

Example Survey Victorian Residential Building Survey

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GENERAL INTRODUCTION

Firstly, may we thank you for using our services once again and your kind instruction of ???Date we have now undertaken an independent Building Survey also known as a Structural Survey or a Level Three Building Survey. This Building Survey was carried out on ???Date.

As you may recall, the Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a more detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

As we mentioned previously, we are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. Again, we would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

As always, we recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours, but we will do our best to offer advice to make the decision as easy as possible.

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

THANK YOU

We thank you Mrs ???Name for using our building surveying services and as we would usually meet clients during the survey, which we didn't in this case, we would ask that you telephone us once you have read and digested this report.

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

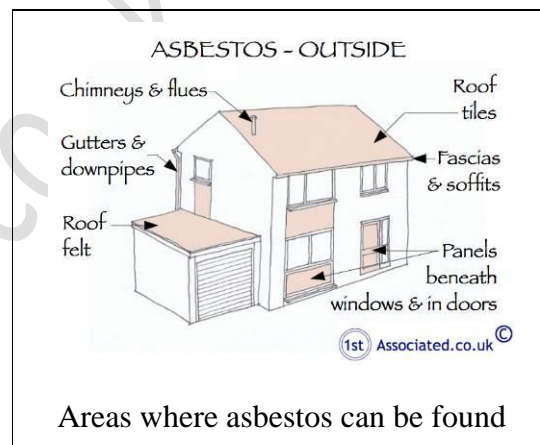
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

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



ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a mid-terraced property with a single bay to the front. The property has been extended and amended over the years including a roof extension with a hidden flat roof.

The property has a small garden to the front and a smallish garden to the rear with paving adjacent to the house and a shed and fence to the rear where there is a right of way footpath. Parking is on a first come, first served basis. There are parking restrictions in place however there was plenty of parking on the day of our survey.

We believe that the property was built in the Victorian/Edwardian era, the present owners thought it was built in 1910. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

We have carried out a brief inspection to ascertain if the building is nationally listed via the website HistoricEngland.org.uk. We have not found it to be recorded as nationally listed or in a conservation area, however it may have local listing which needs to be checked.

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

Putting Life into Perspective!

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

- | | |
|-----------|---|
| 1837–1901 | Victorian era of building generally means any building constructed during the reign of Queen Victoria, the architectural style continued afterwards and there have also been Victorian revival styles over the years. |
| 1878 | Electric Street Lights were installed, lighting the way for Londoners. |
| 1901 | The first ever Nobel Prizes were awarded. |
| 1918 | Average house price £195, with the average wage being £141. |

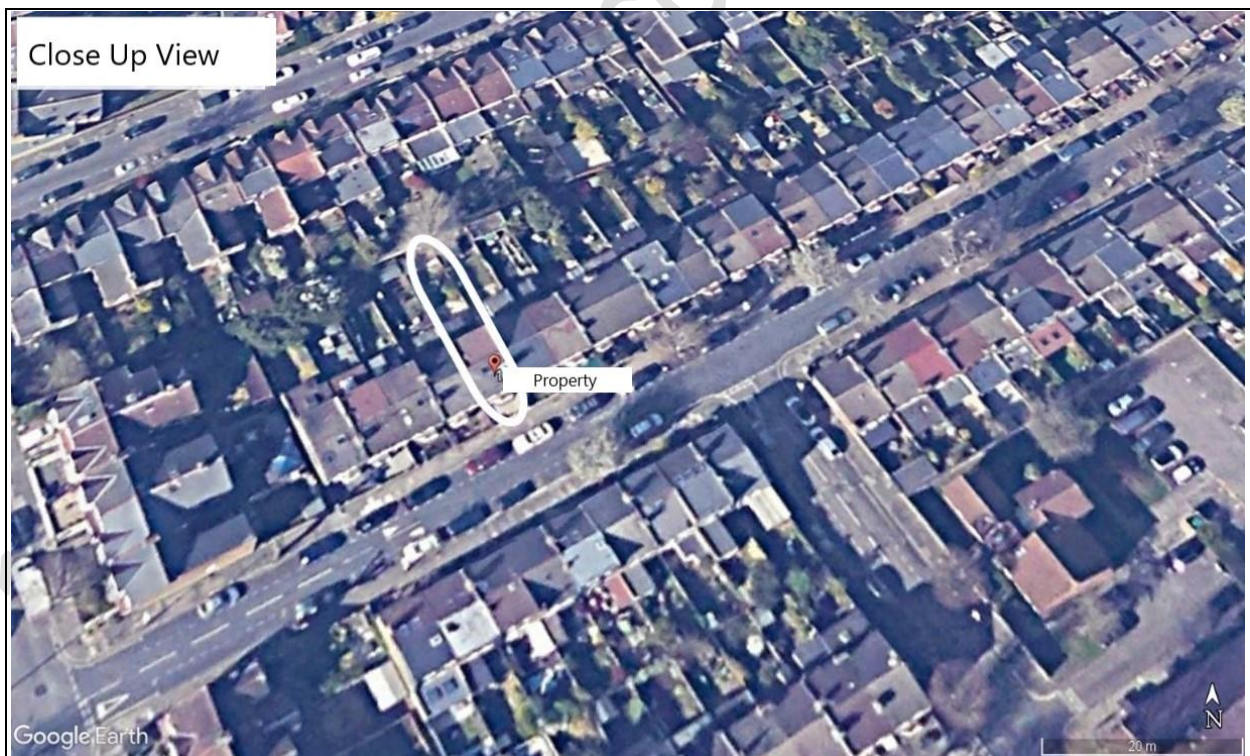
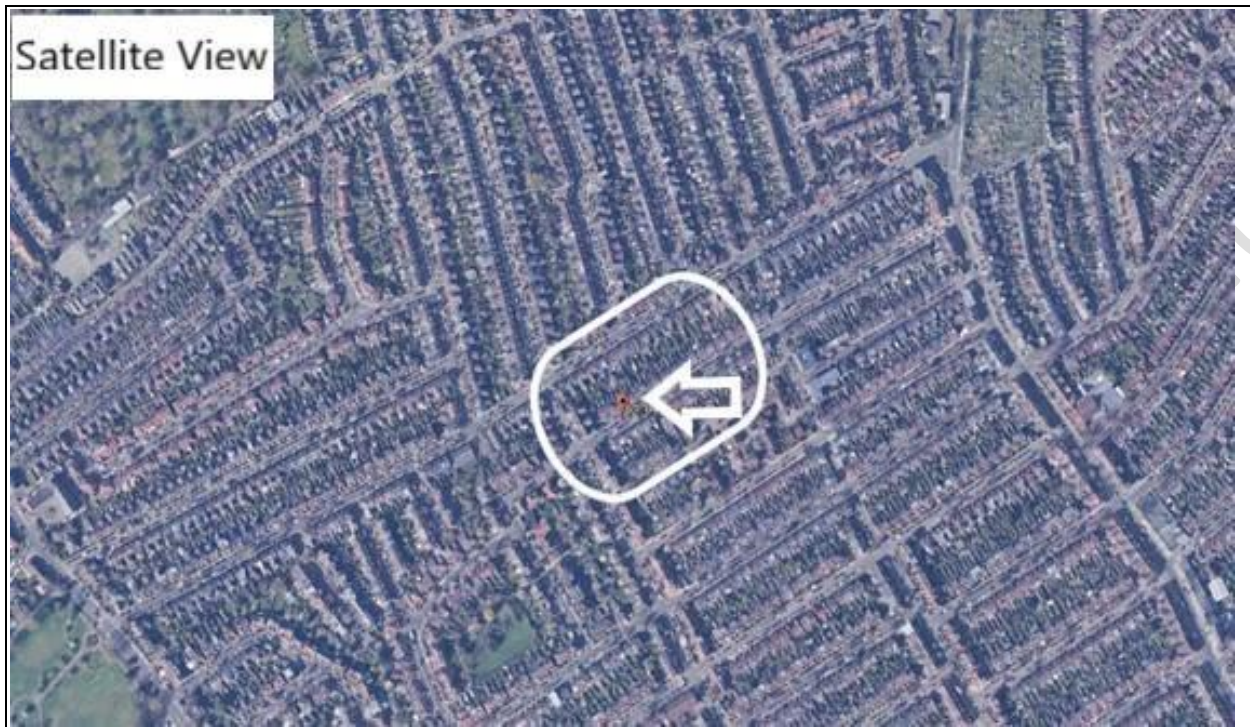
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LOCATION PLANS



Note;
The photographs identify the building and is not necessarily where the boundaries,
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EXTERNAL PHOTOGRAPHS

This is a mixture of externals of various different properties we have surveyed.



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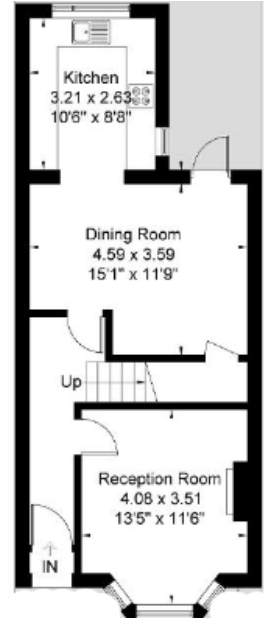
ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

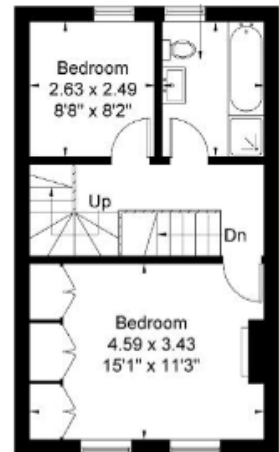
- 1) Entrance hallway and stairs
- 2) Reception room front right
- 3) Dining room middle
- 4) Kitchen rear left



First Floor

The first floor accommodation consists of:

- 5) Landing
- 6) Bedroom front
- 7) Bedroom rear left
- 8) Bathroom rear right



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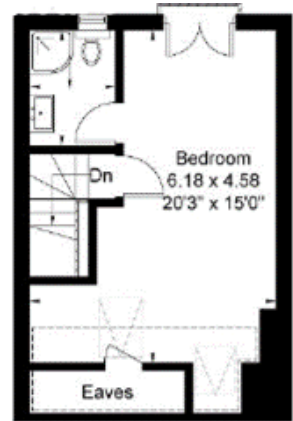
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Top Floor / Rooms in Roof

The top floor accommodation consists of:

- 9) Main bedroom with en-suite shower room



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

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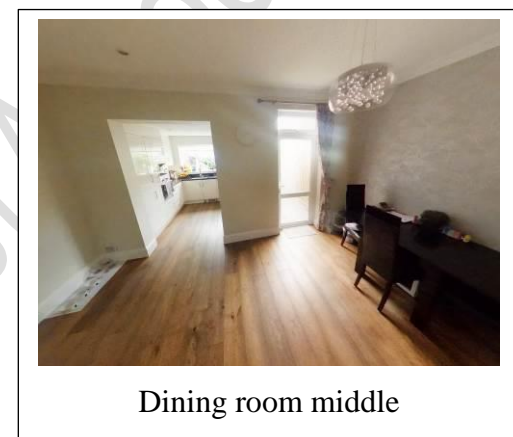
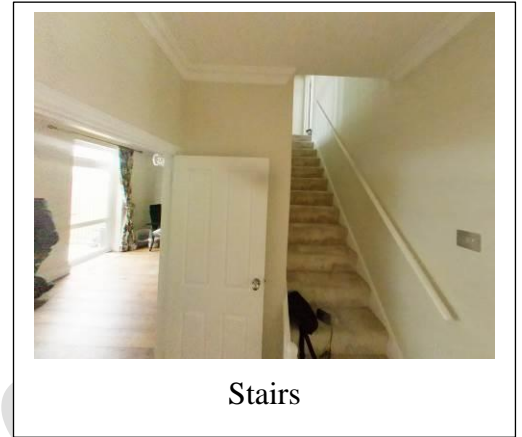
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INTERNAL PHOTOGRAPHS

The following are a sample of internal photographs from many different properties we have surveyed.

Ground Floor



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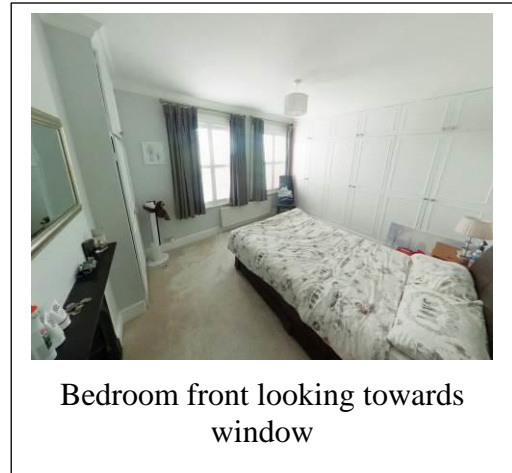
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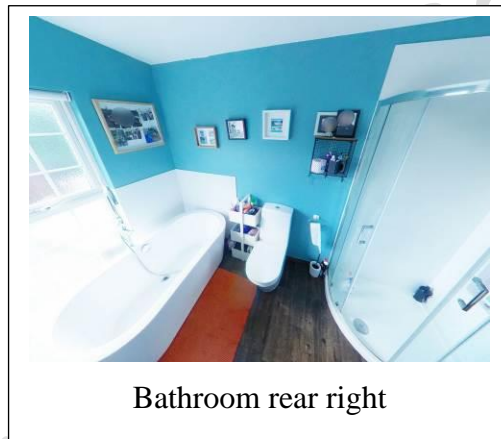
First Floor



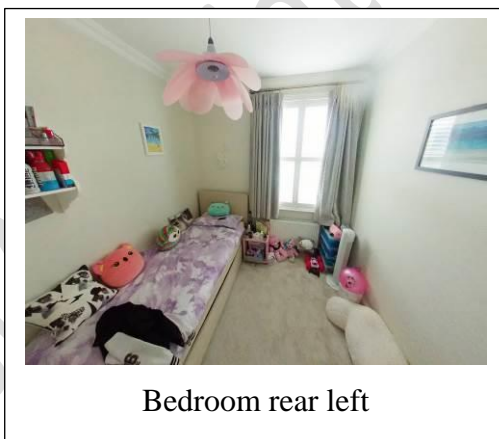
Bedroom front with fireplace



Bedroom front looking towards window



Bathroom rear right



Bedroom rear left



Landing

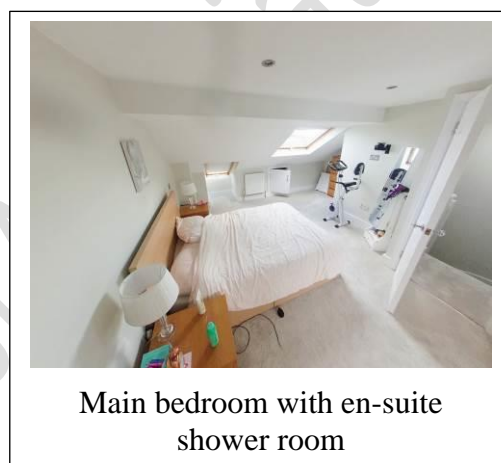
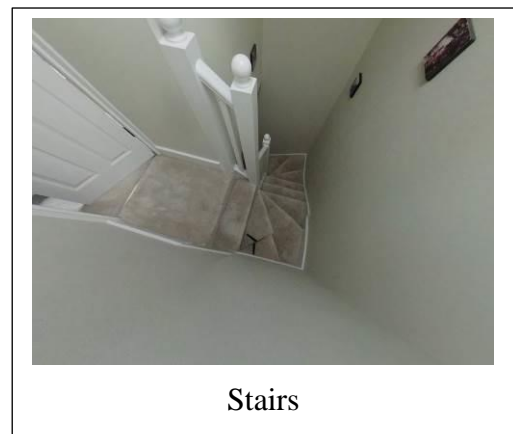
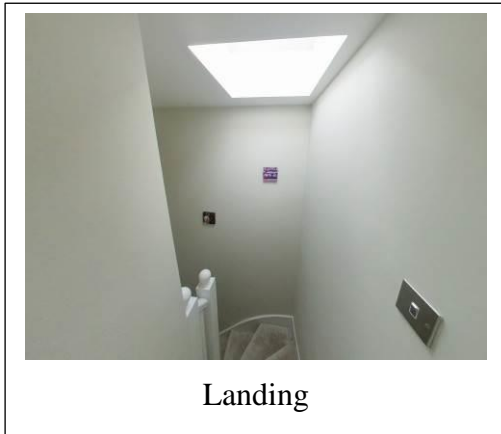
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Top Floor / Rooms in Roof



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SUMMARY OF CONSTRUCTION

External

Chimneys	One brick chimney to right
Main Pitched Roof	Pitched, clad with manmade slates with old and newer slates, older slates may have asbestos content Two roof windows Parapet walls to left and right
Main Roof Structure	Not visible, assume cut timber roof with amendments
Protective Underlayer	Not visible
Front Bay Roof	Pitched, clad with slates
Rear Hidden High Level Flat Roof	Flat roof covered with mineral felt. One roof window
Rear Low Level Flat Roof Over Kitchen	Flat roof covered with mineral felt
Gutters and Downpipes	Plastic
Soil and Vent Pipe	Cast iron and Plastic
Main Walls	Flemish bond brickwork, cement mortar.
High Level Walls	Vertical tiling with Juliet balcony
Extension Walls	Stretcher bond brickwork to rear, looks to have been altered where a door has been filled
Fascias and Soffits	Plastic
Windows and Doors	Plastic sliding sash, double glazed windows with trickle vents

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Internal

Ceilings	Lath and plaster with plasterboard and / or proprietary boarding replacement, assumed - without opening up the structure we cannot confirm this
Perimeter Walls	Wet plaster and dry lining
Internal Walls	Predominately solid
Ground Floor	Suspended timber floor to original building and concrete to the rear (assumed)
First Floor	Embedded joists with floorboards
Second/Top Floor	Not seen, assume strengthened ceiling timbers or replaced with floor joists

Services

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

Drainage	Hidden manhole to front covered with decorative stones, manhole to rear set within the paved area
Gas	The consumer unit was located under the stairs
Electrics	The electric fuse board is 1980's/1990's and is located under the stairs
Heating	There is a wall mounted Vaillant boiler located in a cupboard in the front main bedroom, the owner advised the boiler was installed in ???Date and last serviced in ???Date.

All assumed as we have not opened up the structure.

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

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EXECUTIVE SUMMARY

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



It is inevitable with a report on a building of this nature that some of the issues we have focused on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 100 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.

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

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

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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 roof extension has been carried out, giving you the benefit of the space without having the disturbance, expense and uncertainty of timescale, etc, of carrying out the work.
- 2.0) The decorative standard, probably due to the owner being a painter and decorator, although equally this does mean that there can be hidden latent defects.

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

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 pitched roof

The main pitched roof is clad with manmade slate in a mixture of older and newer slates. The older slates look like they may have an element of asbestos.



Asbestos roof slates ?



Mixture of old and new slates



Slates may have asbestos content

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We would advise we are not asbestos surveyors and would recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out. We cannot be certain but would comment they are a white coloured slate which are generally manmade and the older slates had an asbestos content although it can be relatively small.

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

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

ANTICIPATED COST: £500 - £1,000 for an asbestos report with analysis of test samples and advice on the best way forward. Asbestos costs can vary considerably; we are forever surprised at the variety in quotes.

Please obtain quotations before legally committing to purchase the property.

2.0) Hidden flat roof – parapet walls leaking?

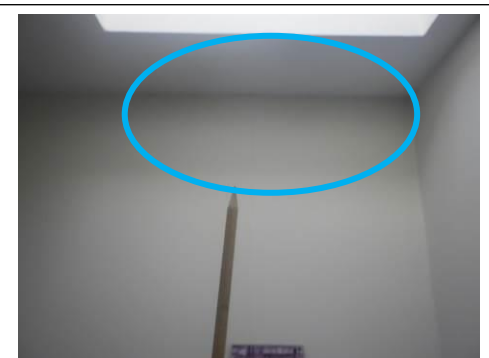
There seems to be leaks to the parapet walls, both left and right side, and also to the roof window which has a felt flashing which is not ideal, we much prefer to see lead. The left parapet wall and the roof window are highlighted in blue.



High level flat roof and parapet walls



Left parapet wall and roof window leaking



Water mark - leak from roof window ?

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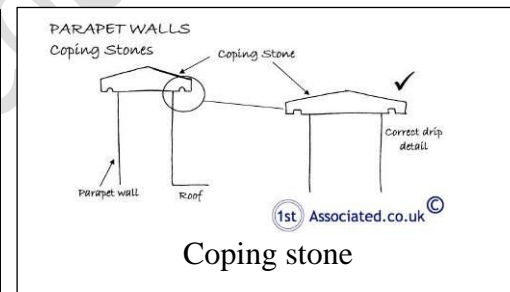
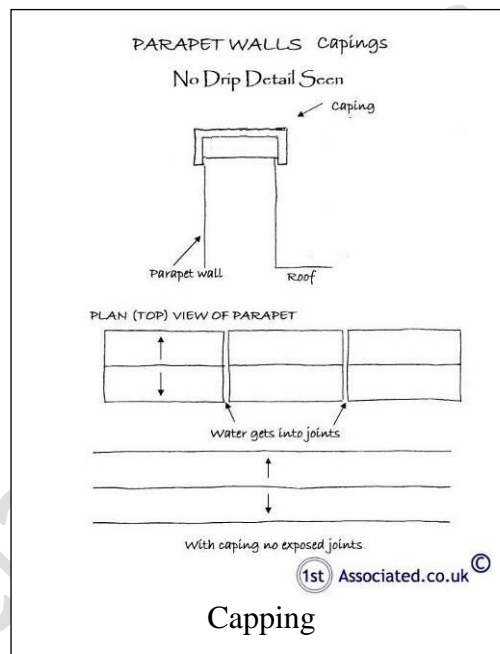
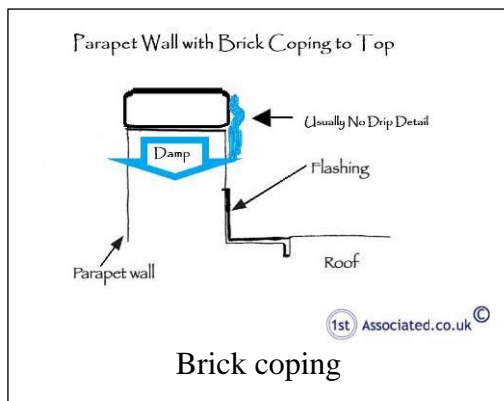


Parapet walls formed in brick

Unfortunately, in our experience, brick parapet walls can allow dampness through.

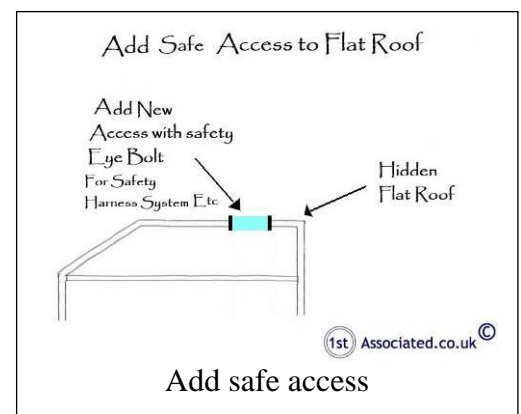
ACTION REQUIRED: Ultimately the only way to stop dampness is to cap the parapet wall or you could put a coping stone on them after removing the top course of brickwork.

ANTICIPATED COST: All of these are quite costly and for a capping or new coping stone we would expect costs in the region of £5,000 - £10,000 plus access scaffolding or access via the roof window that we discuss below; please obtain quotations before you legally commit to purchase the property.



Difficulty of accessing the hidden flat roof

The property has had a loft extension, part of which has included adding a hidden flat roof which is not unusual. However, in this particular case, there is no easy way to access the hidden flat roof as far as we can see (unless we are mistaken and the owners can prove otherwise). The roof window does not open and there is no safety bolt for a harness line or similar to allow safe access on the roof which would mean expensive scaffolding would be the only way to access the roof.



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ACTION REQUIRED: Add a roof window that opens and gives access to the roof and then secure a safety bolt to allow the use of a harness.

ANTICIPATED COST: £1,000 - £2,000 to add a safe access system.

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

3.0) Hidden dampness

We think there may be hidden dampness behind the dry lined plastered walls and the wet plastered walls of the parapets located to the left and right of the property. On the left side we can see staining to the walls which could be coming from the roof window or through the walls which is quite unusual. We would comment that the standard of decoration is above average and this could be hiding latent defects. The owners advised they had last redecorated this year so this is unusual.

ACTION REQUIRED: We have spoken earlier about how to resolve the dampness getting into the parapet walls and if there is a problem then once this area has been made watertight replace the plaster. Please note this is a worst case scenario and you do need to monitor it first but we do need to make you aware of it. We believe this should be discussed further.

4.0) Dampness

Front dampness

We found dampness to the front of the property which we believe relates to the downpipes and hopperheads leaking. It may be as simple as closing up the joint at the bottom of the hopperhead (small blue circle) or it may be that there is too much water going into the hopperhead and it blocks; we would recommend replacing with a larger hopperhead if this is the case.

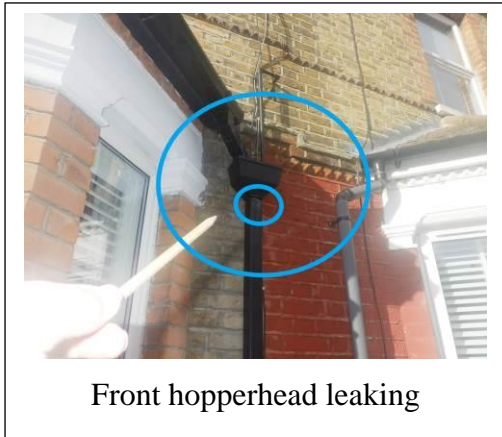
We also noted that there are plants to the corner of the property highlighted in green. As much as we like plants it may reduce sunlight getting to the area and general air movement and won't allow the area to dry out.

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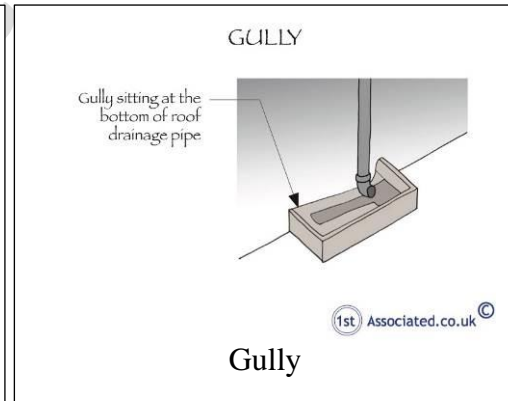
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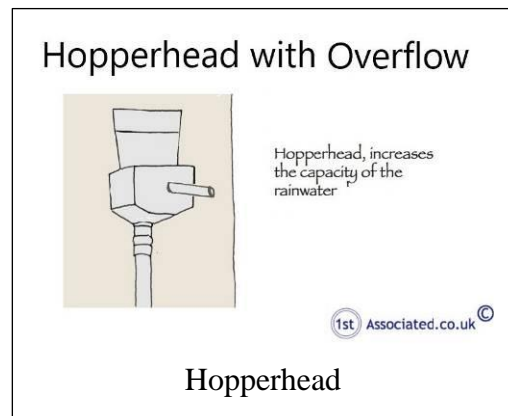
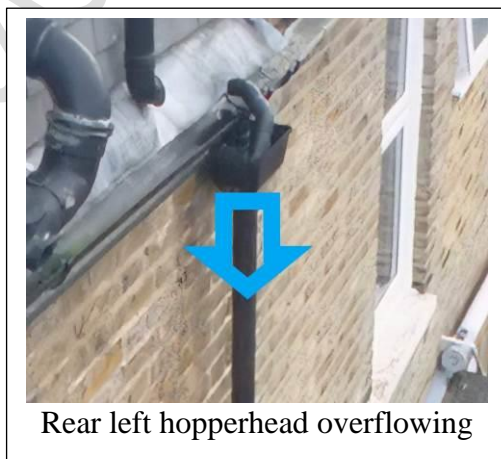


Finally, we would draw your attention to the downpipe and the gully which may be overflowing which generally could be sorted out with a better gully.



Rear dampness

The rear left hopperhead looks to be taking the water from the flat roof as well as from the rear roof of the property. Again, we think this may overflow.



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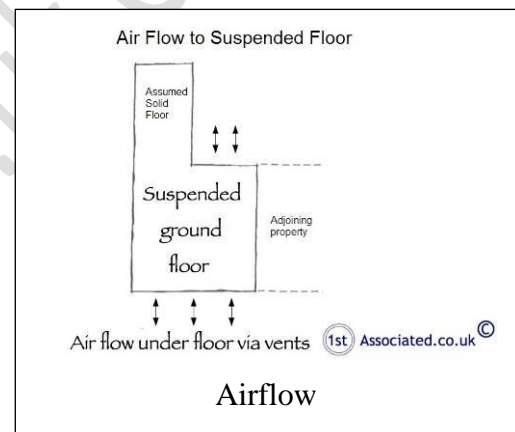
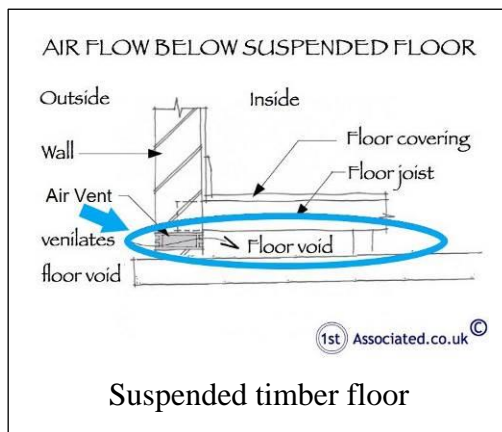
ACTION REQUIRED: A larger hopperhead may be needed.

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 hopperheads, guttering and the joints.

ANTICIPATED COST: In the region of £1,000 - £2,000; please obtain quotations before you legally commit to purchase the property.

5.0) Suspended timber floor - air vents and dampness

Another contributing factor to the dampness could be the suspended timber floor and the air vents. The air vents are to help airflow underneath the timber floor to help reduce the possibility of wet rot, dry rot and wood destroying insects.



To the front and rear of the property there has been paving added. Unfortunately, this has resulted in the air vents now being low and we believe they may be acting as gutters and allowing water in;

For example, under the front entrance door.

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Front air vent acting as gutter



Front air vent



White – low damp proof course
Blue – Air vent

Unfortunately, whoever has carried out the paving to the front and rear has no understanding of older properties and how this type of property needs airflow underneath it.

ACTION REQUIRED: Normally we would recommend protecting the air vent however in this case in both instances we would recommend monitoring and if water is getting in we would recommend reducing the height of the ground / taking out the paving slabs to stop water getting in through the air vents.

ANTICIPATED COST: If the ground has to be lowered this could be expensive and we would expect costs in the region of £1,000 - £3,000. If it is the case of protecting the air vents then it would be less.

Please obtain quotations before legally committing to purchase the property.

6.0) Paving to rear holding water ?

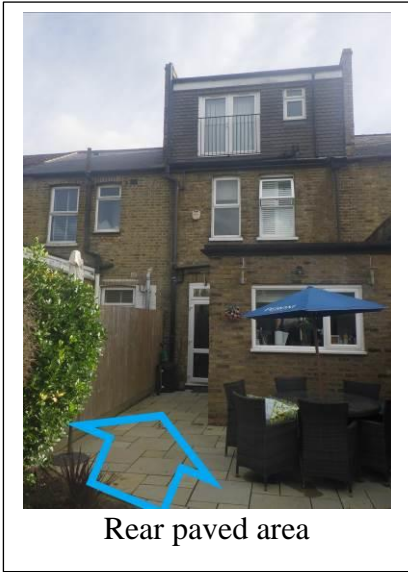
As already mentioned, there has been paving added to the rear which is quite popular however in this instance the paving looks to have been added on the existing ground level therefore reducing the height to the air vents and also to the damp proof membrane that we have already mentioned. It is very difficult to be certain on a dry day but it does look like the rear area is holding water and dampness is susceptible in this area and indeed we found dampness in our damp meter readings.

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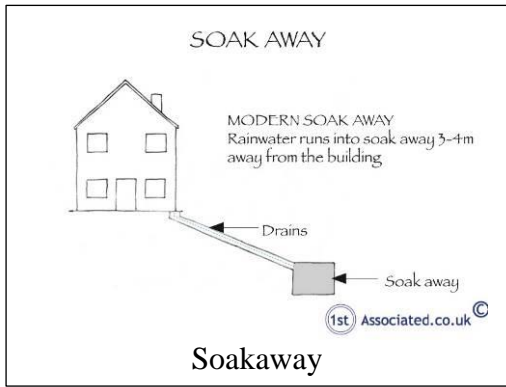
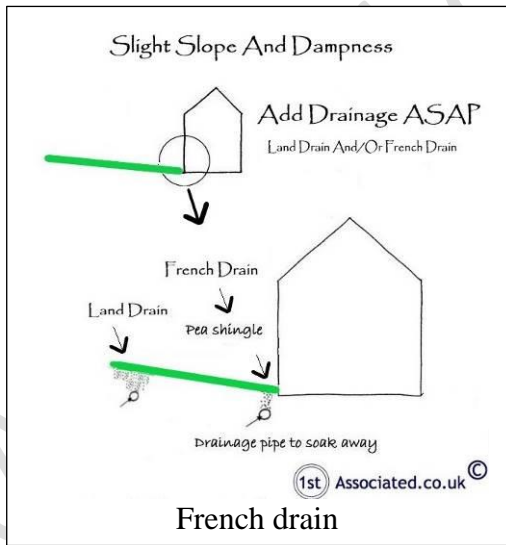
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ACTION REQUIRED: The area needs to be monitored. If water is being held in this area then we would recommend a French drain and/or land drain diverts the water around the property and is discharged into a manhole (subject to obtaining approval) and/or a soakaway added (which will be additional cost).



ANTICIPATED COST: This work is likely to be costly and will involve removing quite a lot of the paving which is a shame however we cannot see any other way of doing it.

We would expect costs in the region of £5,000; please obtain quotations before legally committing to purchase the property.

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7.0) Inappropriate Cement Mortar Re-pointing

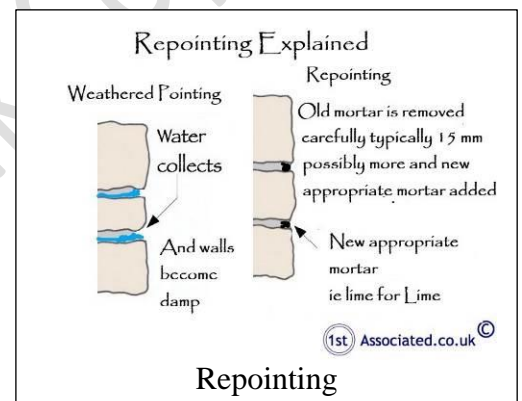
We would draw your attention to the cement mortar re-pointing that has been carried out on the exterior of the property that we feel is not appropriate to this building. Originally, it would have been built with a lime-based mortar which allows the building to breathe.

Cement re-pointing causes deterioration to brickwork and does lead to the face of the bricks deteriorating known as spalling and also leads to dampness and cracking.



Repointing Defined

This is where mortar weathers over time and is then repointed to a depth of between 10-15mm typically, this does depend upon the type of mortar. We believe that the repointing should match the original mortar. A typical problem that we come across is where soft mortars originally have been used and have then been repointed with a hard mortar. This then can cause deterioration to the brickwork and dampness.



Lime Every Time and Lime Takes Time

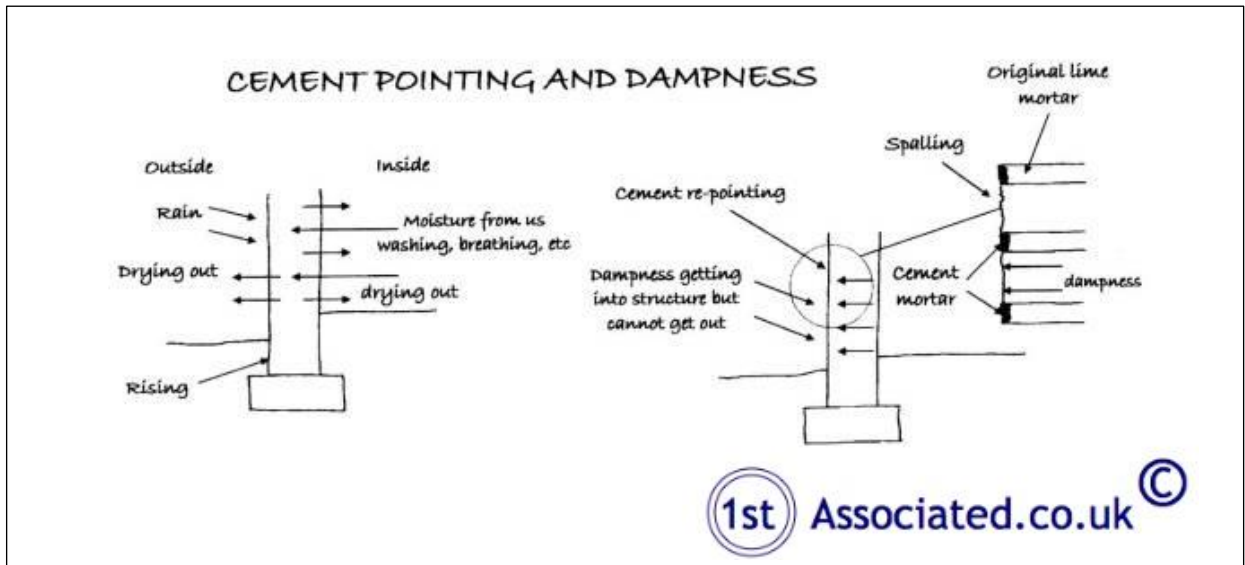
Re-pointing is required in a lime based mortar and this is what should be used for any re-pointing in the future as this allows the property to 'breathe' and dissipate dampness.

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ACTION REQUIRED: Find the oldest/most experienced bricklayer/mason you can who is skilled in using lime mortar and ask them to work on your property ideally during warmer days. A programme of work then needs to be carried out on replacing cement re-pointing with lime. This building needs to be able to breathe again.

ANTICIPATED COST: To repoint to approximately one metre high, which is how we would start, we would expect costs in the region of £2,500 to £5,000. To carry out the remainder of the property we would expect costs treble to quadruple this amount as scaffolding would be required.

Please obtain quotations before legally committing to purchase the property.

8.0) Top floor extension- does it have Planning Permission and Building Regulations Approval?

The present owners advised in our vendor questionnaire the loft extension was completed before they purchased the property in ???Date. Unfortunately, they did not provide us with any further information.

Planning Permission Defined

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

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Building Regulations Defined

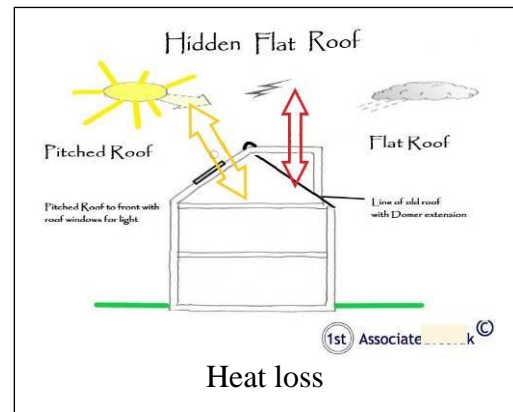
This looks at the way the building is built ensuring that good practice occurs, setting out a minimum standard of building and also Health and Safety.

ACTION REQUIRED: We would specifically ask for details of Building Regulations and Planning Permission approval in relation to the roof extension. We would be more than happy to comment on this if forwarded to us and we would be more than happy to speak to the builders if there is any information in relation to them.

Your legal advisor should also check and confirm if there is any form of guarantee for this work. It is very difficult for us to comment as we have had minimal view of the roof extension structure.

9.0) Heat gain and heat loss within the roof extension

We have not been able to open up the ceilings however we can see that the ceilings have been formed partly in the flat roof and partly in the pitched roof. We have been unable to establish how much insulation is in these however we can say from our experience that where bedrooms are formed in the roof they can during the hot weather have some heat gain unless they are very well insulated and equally in the colder weather will have heat loss.



ACTION REQUIRED: You need to be aware of this and consider this a characteristic of this property. We can advise you further if we are provided with drawings and photographs with regard to what work was carried out or if we are allowed to open up the structure.

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10.0) Condensation

We noted an extract fan in the top floor shower room, we did not notice an extract fan within the kitchen.

ACTION REQUIRED: It is best to remove humidity as quickly as possible and therefore we would recommend upgrading extract fans to large good quality humidity controlled extract fans to the kitchen, bathrooms, shower room, plus any humidity generating areas:



For example, rooms that are used for drying clothes internally during winter months (we would assume that clothes will be dried externally during the warmer months).

By large extract fans we mean 150mm. There are also PIR (passive infra-red) fans available which sense movement in a room.

ANTICIPATED COST: We would anticipate costs between £250 - £500 per extract fan, depending upon the wiring required. We always recommend quotes are obtained before you legally commit to purchase the property.

11.0) Energy efficiency

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

Energy Performance Certificate (EPC)

The EPC is dated ???Date, valid for ten years. This property's current energy rating is D which is slightly below what we typically see. It has the potential to be B (the highest rating being A and the lowest rating being G).

Good

1. Roof
2. Cavity wall to rear extension
3. Double glazing
4. Boiler, programmer and TRV's

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5. Hot water heating

Very Poor

1. Solid wall construction which is part of the characteristics of this property
2. Low energy lighting – this is generally fairly easy to improve.
3. We would also draw your attention to us not knowing the quality of the insulation within the roof, and also the energy performance certificate provider will also, we believe, have had to make assumptions with regard to this. As mentioned elsewhere within this report we would be more than happy to comment on any drawings that can be provided and/or comment if the structure is opened up.

Improvements recommended in the EPC

The EPC report recommends:

External and Internal Wall Insulation – this has a high capital cost and will change the look of the building and is generally not considered acceptable.

Low energy lighting – as mentioned, this is a fairly easy.

Replacement boiler – high capital cost for a relatively low return

Solar water heater and photovoltaic panels - The EPC has the usual recommendations such as solar water heater and solar photovoltaic panels. Again, both of these have a high capital cost with a relatively low return.

We do appreciate that your choices on energy savings are more than just a monetary decision and also relates to your thoughts and views on the environmental impact. We would be more than happy to discuss this with you further if you so wish.

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Services

12.0) Dated electrics

The fuse board is 1980's/1990's and better are now available. We would recommend upgrading the electrics unless the owners can confirm that it has been carried out recently.

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



Fuse board

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

In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

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

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

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

Please obtain quotations before legally committing to purchase the property.

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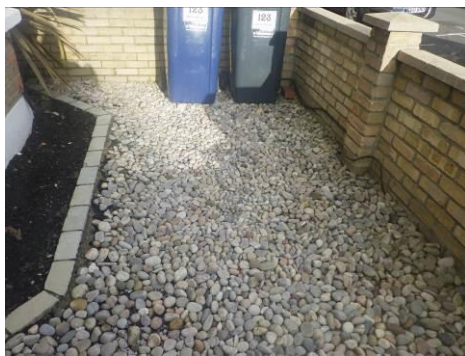
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13.0) Manholes hidden / not accessible

We could not find the manhole to the front, we spoke to the owner briefly when they returned at the end of the survey and he confirmed the manhole was in the front garden. There is also a manhole to the rear of the property on the right hand side however we could not lift this.

We ran the tap in the top floor shower room for fifteen minutes and found the water was slow to drain away however this could be due to the awkward external waste pipes that we sometimes have when properties have been extended like this.



Front manhole hidden under shingle



Rear manhole



Sink in top floor shower room slow to drain

Manholes Defined

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

ACTION REQUIRED: We would prefer to be on the safe side and recommend a closed circuit TV camera report of the drains.

ANTICIPATED COST: £250 - £500 for a closed circuit TV camera report of the drains; please obtain quotations before you legally commit to purchase the property.

THE UGLY

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

The asbestos roof tiles and also the parapet walls could be classed as Ugly; please see our earlier comments. We are happy to discuss these further.

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SERVICES & YOUR OWN INDEPENDENT TESTING

Whilst we have carried out a visual inspection only of the services, within the property we would always recommend you have your own specific testing for each of the services.

Electrics

The electric fuse board is 1980's/1990's and is located under the stairs.

ACTION REQUIRED: We recommend a new fuse board and upgrading of the electrics; see our earlier comments.

Heating

There is a wall mounted Vaillant boiler located in a cupboard in the front main bedroom, the owner advised the boiler was installed in ???Date and last serviced in ???Date.

ACTION REQUIRED: We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

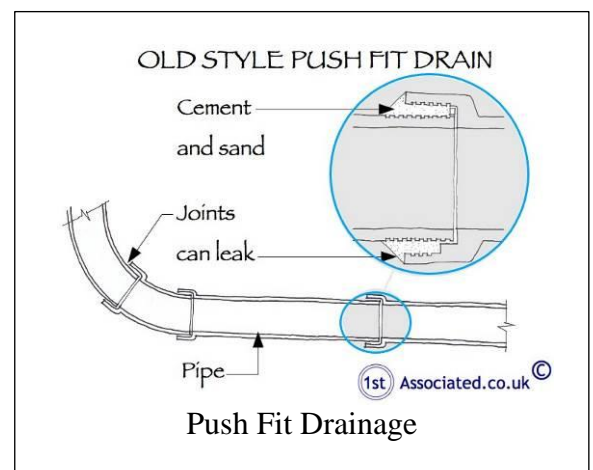
Drainage

As mentioned, the sink in the top floor shower room was slow to drain away.

ACTION REQUIRED: We would recommend a closed circuit TV camera report of the drains; see our earlier comments.

Water Supply

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



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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 there has been average maintenance.

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

DIY/Handyman Type Work

There are numerous other items that we would class as DIY or handyman type work such as redecorating to turn the property into your home. We have detailed these and other issues within the main body of the report.

Purchase Price

We have not been asked to comment upon the purchase price in this instance, we have however referred you to sources of general information on the housing market within the Information on the Property Market Section, which can be found in the Appendices at the end of the Report.

You may wish to carry out your own independent valuation of the property. Be aware there could be an adjustment/drop in the market value due to economic circumstances and you need to consider how these will affect you.

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Every Business Transaction has a Risk

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

Estimates of Building Costs

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

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

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

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SUMMARY UPON REFLECTION



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

There are a number of issues to consider here particularly the high level issues / confirmation that the extension has been carried out to Building Regulations and Planning Permission and also you need to be happy to be happy to carry out our recommendations with regards to the dampness. We are happy to discuss these with you further.

You do need to be aware that not carrying out our recommendations could lead to further problems at a later date.

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

We would refer you to our comments in the Executive Summary, 'Good', 'Bad' and 'Ugly' Section and ask that you re-read these. Please note if you do not carry out our recommendations and investigations then future problems could occur, which in turn will affect the value of the property.

Throughout the Report we have recommended obtaining quotations. As a general comment for any work required, we would always recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legally committing to purchase the property.

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

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AERIAL VIEW - 360 PHOTOS

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



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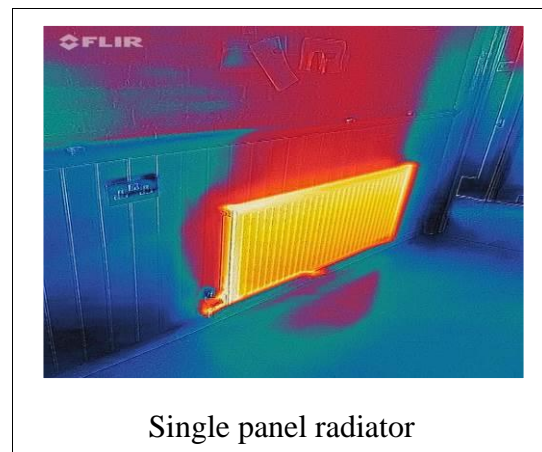
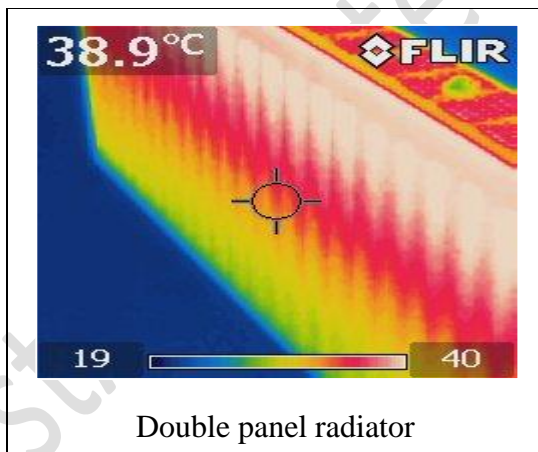
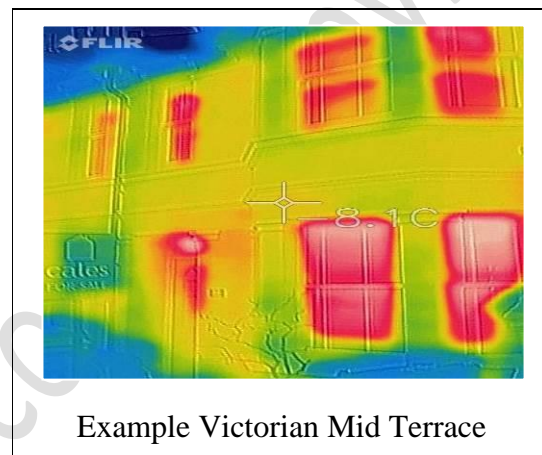
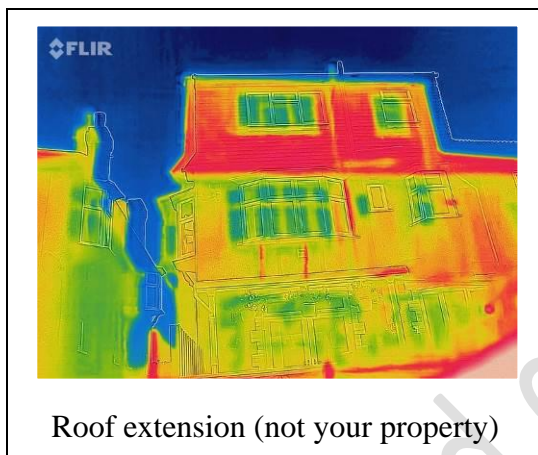


EXAMPLE THERMAL IMAGE PHOTOGRAPHS

- Not Your Property

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

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



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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

This report is being carried out under our terms of engagement for Building Surveys, as agreed to 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 PA from which this survey was sent.

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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EXTERNAL

CHIMNEY STACKS



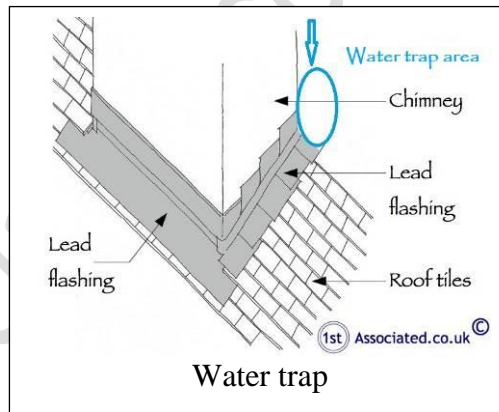
Chimneys developed originally from open fires placed within buildings. From this, the chimney has developed to its present day format where it is used as an aesthetic feature and focal point rather than purely just to heat the room.

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

This chimney is brick finished with a lead flashing and four chimney pots. From what we could see from ground level it looked in below average condition considering its age, type and style. There is a water trap behind the chimney which looks to have been repaired previously. Also, the flashing looks like it may be coming away.



Water trap behind chimney



Water trap



Problems to base of chimney

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

ACTION REQUIRED: Ask the owner what work they have carried out on the chimney particularly to the rear of it.

ANTICIPATED COST: Chimney work can be expensive if scaffolding is required.

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We would expect costs in the region of a few hundred pounds if work can be carried out via a ladder and crawler boards assuming the problem is as simple as repairing the flashing; please obtain quotations before you legally commit to purchase the property.



PARAPET WALLS

Parapet walls are usually walls that are above roof level and often sit on the boundary of the property.

In this case, there are parapet walls to the front right and to the rear left and rear right. The front parapet is rendered with a tile coping and a hidden flashing.

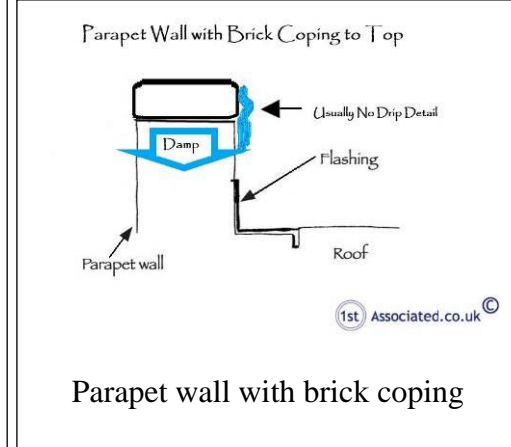
The flat roof parapet walls are built from brick with a visible lead flashing and a coping stone of brick which does allow dampness in over time. We would comment that generally they are in average condition considering their age, type and style with the exception of the rear left parapet wall which we believe is leaking.



Front right parapet wall



Parapet walls to rear high level flat roof



ACTION REQUIRED: Ultimately, the brick parapet walls may require a capping on the top of them. Please see the Executive Summary.

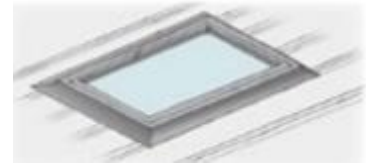
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ROOF WINDOWS



Also known as roof lights or Velux windows which is the trade or generic name)

The property has three purpose made roof windows.

ACTION REQUIRED: Please see the Executive Summary.

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

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

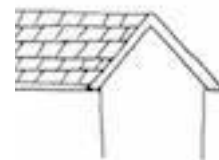
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MAIN ROOF COVERINGS



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

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

We will consider the roofs in four areas:

1. Main Pitched Roof
2. Front Bay Roof
3. High Level Hidden Flat Roof
4. Rear Flat Roof over Kitchen

MAIN PITCHED ROOF

The main pitched roof is clad with manmade slate in a mixture of older and newer slates. The older slates look like they may have a percentage of asbestos content.

From ground level, this looks in below average condition considering the roof's age, type and style as it may have an asbestos content. There looks to have been lots of repairs carried out to the roof.

ACTION REQUIRED: Your legal advisor to specifically ask the owner what work has been carried out to the roof. Please see the Executive Summary.

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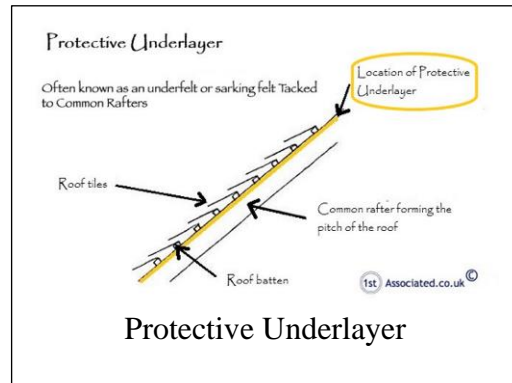
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PROTECTIVE UNDERLAYERS

From the 1940s onwards felts were used underneath tiles/slates to stop wind driven rain damage and water penetration. In more recent years they 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.



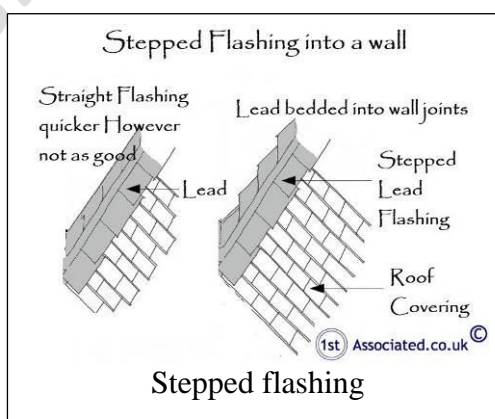
We were unable to view the roof space due to the rooms formed within the roof.

FRONT BAY ROOF

This roof is pitched and clad with slate. It has a lead flashing where it meets the main wall. We would comment it is in average condition considering its age, type and style. We were pleased to see a stepped flashing which we consider better than a straight flashing.



Front bay roof



Stepped flashing



Stepped flashing and cement

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FLAT ROOFS

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

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

REAR HIGH LEVEL HIDDEN FLAT ROOF

The flat roof is located to the rear and is covered with mineral felt. It is starting to weather where you can see the dark areas in our photograph which also often indicates where water sits. Where the mineral chipping has darkened you can get accelerated deterioration in these areas and they tend to warm up more during the summer months and possibly blister.



This flat roof is flat with minimal fall on it which may seem a strange comment but we would expect a flat roof to have a fall of about fifteen to twenty two degrees and this is why we would term this as a flat, flat roof.

ACTION REQUIRED: Please see the Executive Summary; we would recommend a safe roof access is added.

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REAR LEFT FLAT ROOF OVER KITCHEN

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



Finally, we were only able to see approximately seventy to eighty percent of the main pitched roof properly from ground level via our ladder or via any other vantage point that we managed to gain. We could not see the hidden flat roof other than from high level photography. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

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

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

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ROOF STRUCTURE AND LOFT



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

MAIN ROOF ACCESS

As rooms have been formed in the roof there is no roof access. There is a cupboard store area which was lined and we could not see the roof structure.



Roof access full of stored items

ROOF STRUCTURE

We were unable to view the roof structure due to the rooms formed in the roof.

PARTY WALLS AND FIREWALLS

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

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

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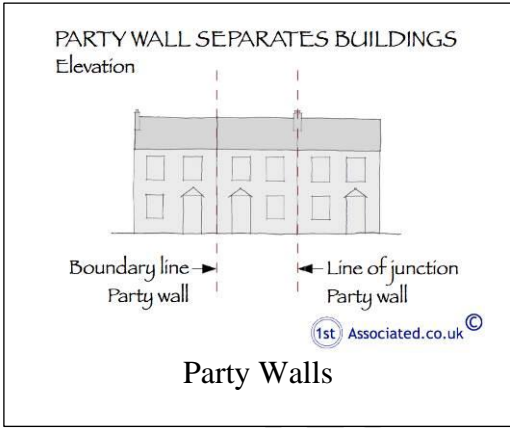
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Party Structures Defined - Party Wall Etc. Act 1996

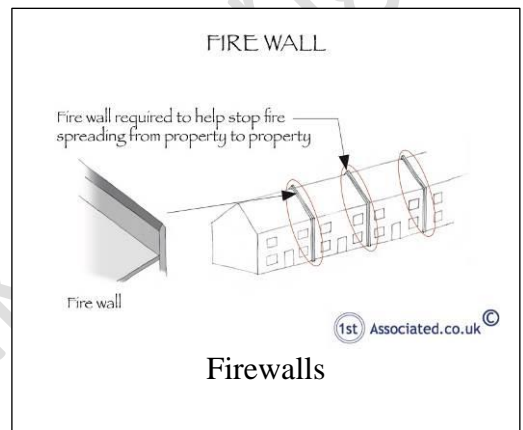
A structure that both parties enjoy the use of or benefit from. An example of this would be where both parties gain support from a wall or utilise a chimney or chimneys.



Firewalls Defined:

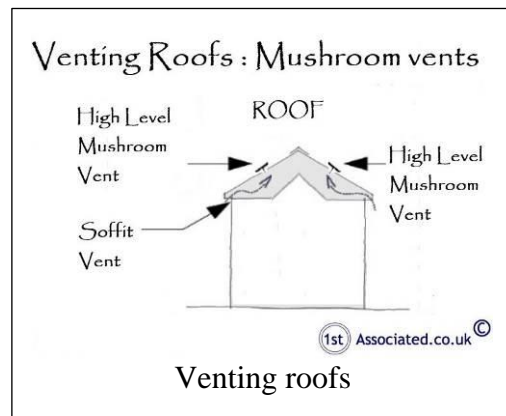
Firewalls help prevent the spread of fire through roofs and are a relatively recent Building Regulation requirement.

Specifically, in this case we could not see the party wall/fire walls.



VENTILATION

We noted mushroom vents on the roof.



INSULATION

Please see the Thermal Efficiency Section of this Report.

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GUTTERS AND DOWNPIPES



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

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

The property has plastic hopperheads, gutters and downpipes. Where we could inspect them properly they looked to be duo gutters which are modern gutters which are double lined and do not expand and contract as much as the older style black gutters.

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



ACTION REQUIRED: Please see the Executive Summary with regards to the downpipe problem to the front of the property.

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.

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SOIL AND VENT PIPE

The property has a mixture of plastic and cast iron soil and vent pipes. The majority of the soil and vent pipes are cast iron and they look to have some minor leaks.

The cast iron may be saveable but it may be more economical to replace, we always recommend trying to save if at all possible. In our experience, cast iron soil and vent pipes last longer than plastic providing they are regularly maintained by this we mean redecorated and any cracks repaired.



ACTION REQUIRED: Your legal advisor to specifically ask the owners about leaks that have occurred to the soil and vent pipes.

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.

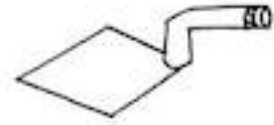
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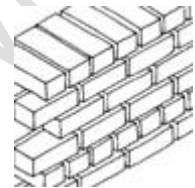
WALLS



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

The walls are finished with brickwork with vertical slates to the roof extension.

BRICKWORK



The property is finished in a brick originally in a lime mortar in what is known as Flemish bond brickwork which has now been wrongly repointed in cement mortar.

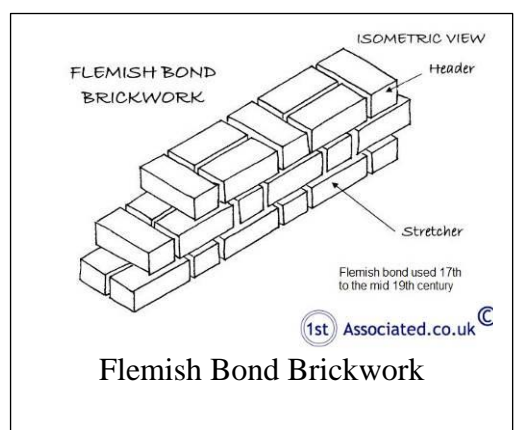
The term Flemish Bond relates to the way the bricks are bonded together and have a pattern visible from the outside of the property that shows the end of the brick (header), then the side of the brick (stretcher), then the end of the brick, then the side of the brick, and this pattern repeats course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

Timber lintels and bonding timbers

Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as timber lintels and bonding timbers. They are 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.



Brick soldier course



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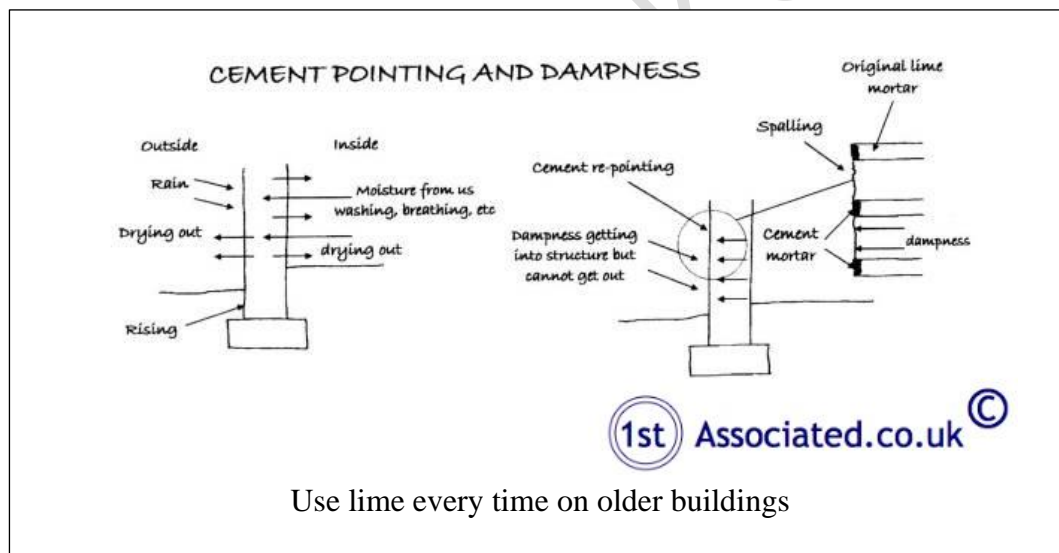


Condition

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 pointing is in average condition however it is in a cement mortar and we would recommend it is replaced with a lime mortar starting with the first metre to the base of the property using an experienced bricklayer.

Lime every time and lime takes time

We would draw your attention to the cement mortar re-pointing that has been carried out on the exterior of the property that we feel is not appropriate to this building. Originally it will have been built with a lime-based mortar and this is what should be used for any re-pointing in the future.



The original lime mortar is a softer material which allows dampness to dissipate, whereas cement mortar is a harder material that does not allow the walls to 'breathe' and in turn causes dampness to come into the walls. The use of cement mortar causes deterioration to brickwork and does lead to the face of the bricks deteriorating, which in turn leads to dampness. This is a very important point.

ACTION REQUIRED: Please see the Executive Summary.

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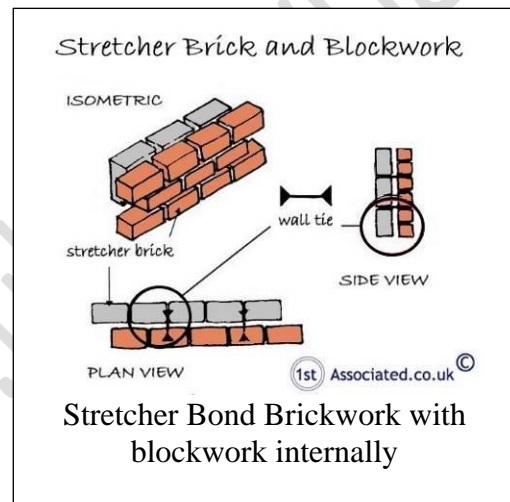
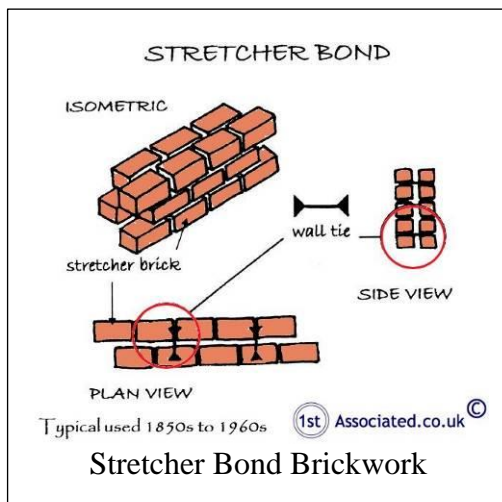
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Stretcher Bond Brickwork

The rear extension is finished in a Stretcher bond brickwork in a cement based mortar, we believe it is likely to be brickwork with blockwork internally (see sketch) or it could be brick and brick depending upon its age.

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



Cavity walls

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

Wall Ties

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

Cracking

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

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

CLADDING

The property has vertical slates which we believe are in average condition for its age, type and style.

ACTION REQUIRED: We recommend you ask the owner for details of the way the cladding has been installed and/or open up a section of the wall.

Your Legal Advisor to check and confirm when the cladding was installed, which contractor carried out the work and if there is any form of guarantee.



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

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

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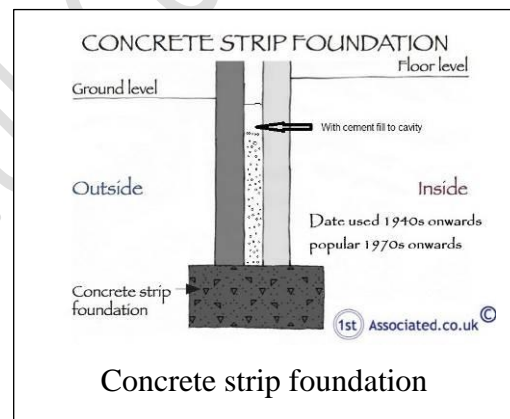
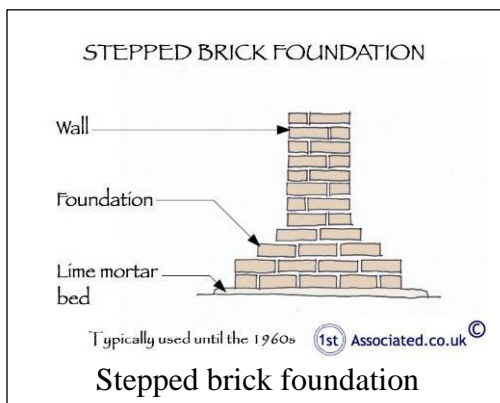




FOUNDATIONS

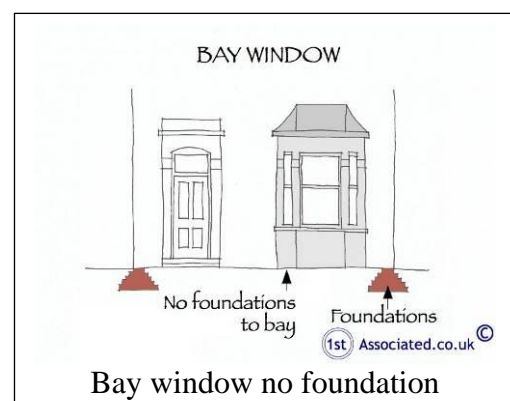
The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre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

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



BAY WINDOWS

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



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CLAY

London Clay

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

BUILDING INSURANCE POLICY

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

The owner advised in our Vendor Questionnaire that they were not aware of any settlement, subsidence or movement in the property nor any external or internal cracking.

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

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

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property. As no excavation has been carried out we cannot be one hundred percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

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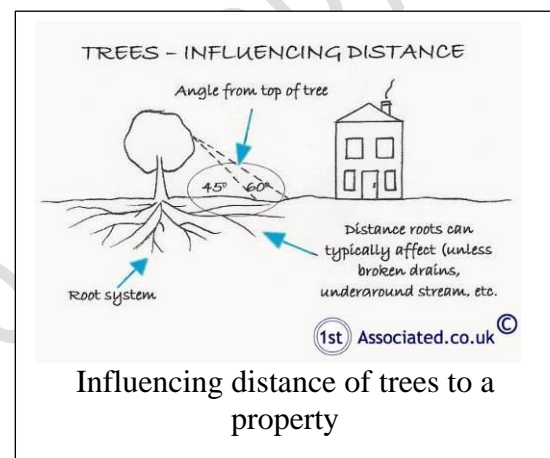
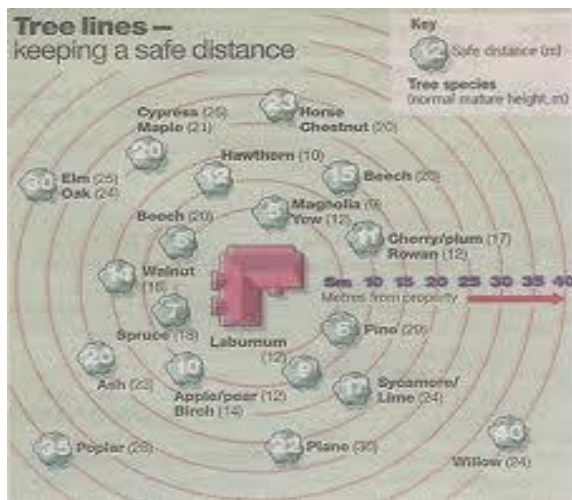


TREES, BUSHES AND VEGETATION



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

There are no trees within what we would term as influencing distance.



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.

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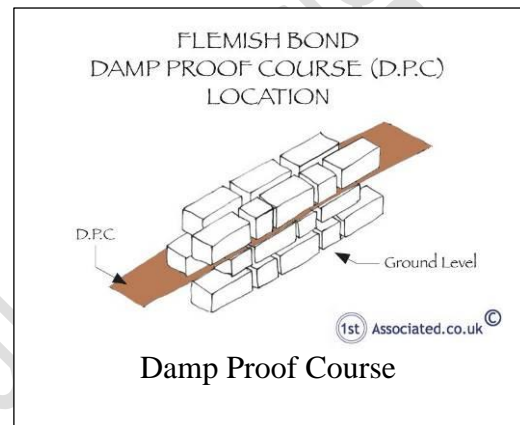
DAMP PROOF COURSE



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

In properties of this age, it is unlikely that a damp proof course (DPC) would have been built in originally however often they have had damp proof courses added at a later date.

The property is likely to have a slate damp proof course as this was fairly standard in Victorian/Edwardian properties. In this case, the DPC is hidden by the plinth.



The DPC to the rear extension looks to be a felt. In this case the DPC is too low due to the height of the paving.

ACTION REQUIRED: Please see the Executive Summary.

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

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

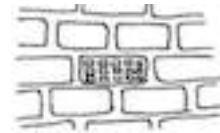
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AIR VENTS



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

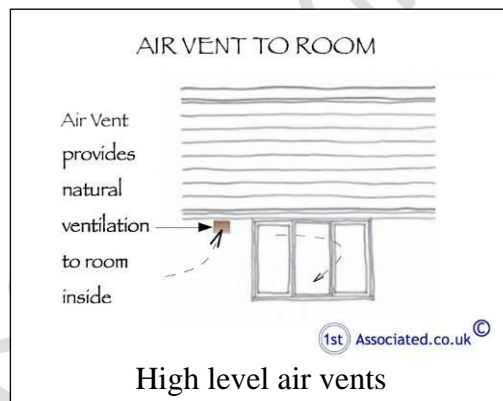
LOW LEVEL AIR VENTS

Air vents are essential to have a through flow of air as this helps to reduce the chances of wet rot, dry rot and wood destroying insects. In this case, the air vents are too low.

ACTION REQUIRED: Please see the Executive Summary.

HIGH LEVEL AIR VENTS

High level air vents are to help air circulation within the property. In this case, there are vents at high level.



ACTION REQUIRED: Ensure the air vents are clear.

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

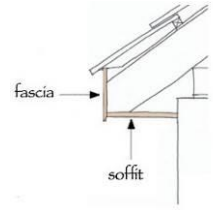
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FASCIAS AND SOFFITS



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

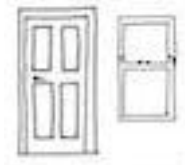
Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

The fascias and soffits are plastic. We would comment they are in below average condition for their age, type and style with moss staining.

ACTION REQUIRED: Clean and ensure the vents are clear.



WINDOWS AND DOORS



The property has plastic double glazed sliding sash windows. Generally, we would comment they are average quality for their age, type and style.

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Building Regulations Approval/Transferable Guarantees/FENSA certificates

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

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

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

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

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EXTERNAL DECORATION AND CLEANING



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

The plastic fascias and soffits and windows need cleaning.

There is some external decoration around the windows which looked in reasonable condition. The existing owner advised in the Vendor Questionnaire that the property was last decorated externally in ???Date.

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

Please see our comments in the External Joinery section.

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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES



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

CEILINGS

From our visual inspection of the ceilings and our general knowledge of this age and type of construction, we believe that the original ceilings are likely to be lath and plaster with plasterboard and/or proprietary boarding particularly to the newer areas such as the roof extension.

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.

Plasterboard Defined

The usual name for Gypsum plasterboard which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

Proprietary boarding defined:

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

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INTERNAL WALLS AND PARTITIONS

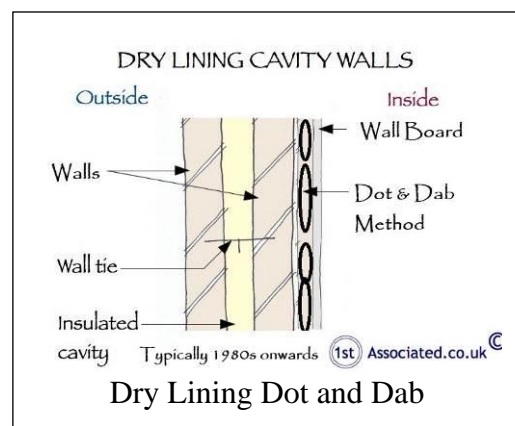
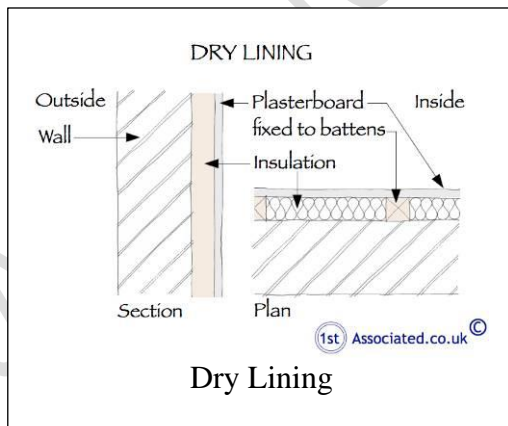
These are, we believe, predominantly solid. It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

PERIMETER WALLS

We believe the perimeter walls are wet plaster and dry lined, often known as false walling to the roof extension.

Dry Lining/False Walling Defined:

The term dry lining (also known as false walling) comes from the fact that plasterboard is dry and used as an inner lining within the property. Prior to this a wet plaster was used and required drying out periods which slowed the construction process down. Therefore almost universally in modern properties dry lining is used both as a ceiling material and sometimes to internally line the walls.



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.

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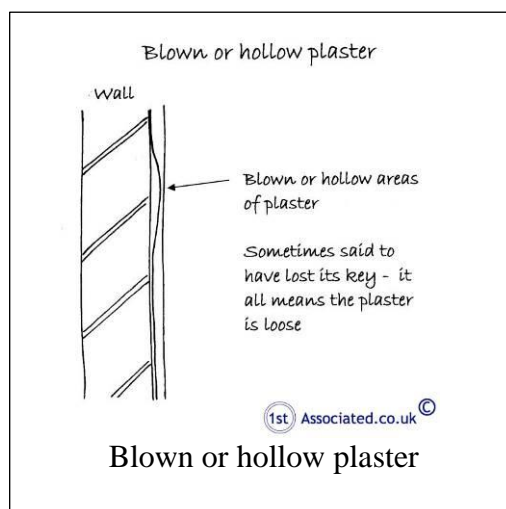


Blown plaster

From tap testing to the staircase area we found some areas of blown plaster. It could be dry lining however we could also see some staining in this area.

When redecorating you may have to do some re-plastering.

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



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

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

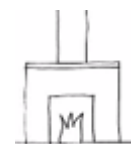
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CHIMNEY BREASTS, FLUES AND FIREPLACES

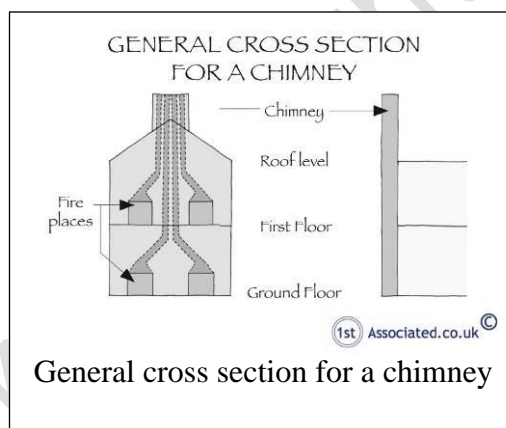


With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

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

At the time of the survey no chimneys were in use. Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness.

We believe that there may have been some rear chimneys removed.



ACTION REQUIRED: If you do intend to use the fireplaces then we recommend a chimney sweep checks the lining and that the chimney/s are clear and open up the chimney pots if required.

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.

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FLOORS

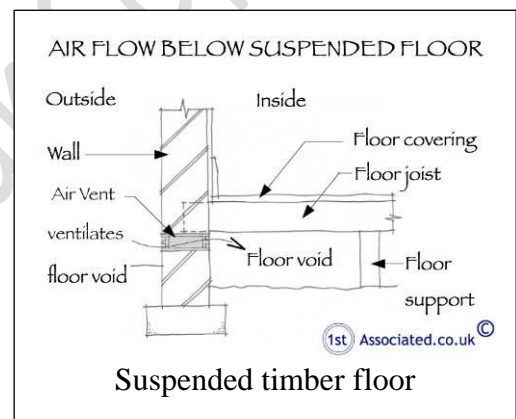


Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

GROUND FLOOR

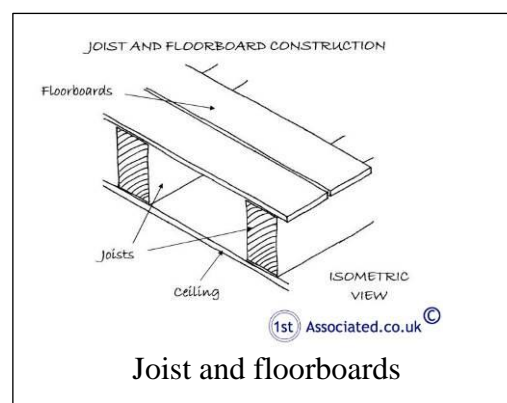
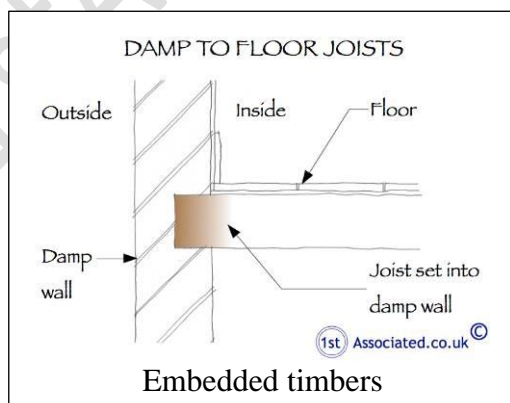
Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

There is a mixture of a suspended timber floor to the front of the property, which require air movement underneath to minimise wet rot, dry rot and woodworm, and generally a solid floor to the rear. In this case we can see some air vents indicating that there is probably a suspended timber floor however we cannot be certain without opening the floor.



FIRST FLOOR

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



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Joist and Floorboard Construction Defined:

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

ROOMS IN THE ROOF

We believe the floors in the rooms in the roof may be strengthened existing ceiling joists or new floor joists.

ACTION REQUIRED: We can advise further if drawings or photographic evidence are provided by owners.

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

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DAMPNESS



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

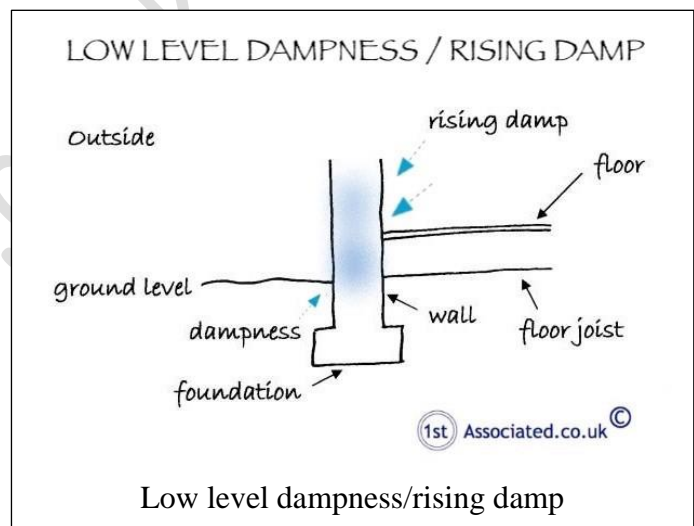
LOW LEVEL DAMPNESS / RISING DAMP

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case, we found dampness.

Low Level dampness/Rising Damp defined:

We need to start by saying there is much evidence pointing towards true low level dampness/rising damp being fairly rare.

Low level dampness/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.



ACTION REQUIRED: Please see the Executive Summary.

LATERAL DAMPNESS

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.

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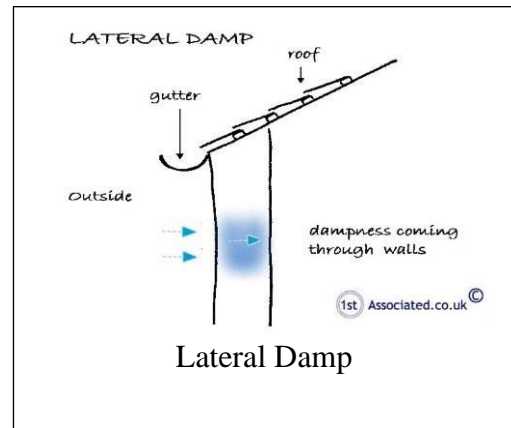
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Lateral dampness defined:

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.



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 / BLACK MOULD

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 please be aware that this property had been relatively recently decorated and there could be latent defects; see our comments regarding improving the extraction.

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

EXTRACT FANS IN KITCHENS, BATHROOMS AND DRYING AREAS

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

ACTION REQUIRED: Please see the Executive Summary.

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

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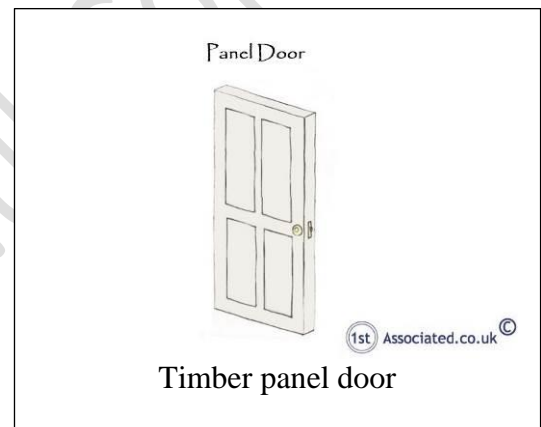
INTERNAL JOINERY



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

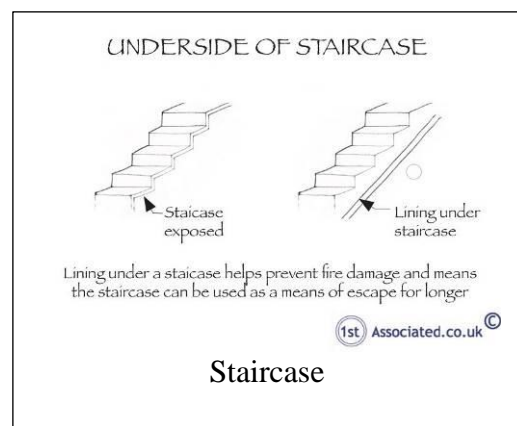
DOORS

The property has panel doors.



STAIRCASE

We noted that the underside of the staircase was exposed. It is more normal today to have a half hour fire barrier to stop fire spreading from the ground floor to the first floor in a worse case scenario. You may wish to take a view on whether you add this.



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KITCHEN

We found the kitchen in average condition, no doubt there will be some minor wear and tear as one would expect for an occupied property. 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.

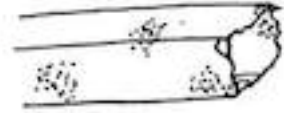
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TIMBER DEFECTS



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

DRY/WHITE ROT AND WET/BROWN ROT

Dry / White Rot

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

Wet / Brown Rot

We have not visually seen any significant wet rot/brown rot during the course of our inspection however there could be some within the roof structure which we have not had access to.

We would advise that we have not opened up the floors and we had no view of the roof.

Dry Rot/White Rot Defined:

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

Wet Rot/Brown Rot Defined:

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

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WOOD DESTROYING INSECTS

(such as woodworm and beetles, etc)

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

The roof is usually the main area where we look for wood destroying insects however in this case we have not viewed the roof.

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.

ACTION REQUIRED: The only way for us to check would be to open up one square metre of the roof to inspect once the structure has been opened up. You will need to obtain permission from the owners to carry out this work and you will then need to have a builder close it up satisfactorily.

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.

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INTERNAL DECORATIONS



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

The internal decorations are in very good condition, the vendor is a painter and decorator.

The existing owner advised in the Vendor Questionnaire that they last redecorated internally in the front bedroom on the first floor in ???Date.

ACTION REQUIRED: You may wish to redecorate to your own personal taste.

You need to be aware that the decorating may be hiding latent defects that we simply cannot see.

Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

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THERMAL EFFICIENCY



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

ENERGY PERFORMANCE CERTIFICATE (EPC)

ACTION REQUIRED: Please see the Executive Summary.

SERVICES / BOILERS

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

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

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 , www.cat.org.uk (Centre for Alternative Technology)*

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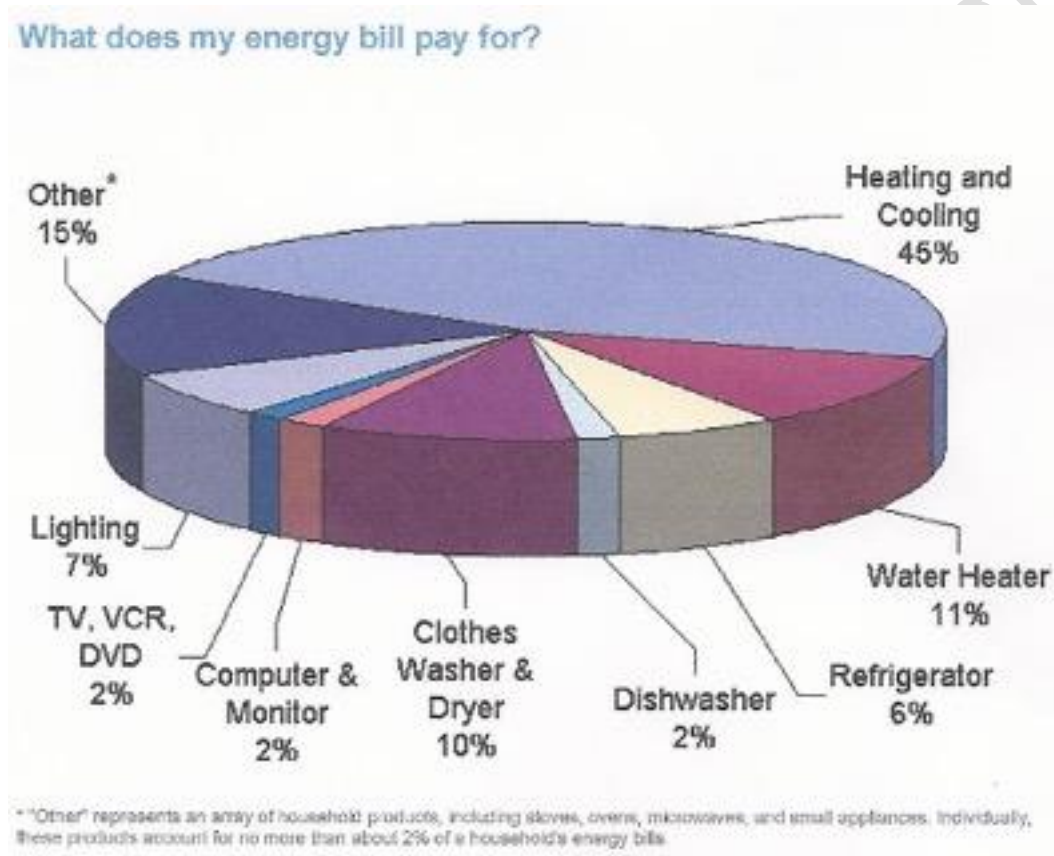
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3. You Tube Video: *The Hypocrisy of Being Green* by Belinda Carr

4. It is worth watching the video *How Many Light Bulbs? and Sustainable Energy Without the Hot Air* by David J C MacKay – can be viewed on YouTube.



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

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OTHER MATTERS



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

SECURITY

The owners advise in their vendor questionnaire that there is a security system.

A good alarm system should not only help reduce break-ins but also help reduce your insurance.

We personally think alarms are worth having, particularly video cameras and recommend you get specialist advice.

ACTION REQUIRED: Further information should be obtained from the vendor, the installer or a specialist.

FIRE/SMOKE ALARMS

Some smoke detectors were noted we believe these to be battery operated, 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.

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

INSURANCE

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

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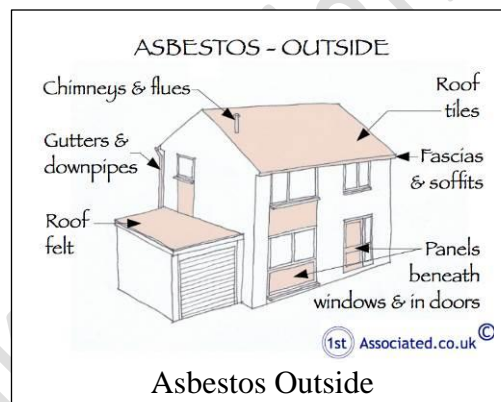


We would refer you to our comments with regard to building insurance throughout this report.

ASBESTOS

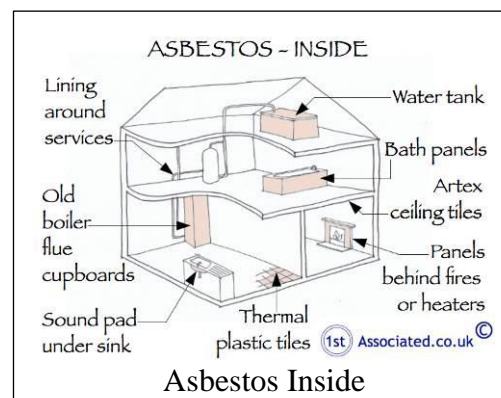
In a property of this age there may well be some asbestos. In this case, we have noted possible asbestos to the roof slates.

In years gone by asbestos was as commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK relatively recently. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned. Properties built before 2000 could have asbestos within them.



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

ACTION REQUIRED: Please see the Executive Summary.



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

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SERVICES

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

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

BROADBAND CONNECTIVITY



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

www.broadband.co.uk

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

www.ofcom.org.uk

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

However, we would always recommend speaking to the owners/occupiers of property to ascertain what they have used.

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ELECTRICITY



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

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

FUSE BOARD

The fuse board is located under the stairs.

The fuse board looked from the 1980's/1990's and better are now available. We recommend it is replaced with a metal cased modern fuse board.



Fuse board

EARTH TEST

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



Earth Test satisfactory

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ACTION REQUIRED: We recommend a new fuse board with a fire resistant metal casing; please see the Executive Summary.

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

In addition to this, your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this Report or verbally do not change this requirement.

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

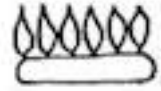
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GAS



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

We are advised by the owner in the Vendor Questionnaire that the property has mains gas and the consumer unit is located under the stairs.

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

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

CARBON MONOXIDE

The owner advised in the Vendor Questionnaire that there are carbon monoxide monitors. It should be noted that carbon monoxide monitors can also be incorporated in many fire alarms.

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

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PLUMBING AND HEATING



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

WATER SUPPLY

We were advised by the owner in the Vendor Questionnaire that the internal stopcock is located underneath the front door mat and the external stopcock is at the front of the house, on the plinth.

The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

WATER PRESSURE

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

PLUMBING

The plumbing, where visible, comprises copper piping. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.

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HEATING

There is a wall mounted Vaillant boiler located in a cupboard in the front main bedroom, the owner advised the boiler was installed in ???Date and last serviced in ???Date.

Our limited inspection of the hot water and central heating system revealed no evidence to suggest any serious defects but we would nevertheless recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.



TEN MINUTE HEATING TEST

There was no owner / occupier at the property (the owner only returned during the last few minutes of our survey) and therefore we do not turn the heating on in case there is a problem with it.

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

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

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

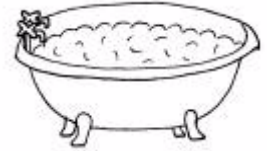
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BATHROOM



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

First Floor 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.

En-Suite Shower room

The En-suite comprises of a three-piece bathroom suite, consisting of a shower cubicle, wash hand basin and WC, which looks in average condition.

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

Please see the Executive Summary.

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

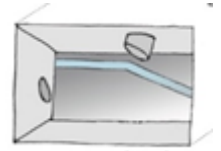
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MAIN DRAINS



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

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

The cold taps have been run for approximately quarter of an hour in the top floor shower room and we found the water was slow to drain.



ACTION REQUIRED: Please see the Executive Summary.

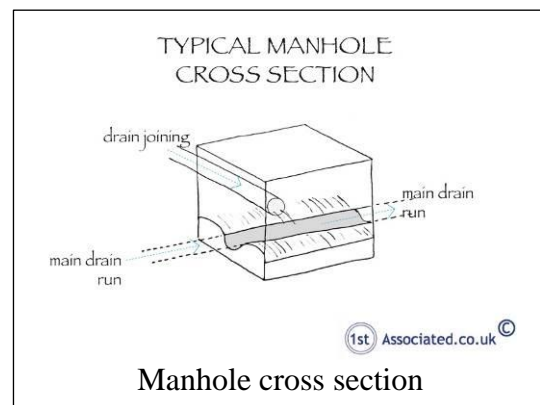
INSPECTION CHAMBERS / MANHOLES

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

We have identified two inspection chambers / manholes.

Manholes Defined:

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



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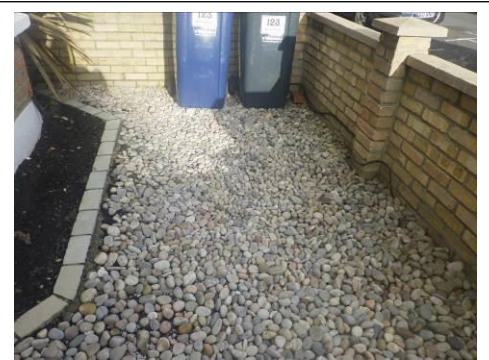
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INSPECTION CHAMBER/ MANHOLE ONE- LOCATED TO THE FRONT

We were unable to find the front manhole, we are advised it is under the shingle.



Front manhole hidden under shingle

INSPECTION CHAMBER/ MANHOLE TWO - LOCATED TO THE REAR

We were unable to lift the rear manhole as it was inset into the paving.



Rear manhole

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.

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FUTURE DEVELOPMENT AND DRAINS

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

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

RAINWATER/SURFACE WATER DRAINAGE

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

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

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

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.

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OUTSIDE

SUN MAP

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



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GARAGE / PARKING



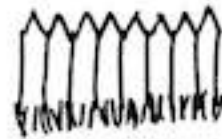
GARAGE

The property does not have a garage.

PARKING

Parking is on the roadside on a first come first served basis.

EXTERNAL AREAS



FRONT GARDEN

There is a small garden to the front of the property. The front garden had a single brick garden wall which are inherently unstable; you need to be aware of this.



Single brick garden wall

REAR GARDEN

There is a small rear garden with paving adjacent to the property.

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Right of way

There looks to be a right of way to the rear of the property. Often these were originally used for delivering coal.

ACTION REQUIRED: Your legal advisor to check and confirm.



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

LEFT AND RIGHT HAND NEIGHBOURS

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

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POINTS FOR YOUR LEGAL ADVISOR

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

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

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- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.
- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.
- n) Most Legal advisors will recommend an Environmental report or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Environmental reports or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to Environmental reports or similar general reports on the environment please see our article link on the www.1stAssociated.co.uk Home Page.

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

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

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REFERENCES

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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

The Great Housing Boom: Housing In Victorian England
By Jacqueline Banerjee, PhD

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

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

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

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

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

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

We also refer you to our Terms and Conditions.

APPROVALS / GUARANTEES

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

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ONLY HUMAN!

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

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

LAYOUT PLAN

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

SKETCHES

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

WEATHER

It was a dry 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:

2022 had the hottest 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

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

FLOODING

We are often asked about floods and how likely is the property to flood. We no longer think it is possible to predict due to our changing weather patterns and rainfall often being more intense. We simply do not have a crystal ball good enough to be able to advise of the certainty on this matter, other than the obvious that if you are near rivers, springs and on a sloping site you are more likely to flood than most. We have, however been involved in some cases where flooding has occurred when it has not occurred for many decades/in living memory and this we feel is due to new weather patterns; we do not believe there is a one hundred percent accurate way to establish if a property will flood or not.

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

NOT LOCAL

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

OCCUPIED PROPERTY

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

JAPANESE KNOTWEED

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

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

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<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 view the roof due to the rooms formed within the roof.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the floor as we could not see a way to do it without causing damage.
- 4) We have not had certificates forwarded onto us with regard to work carried out on the property or left in the property or provided by the estate agent.
- 5) The stored items in the property limited our inspection.
- 6) A lot of DIY and building work has been carried out during the Covid pandemic period, which is making building surveying more difficult as things are covered over with redecoration and repairs.

THANK YOU

We thank you ???Name for using our building surveying services and as we would usually meet clients during the survey, which we didn't in this case, we would ask that you telephone us once you have read and digested this report.

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BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

EXAMPLE SURVEY

This example survey has been made up of a mixture of properties and gives the essence of the service that is being purchased.

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APPENDICES

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

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THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

Surveys have been carried out by these two companies, one now a bank and the other a building society for many years. We believe it is interesting to look at the historic records to give an indication of how the property may perform. It has to be remembered that this information has been taken from the limited source and various assumptions have been made which you can find on the various websites.

www.rightmove.co.uk www.zoopla.co.uk www.onthemarket.co.uk

These are the main Internet search engines for estate agencies which have properties for sale and also have useful information with regard to data on historic sale values, etc.

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