

RESIDENTIAL BUILDING SURVEY

XXXXXXX
XXXXXXXXX
XXXXXXXXXXXXXXXXXX
XXXXXXX
XXXXXXXXXXXXXX

Buckinghamshire XXXXXXXX



FOR

XXXXXXXXXXXXXXXXXX

Prepared by:

XXXXXXXXXXXXXXXXXXXX

INDEPENDENT CHARTERED SURVEYORS



Marketing by:

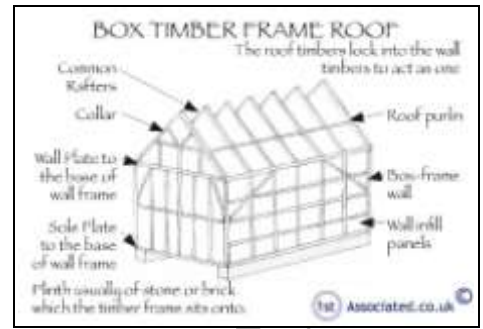
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4.0) Weather boarding finish with timber frame beneath

Beneath the weatherboarding there is likely to be a traditional timber frame structure (although you can never be certain where conversions have taken place).

The timber frame structure is hidden in the most part by the weather boarding on the outside of the wall and plaster internally, although there are some exposed feature timbers. This is likely to be what is known as a box frame timber building.



Box timber frame



Weather boarding



Hidden timber frame (within the walls) visible internally

4.1) Timber frame buildings can suffer from wet rot, dry rot and woodworm

Where we can see the structural timbers we can see there has been woodworm. We also have concerns with regard to the condition of the roof timbers.



Signs of woodworm to purlin on right side of roof



Gallery style landing, cracks in roof timbers

See our later comments.

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5.0) Inconsistency of timber frame structure

If you recall, we showed you how some of the triangulating members of the timbers have been removed;

For example:

At the top of the stairs

We explained how in turn this could have an affect with regard to the lateral restraint of the whole property.

Indeed we can see some relatively new metalwork in the property. Our concern is this metalwork looks to be tying the structure together as opposed to giving structural support.



Top of stairs where the brace is missing



Two peg joints on beam where brace is missing



Brace between post (vertical timber) and beam (horizontal timber)



Metal work in master bedroom

ACTION REQUIRED: Your legal adviser needs to ask in writing for any information there is in relation to the metalwork.

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8.2) Timber windows

There is generally some wet rot to the windows and external timber, particularly to the main windows that replace the old threshing doors that we could push a penknife 2.5 cm (one inch) into.



Rot in timber windows where the front door used to be

ACTION REQUIRED: Prepare, repair and redecorate the timber.

ANTICIPATED COST: In the region of £2,500 to £5,000 (two thousand five hundred pounds to five thousand pounds) for repairs and redecoration. Please obtain quotations.

Please see the Walls and Windows Sections of this Report.



Bare timber visible in some areas

9.0) Repairs to party wall on right hand side

We would comment on the right hand side there seems to have been some repair work carried out to the party wall to the cement mortar which is a different colour to the lime mortar, which is not an appropriate repair.

If the lime mortar is moving this would concur with our thoughts that there is some movement in the property and certainly cement mortar will not last very long compared with lime mortar in this particular instance.



Repairs to party wall on right hand side

Party Structures Defined - Party Wall Act Etc. 1996

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

ACTION REQUIRED: Replace with lime mortar.

ANTICIPATED COST: A few hundred pounds; obtain quotes.

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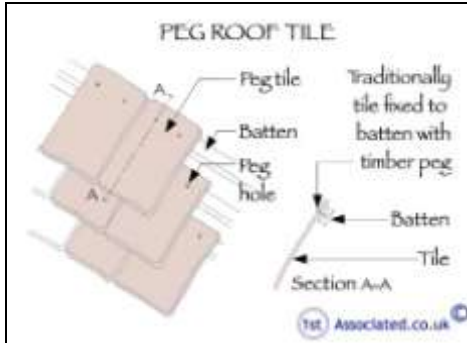


The Ugly

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

1.0) Problems with roof tiles

We believe the property has a peg roof tile.



Peg roof tiles



Peg tile

1.1) Ridge tiles to roof

We noted gaps in the ridge tiles of the roof that need re-bedding.



Gaps in ridge tiles

Ridge tiles defined

These are the very top tiles of the roof.

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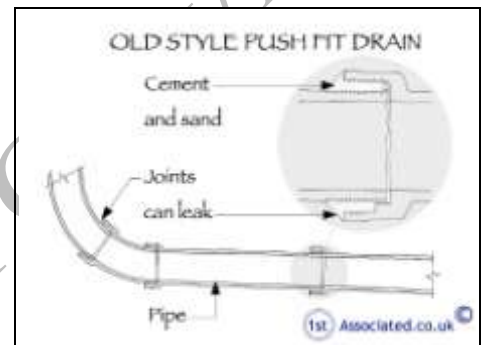
Heating

The system was on at the time of the survey, although the estate agent said it had been turned down low.

The property has under floor heating, we could not see the usual markings we would expect with under floor heating. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years. Whilst we ran the tap for 15 minutes without any build up or blockages, the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report.



Push fit drain

Main drains or septic tank?

It needs to be clarified whether this is a main drains property or has a septic tank and either way all the rights and responsibilities and liabilities.

ACTION REQUIRED: Your legal adviser to confirm and advise us before you leally purchase the property.

Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for 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.

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