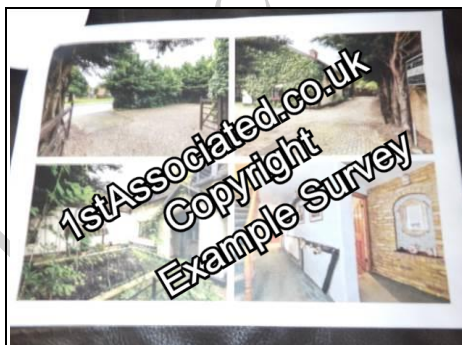
**ACTION REQUIRED:** Please see our comments regarding trees in the Executive Summary and Trees Section.

### Old sales details from XXXX Catalogue

We saw a catalogue of the property, showing how it previous was. We were pleased to see the ivy has been removed from the property as it can damage the walls and cause dampness.



Catalogue



Trees lined the drive and ivy over building



Ivy has now been removed

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



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

0800 298 5424

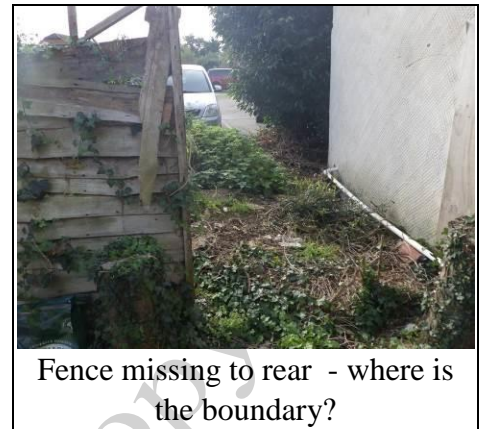
All rights reserved. Reproduction in any form without express written consent of 1stAssociated.co.uk is prohibited



## **Boundaries**

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.

## **Neighbours**

We would normally chat to nearby neighbours, but in this instance we have not spoken to any during the course of the survey.

**ACTION REQUIRED:** We recommend you chat to the neighbours, ideally before you legally commit to purchase the property.

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

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

0800 298 5424

 1st Associated.co.uk ©



## **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) 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) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.

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



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

0800 298 5424

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

## **LOCAL AUTHORITY ENQUIRIES**

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

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

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



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

**0800 298 5424**

Address: XXXX

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**.

1stAssociated.co.uk Copyright

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*

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

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

**0800 298 5424**





## **LIMITATIONS**

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

## **CONDITIONS OF ENGAGEMENT**

The report has been prepared in accordance with our Conditions of Engagement dated and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

## **ENGLISH LAW**

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

## **SOLE USE**

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

## **APPROVALS/GUARANTEES**

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

## **ONLY HUMAN!**

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

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



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

0800 298 5424

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 a mild autumn day at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. This may have adverse effects on many buildings in years to come or the not too distant future.

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

2018 being the driest start to a summer on record

December 2015 was the wettest month on record

August 2004 the wettest August on record in many areas

2003 was the driest year on record

2000 was the wettest year on record

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

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



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

0800 298 5424

## **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

<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 roofs due to the insulation covering the ceiling joists and general configuration of the roofs, the mass of stored items, and the lightweight construction.
- 2) We were unable to view the roof over the pantry/larder.
- 3) We did not have access to the rear link area which leads to the rear door during the survey.
- 4) We did not open up the walls as we could not see a way of doing this without causing damage.
- 5) 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.
- 6) A lot of DIY, building work and redecoration has been carried out which is making building surveying more difficult as things are covered over/hidden from view.

**THANK YOU**

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

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



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

**0800 298 5424**

Address: XXXX

## **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 enquiries 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**



# APPENDICES

1. The Electrical Regulations – Part P of the Building Regulations
2. Information on the Property Market
3. Listed Buildings
4. Thinking about altering your Listed Building without permission?
5. English Heritage/Historic England Guidance - Deathwatch beetle Guidance
6. Condensation and other issues are much more likely and are hard to resolve - timber frame

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**

Address: XXXX

[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.

[HistoricEngland.org.uk](http://HistoricEngland.org.uk) and [BritishListedBuildings.co.uk](http://BritishListedBuildings.co.uk)

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

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

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

0800 298 5424

 1st Associated.co.uk ©



## Listed Buildings

The listing of buildings or a structure of special architectural, historical or cultural interest started in 1947 under the Town and Planning Act. There are around 500,000 Listed buildings in the United Kingdom. Listed buildings are available on a number of lists in England, Wales and Scotland gathered together by the relevant Government department all of which take recommendations from English Heritage or equivalent such as The Society for the Protection of Ancient Buildings (SPAB).

### Listed Buildings what can you do?

Any building that has a Listing these are Grade I, Grade II\* and Grade II cannot in theory be extended, pulled down or changed in any way unless permission is gained from the Local Authority who usually have a specialist in this area but equally may also want to consult other specialist bodies such as The Society for the Protection of Ancient Buildings (SPAB). Equally there is still work that can be carried out on Listed buildings and in fact is a benefit to be carried out which is work that is classified as maintenance although you may wish to talk to the Local Authority to clarify what is and is not maintenance.



Thatched Grade II Listed property

For example: Re-pointing an old wall in a cement mortar may not be considered as maintenance as a lime mortar should be used.

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

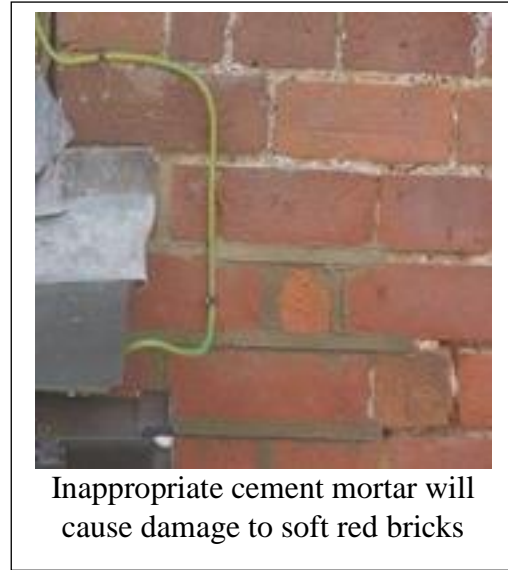
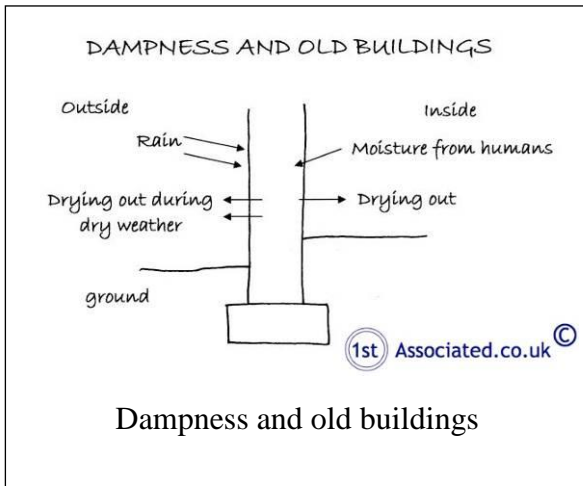
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

1st Associated.co.uk ©







**It should be remembered that it can be classed as a criminal offence if work is carried out on the Listed building without permission.**

### Good News for Listed Buildings

If you do own a Grade I or Grade II\* building then you may be able to apply for a grant from the English Heritage to carry out any urgent major repair work; however, we understand that these grants are very limited. There may also be other funds available if your building is a particularly deserving case.

### All sorts of things can be Listed

It is not just houses and buildings that can be Listed other structures such as war memorials, mile posts and mile stones, monuments, bridges and sculptures can also have a Listing and of course we must not forget telephone boxes.



### Some more information about Listed Buildings

#### Before 1700s

Most buildings that are constructed before the 1700s with original construction will be Listed

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

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

0800 298 5424

1st Associated.co.uk ©





Colleyweston Stone constructed  
Listed Building



Thatched Grade II Listed property

### 1700s to 1840s

Also, the majority of properties that were constructed from 1700 to 1840 again where the majority of the original construction exists will be Listed often being Grade I or Grade II\* buildings.

### From 1840

From the 1840s it generally tends to be a mixed consideration of both the history of the building and the merit of the type of building. This is because many more buildings of this era are still in existence.



Old peg tiles to Grade II Listed  
Georgian property roof

### Second World War

From about the Second World War onwards the number of buildings Listed is considerably reduced and tend to be buildings that have classic design or represent a particular style or era of property.

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



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

0800 298 5424

## Criteria for Listing

The following criteria are used to decide which buildings should be Listed:

Architectural interest, such as design, decoration, craftsmanship, building types and techniques etc.

Historic interest, which show aspects of the nation's social, economic, cultural or military history.

Close historical association, for example with important buildings or events.

Group value, such as model villages, squares, terraces etc.

1stAssociated.co.uk Copyright

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

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

0800 298 5424



## **Thinking about altering your Listed Building without permission?**

### **Is your Listed Building protected by law?**

Yes, both the inside and the outside are protected by law.

The listed building reference that you find via HistoricEngland.org.uk is a summary. As we understand it, they were originally written in that format just for identification purposes of the building, although it may also identify important historic parts.

The listed building reference normally references external items as often the Conservation Officers or Listed Building Officers didn't gain access or didn't have time to.

### **We are only the trustees for those who come after us**

Historic England (originally known as English Heritage) and the National Trust are well known for their historic contribution and equally respected is the Society for the Protection of Ancient Buildings (SPAB) offering education in relation to historic properties and listed buildings. The SPAB founder William Morris, quoted:

*"We are only the trustees for those who come after us" with regards to historic buildings.*

### **Builders can say anything but it is you that gets the fine**

Over the years we have heard builders and others comment that you can do what you want to the inside of a listed building, or you can carry out certain jobs and no-one will ever find out.

### **A case of altering a building and being taken to court**

We would like to advise of a case that we recently came across, which was a Grade II Listed Building, which the owner had owned for many years (20 plus years) and they had even had Sarah Beeny round to film their property, wherein it was said it was an example of how to turn an ancient Sussex Hall into a home that meets all the comforts of modern living.

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



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

0800 298 5424

However, when they went to sell the property, it was discovered that they had made quite a lot of alterations that were illegal. The District Judge mentioned that the Defendant intentionally disregarded the need for Consent, focusing on her own needs. The Defendant told the court she strongly believed at the time the work did not require authorisation.

There was a long list of offences (if you wish to Google this). Some of the items were very specific to this particular house, such as:

1. The removal of the Elizabethan priest hole
2. Less obvious things, such as removing the staircase balustrade and handrail and replacing it.
3. Removing the partition between the staircase and a bedroom.
4. Removing a ceiling, including associated joists and beams.
5. Removing a storage area.

The Defendant of the court case, Barby Dashwood-Morris was fined £75,000 and ordered to pay £40,000 in costs and her Co-Defendant, Andy Proudfoot, was fined £48,000 and ordered to pay £40,000 in costs.

### **Historic Vandalism**

Michael Sanders of National History Society described the changes as historic vandalism and the Chief Council's Head of Planning said owners of historic buildings should be aware of their responsibilities for property and for future generations.

### **Always obtain advice and approval**

It is imperative you obtain advice and approvals for carrying out any work on a Listed Building.

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



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

0800 298 5424



## English Heritage/Historic England Guidance – Deathwatch beetle Guidance

### *Insect Infestation & Fungal Decay*

#### *Historic Approaches to Treatment*

#### *Biocide Treatments*

*Biocides were for many years the most popular treatment for timber, being used on healthy wood as well as infested timber. The timber treatment industry was a profitable one, and specialist companies proliferated. Biocides were called ‘preservatives’, which implied that home owners and building professionals would be negligent if they did not treat the timber in their buildings.*

*Sales were encouraged by a 20- 30-year ‘guarantee’; a time span linked to the mortgage period, even though the levels of biocide would be unlikely to be effective anything like as long. The guarantee assured that the treatment had been effective, but since the wording specifically excluded future water penetration, it was effectively guaranteeing that if a building was kept dry and well maintained, then the wood it contained would not decay.*

*In truth, the benefits of remedial treatments to timber are so small and fleeting (spray treatments will rarely penetrate more than 1 mm into the wood) that the term ‘preservative’ seems impossible to justify. Surface brush or spray treatments will not prevent decay: historic timber rarely has an active furniture beetle problem, and the success rate of chemical treatments against deathwatch beetle infestation is so poor that many companies would now be reluctant to guarantee eradication.*

*Moreover, no matter how low a manufacturer’s hazard ratings, many people are now reluctant to spray or inject chemicals into their houses. Worries over health and safety are all the more pertinent since, historically, biocides, have sometimes had unanticipated consequences. Unfortunately, mortgage companies continue to require a paper to show that timber has been ‘preservative-treated’, even though often nobody seems to know what the precise purpose of that treatment would be, with the result that a vast and frequently unjustifiable use of pesticides continues.*

These extracts are taken from the book:

English Heritage Practical Building Conservation: Timber

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



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

0800 298 5424



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

## What is cold bridging and how does it work?

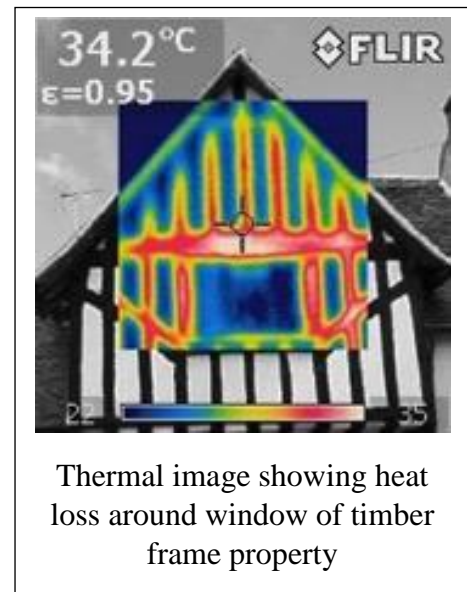
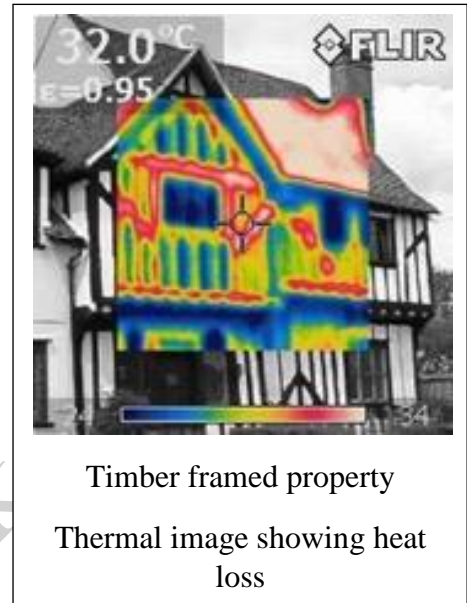
Cold bridging is a term and a problem we believe will become more common in years to come. We are finding more and more examples of Cold Bridging. This happens in certain types of property and to some extent it could be argued that it is a characteristic of that type of property and quite a complex issue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

## Cold Bridging

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

## Commercial properties and cold bridging

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



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

1st Associated.co.uk ©



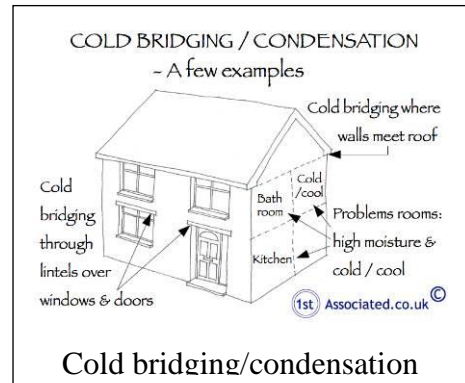
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

## Condensation and Cold Bridging the problems explained

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

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



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

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

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

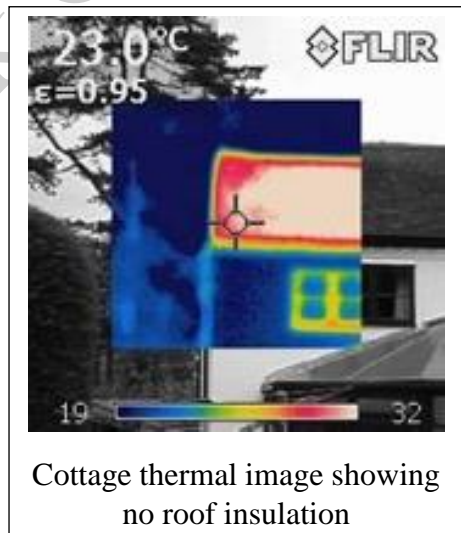
## When is Cold Bridging Likely?

In our experience we have seen cold bridging occurring in:

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

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

- 3) Humidity internally is high



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

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

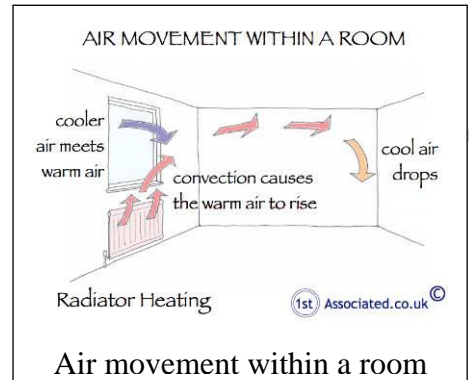
0800 298 5424



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

### Can Cold Bridging be solved?

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



### Airing rooms just like in the good olde days

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

### Is your lifestyle a factor in Cold Bridging?

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



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

### Airing clothes in winter months

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



Drying washing on radiators can cause condensation

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.

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

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

0800 298 5424





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

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

### Design of the Building

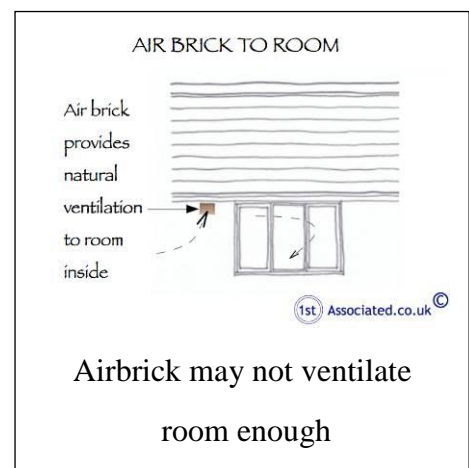
Sometimes it really is down to the design of the property. Where there are cold elements in it, such as a concrete structural frame or concrete lintels, when these are in contact with moist air condensation occurs. Sometimes this is impossible to stop but often it is possible to reduce it by having a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



### 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.

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



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

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

0800 298 5424





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

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

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



### Seasonal changes

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

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

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



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

0800 298 5424