

RESIDENTIAL BUILDING SURVEY

**Pinner Village
London
HA5**



FOR

Miss P

**Prepared by:
INDEPENDENT CHARTERED SURVEYORS**

**Marketing by:
www.1stAssociated.co.uk
0800 298 5424**

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INTRODUCTION

Firstly, may we thank you for your instructions; we have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property.

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

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

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

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

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

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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 has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

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.

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 two storey detached property which has been extended and amended over the years, with a major single extension to the rear of the property in 2005.

The property has surrounding gardens, with landscaped areas and mature trees, all sitting on a sloping site. There is a separate detached garage with gated driveway.

We believe that the property was originally built in the 1930's to the 1950's. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1931	The Highway Code issued
1932	James Chadwick discovered the neutron
1935	The driving test became compulsory
1937	The emergency (999) telephone number introduced
1939-1945	World War II (6 June 1944 D-Day)
1941	The National Fire Service established
1944	D-Day
1948	Olympic Games held in London
1952	Princess Elizabeth became Queen at age 25

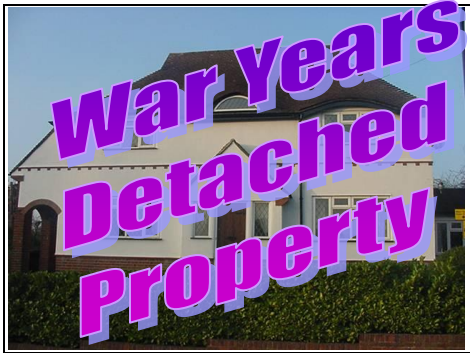
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EXTERNAL PHOTOGRAPHS



Front Elevation



Rear View



Left hand view



Right hand view



Front garden



Rear garden and garage

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ACCOMMODATION AND FACILITIES

Ground Floor

The ground floor accommodation consists of:

- 1) Entrance hallway
- 2) Lounge
- 3) Cloakroom / Shower room
- 4) Dining Room
- 5) Kitchen / breakfast area
- 6) Utilities room
- 7) Second Lounge (right hand side)

First Floor

The first floor accommodation consists of:

- 1) Master bedroom, with en-suite shower room
- 2) Family bathroom
- 3) Front double bedroom right hand side
- 4) Rear double bedroom right hand side

Outside Areas

Good sized gardens, partly landscaped. Parking is off road and there is a detached garage.

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

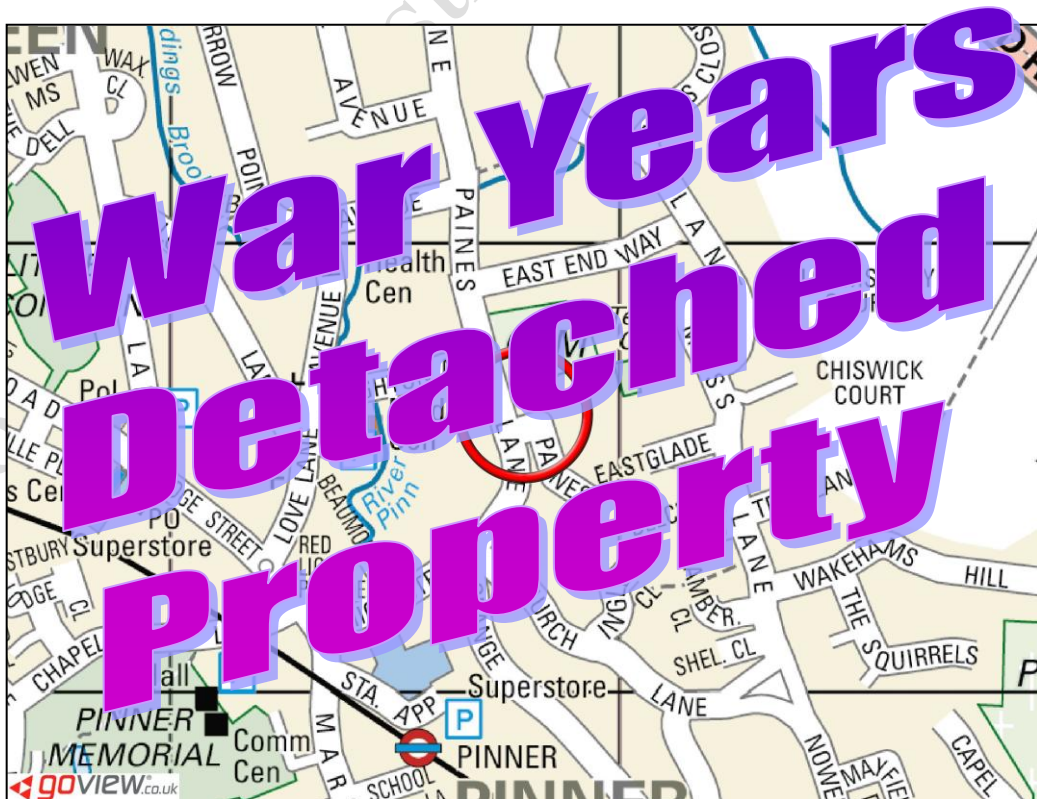
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Location Plans



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War Years Detached Property

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INTERNAL PHOTOGRAPHS

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

Ground Floor



Hallway



Lounge



Dining room



Cloakroom / Shower Room



Utilities room



Kitchen / breakfast area



Second lounge

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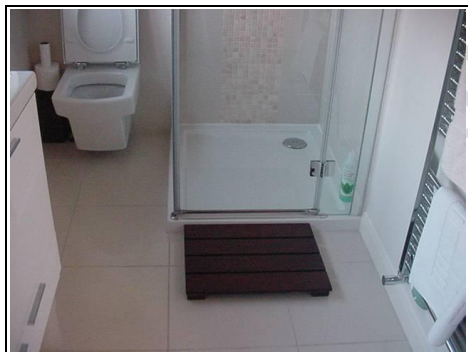
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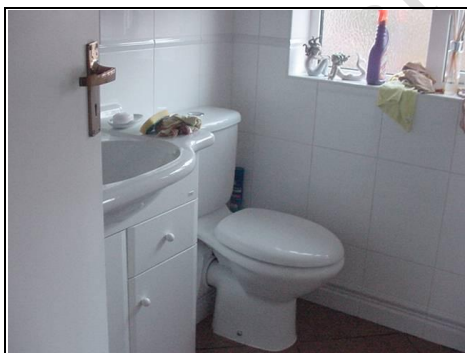
First Floor



Master bedroom



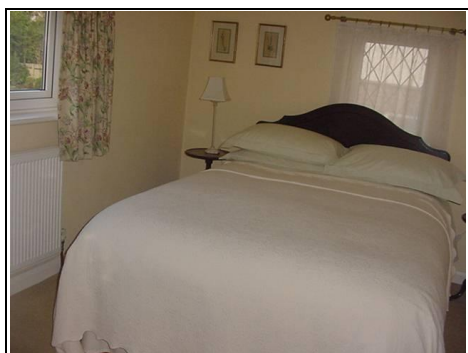
En-suite to master bedroom



Bathroom



Front right hand bedroom



Rear right hand bedroom

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SUMMARY OF CONSTRUCTION

External

Chimneys:	One brick chimney
Main Roof:	Hipped, pitched roof clad with a small concrete tile
Main Roof Structure:	Cut timber frame
Gutters and Downpipes:	Plastic
Soil and Vent Pipe:	Plastic
Walls:	Painted render to majority of property, with some Stretcher Bond brickwork at low level (assumed)
Fascias and Soffits:	Painted timber
Windows and Doors:	Plastic double glazed windows

Internal

Ceilings:	Lath and plaster and plasterboard (assumed)
Walls:	Mixture of solid and studwork, with perimeter walls being solid with wet plaster (assumed)
Floors: Ground Floor:	Mixture of solid and suspended timber floor (assumed)
First Floor:	Joist and floorboards with embedded timbers (assumed)

Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (assumed). The boiler is a wall mounted Potterton boiler, located in the utilities room and the electrics, gas and the alarm are in the hallway cupboard. There is a hot water cylinder in the bathroom.

The above terms are explained in full in the main body of the Report.
We have used the term 'assumed' as we have not opened up the structure.

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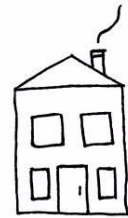
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EXECUTIVE SUMMARY



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 focussed in 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 250 photographs 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.

The Good

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

- 1.0) The property is a corner plot and therefore has the benefit of large gardens, as is often the case with corner plots. Whilst the side of the property faces the main road the front of the property faces into the cul-de-sac
- 2.0) There is a garage with driveway which allows off road parking for several cars.
- 3.0) The gardens are landscaped and benefit from mature trees.

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- 4.0) We are advised there is Planning Permission and Building Regulations to extend the property. Your legal adviser to check and confirm that these are still relevant.

We were advised that the person who carried these out is Mr X, Chartered Building Surveyor, Tel: XXX (copies in Appendices).

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

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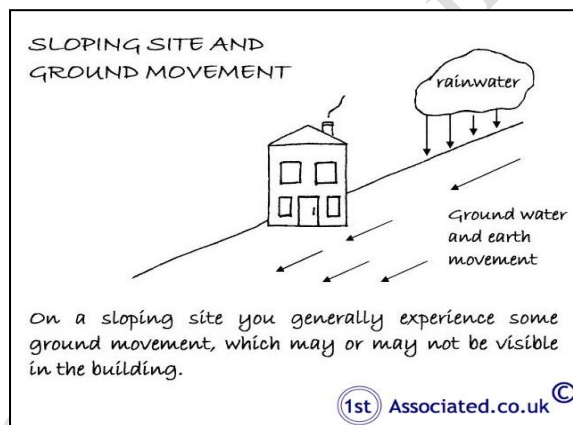
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The Bad

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) Potential Movement

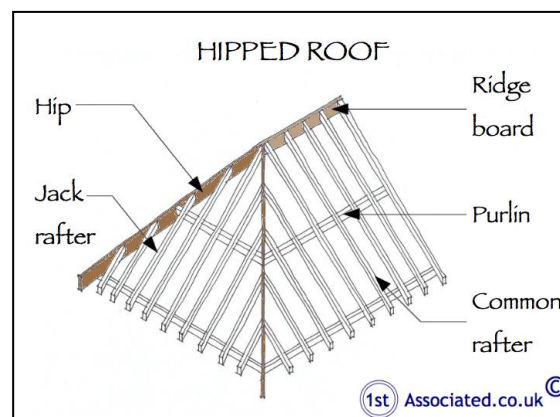
We know that you have had a bad experience previously with regard to movement. The movement needs to be put into perspective. The property is an older property that sits on a sloping site with a hipped roof and is finished in a hard cement based render, which has little tolerance to movement. We would also comment that the gypsum plaster that has been used internally also has limited tolerance to movement.



1.1 Hipped Roof

We can see there has been some movement both inside the hipped roof and externally we could see some tiles have moved.

We would comment that hipped roofs of this age often have close boarding internally to help strengthen the roof. This roof is not close boarded.



Close Boarding Defined

Close boarding is where timbers put next to each other form a bed for the roof tiles to sit on but it also strengthens the roof.

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Hipped roof movement inside



Minor movement to the roof tiles

1.3 Cracks Externally

We can see cracks externally on the left hand side of the property around the drains which may be the cause of the cracks and the movement we can see.



Cracking to left hand side



Cracking to rear left hand side



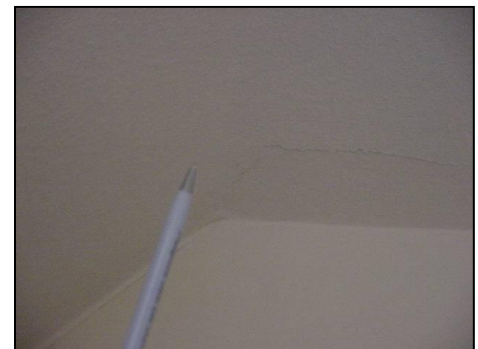
Movement gap between concrete and wall

1.4 Cracks Internally

We can see a few tear marks within the property to the front lounge and one of the bedrooms that could also be attributed to movement.



Cracks to reception room rear left hand corner (unfortunately you cannot see them on photo)



Cracks in front right hand bedroom

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1.5 Differential Movement Cracks

We can also see in the property cracks that relate to differential movement. This is where different materials move at different rates. These are not subsidence cracks.

1.6 Drains

We mentioned the drains may be a contributory factor earlier. The drains from the property run along the rear of the property and the left hand side and front of the property. With older properties such as this there can be minor leaks from the drains that over years may cause some minor movement.

ACTION REQUIRED: Have a closed circuit TV camera report of the drains to see if there is any movement signs within them. We would recommend this is carried out before you legally commit to purchase the property.

Please see the Roof, Walls and Main Drains Sections of this Report.

2.0) Dampness

Surprisingly we found minor dampness to some areas of the property on the ground floor, particularly in the hallway area and the lounge. We believe this may relate to condensation, or it may be because the property has been empty for some time (during our question and answer session with the owners they advised that they had just got back from holiday).



ACTION REQUIRED: We would not recommend any action.

Checking and finding minor rising damp

Please see the Dampness Section of this Report.

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3.0) Garden

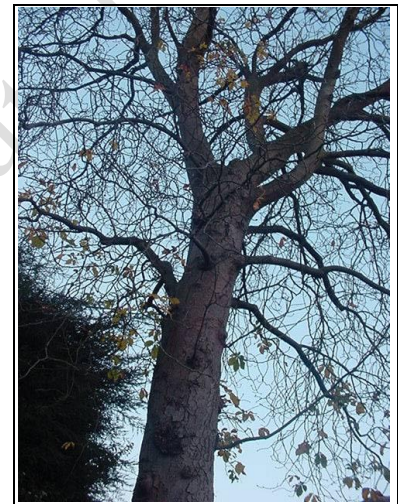
The two areas that we would draw your attention to are:

3.1 To the Paines Close side the garden is starting to fall away and would benefit from re-grading and repair to the path and associated areas.



Path falling away

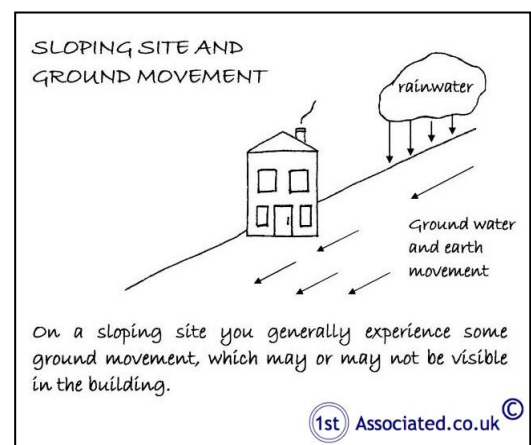
3.2 The trees do not look to have been maintained for some time. Whilst they are further away that an insurance company like nevertheless we still would recommend they are regularly maintained.



Trees need maintaining

3.3 Sloping site.

ACTION REQUIRED: General maintenance of the garden. It should be noted that the trees may have Tree Preservation Orders on them. Your legal adviser to check and confirm this before you proceed to purchase as this will limit what you can do with the trees.



Please see the Trees and Outside Areas Sections of this Report.

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The Ugly

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

Bearing in mind your previous bad experience with movement in a property and insurance companies, and we would agree there can be considerable problems in these areas.

We feel that we would only recommend you proceed with this purchase if you are happy with the characteristics that we have explained, i.e. that the property sits on a sloping site, it has a hipped roof that has some movement in it, it has differential movement which is not that unusual for older properties due to mix of newer and older materials that have been used, that you need to carry out some investigation, particularly in relation to the drains and insurance companies before you purchase the property.

Whilst we are reasonably sure this is not progressive movement we cannot be certain from a one off inspection such as this. The only way to be certain would be to monitor the property over the course of one year, as recommended by the Building Research Establishment.

We discussed the option that you have of the present owners placing an insurance claim, advising their insurance that a full structural survey has been carried out by a perspective purchaser and advise that there is a possibility of progressive movement to the rear and left hand side and the drains area, and that we have recommend that the insurance company take action and start to monitor it.

We would only purchase the property if this claim is in place and has been agreed in writing with insurers that it can be passed on to yourselves with a limit to any payment of the excess in the insurance policy.

We spoke briefly with the present owners about this situation and they seemed happy with it. They advised us that they are presently with Swinton Insurance. As we believe you understand, you will then need to continue on with the insurers and the insurance claim and ensure that your excess is limited.

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You need to ensure that any claim is carried out before you purchase the property as once you have purchased the property it will not be possible.

Remember that a property that has had movement and that has then had repairs to it will be considered as defective by many purchasers. This will reduce the market value of the property in all but a rising market.

Other Items

Moving on to more general information.

Maintenance

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

Services

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

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

Drainage

Whilst we ran the tap for 15 minutes without any build up or blockages the only way to be 100% certain of the condition of the drains is to have a closed circuit TV camera report to see if the drains are leaking.

ACTION REQUIRED: Have a closed circuit TV camera report.

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Water Supply

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

ACTION REQUIRED: Water supply pipes can leak and cause deterioration to the ground. We would also recommend that these are checked.

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 and Re-Built Value

We will forward the purchase and re-built value as a separate document. If you advise us that you wish to proceed with the purchase please contact the sender of this report with regard to this matter as soon as possible.

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.

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Estimates of 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 and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

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

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SUMMARY UPON REFLECTION



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

We ask that you re-read this Executive Summary. Whilst we have not had your personal experiences with insurance companies we have had experience of insurance companies and can only guide you based on our experience and we cannot give a 100% conclusive answer as to whether the property is moving or not in this particular instance due to the evidence available for us to see.

Please contact the sender of this report if you do wish to proceed with the purchase and we will then carry out the valuation and the re-build value for you. You have our mobile phone contact number and we will be more than happy to discuss this matter with you.

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

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

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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 as your employed Independent Chartered Surveyor represent your interests only.

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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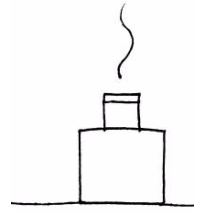
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EXTERNAL

CHIMNEY STACKS AND FLUES AND PARAPET WALLS



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 to the rear of the property.

This chimney is brick built and finished in painted render with one chimney pot and an ariel. Aerials can damage chimneys, with the wiring that holds them on cutting into the chimney like cheese wire. We were unable to see the flashing. From what we could see from ground level the chimney looked in average condition considering its age, type and style. Unfortunately we were unable to see the top of the chimney, known as the flaunching, we therefore cannot comment upon them.



Chimney to rear

Flashings Defined

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

Flaunchings Defined

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

Render Defined

A sand and cement external coating applied in two or three coats or layers.

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Finally, we have made our best assumptions on the overall condition of the chimney stacks 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. A closer inspection may reveal latent defects.

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

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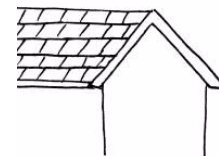
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ROOF COVERINGS AND UNDERLAYERS



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 it may or may not be present, please read on:

We will consider the roofs in three areas; the main roof, the front porch roof and the rear flat roof.

Main Roof

The main roof is pitched and clad with a small concrete tile and, from ground level, this looks in slightly below average condition considering the roofs age type and style. This is because we can see the tiles have opened up slightly (and we do mean slightly). This is often the sort of movement we see in a hipped roof, however it can also indicate movement in the structure as a whole.



Minor movement to roof tiles



Slight opening up of tiles,
hog back ridge needs re-bedding



The roof had an interesting tiling
detail over the semi-circular
window that we believe is known
as an eye brow

ACTION REQUIRED: Carry out periodic inspections and maintenance of the roof, as required.

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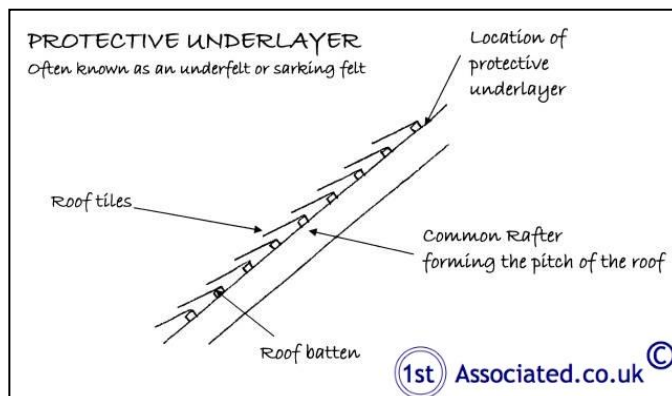
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Protective Underlayer (Often known as the sarking felt or underfelt)

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



When we inspected the loft space we found a Hessian base Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.



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

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Pitched Porch Roof

We would comment that we cannot see the flashing detail where it joins the main building, but equally we could not see any dampness coming in this area.



Rear Flat Roof Over Extension

Front porch roof

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.

This roof has a pseudo-pitched roof to give the impression of being pitched but behind it is a felt flat roof that has been covered with shingle.



Rear right hand side flat roof



Pitched roof hiding flat roof



Close up showing drainage outlet

Flat roofs are renowned for problems, but this flat roof being relatively new looked in reasonable condition, with no large areas of moss growing on it from what we could see indicating that there are flat areas, but we did notice some minor blemishes internally to the kitchen area, which may indicate that there have been some problems with water getting in. In our question and answer session the owners advised us that there had not.

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Flashings

We were pleased to see that there was a flashing between the flat roof/pseudo pitched roof extension and the main building. This has been cut in the form of a lead flashing. We feel the lead flashing, providing they are put in correctly, are the Rolls Royce of flashing materials.



Lead flashing

Ventilation of Flat Roofs

The latest Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided. This will stop the possibility of fungal growth above the ceiling in the flat roof area.

We could not see ventilation in this roof but then again it is often well hidden.

Insulation of Roofs

Modern construction has lots of thermal insulation. In this case we could not establish if there is insulation within the roof as we have not been able to access it.

All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from ground level and/or upper floor windows.

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

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

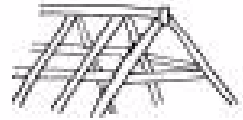
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ROOF STRUCTURE AND LOFT



(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

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

Main Roof

Roof Access

The main roof is accessed via the loft hatch located in the landing. There is a loft ladder, electric light or secured floorboards.

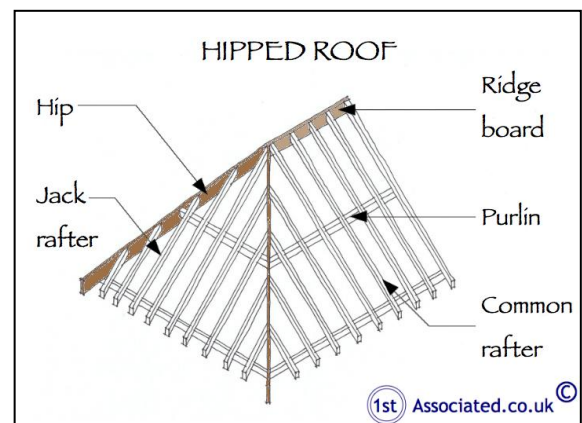
There were lots of stored items in there which limited our view.



Mass of stored items

Roof Structure

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



Hipped roofs are renowned for movement as they effectively sit on themselves.

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There has been some slight movement in the hip which we can see. We can also see some slight staining to the timbers at the gablet end which indicates some dampness is getting in to these areas, which relates to the roof tiles that we have seen movement on, as mentioned earlier.



Slight movement in the hip

Roof Timbers

We have inspected the roof structure for:

- Serious active woodworm
- Structurally significant defects to the timbers
- Structurally significant dry rot
- Structurally significant wet rot

Our examination was limited by the general configuration of the roof, the insulation and mass of stored items. What we could see was generally found to be in slightly below average condition for its age, type and style, due to the minor movement and small amount of dampness getting in. It is, however, feasible that there are problems in the roof that are hidden.

ACTION REQUIRED: The only way to be 100 per cent certain is to have the roof cleared and checked.

Water Tanks

We can see a plastic water tank.

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



Plastic water tank

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Ventilation

We cannot see any ventilation in the roof.

ACTION REQUIRED: Add vents.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

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

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

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

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GUTTERS AND DOWNPIPES



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

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

Gutters and Downpipes

The property has plastic gutters and downpipes which appeared in average condition. There may be some minor leaks, but we feel that most people could live with these.



Plastic gutters and downpipes

Flat Roof and Pseudo Pitched Roofs

We believe the flat roof outlet overflows the gutter below and causes dampness to the rear of the kitchen/dining room area.

ACTION REQUIRED: There is very little you can do with the flat roof as far as we can see to amend the detail, other than when the roof extension goes on up to two stories you amend back to a normal rainwater and gutter and downpipe detail.

We would always 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.



This is the outlet that the water comes from the flat roof



Dampness to the rear in the kitchen /dining area

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Soil and Vent Pipe

The property has plastic soil and vent pipes.

The property originally had cast iron gutters and downpipes and soil and vent pipes and there may be elements of this remaining. If there are then these need to be redecorated and maintained, though we would add that cast iron usually lasts far longer than plastic.



Plastic soil and vent pipe

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 100 per cent 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 constructed of Stretcher Bond brickwork and finished in smooth painted render.

Painted Render

The external walls are rendered. We are always wary when we see rendered properties as it usually means they have been rendered for a particular reason.



Painted render



Repairs to render

In this particular case we believe it is part of the original aesthetics and we would consider the render to be in average condition.

We have carried out a tap test to the render at low level (literally hitting the render with the back of a hammer to try to establish if there are any hollow areas in it) and we feel in this instance that the render is in average condition for its age, type and style.



Hammer test on walls

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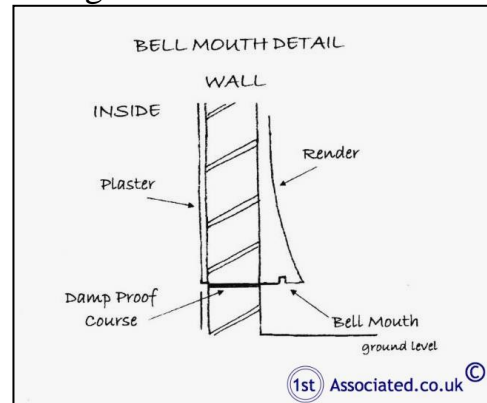
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Cracking

There has been some cracking and crack repairs to the render, as we showed you on the rear and the left hand side of the building.

Render Detailing

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



Drip detail over window



Drip detail to base of the render

Brickwork

There is a small area of brickwork beneath the render which is in a Stretcher Bond brick, bed originally in a lime mortar which has been repointed in a cement mortar.

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



Brickwork, originally it would have been pointed in a lime mortar but has been repointed in cement mortar (see sketch below)

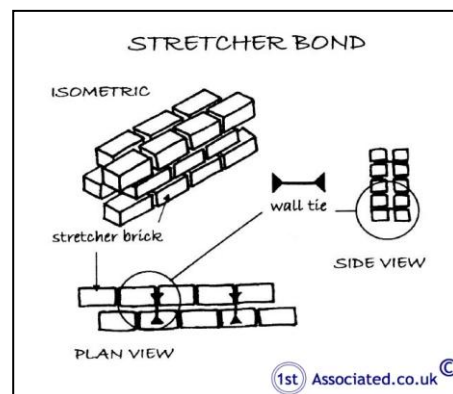
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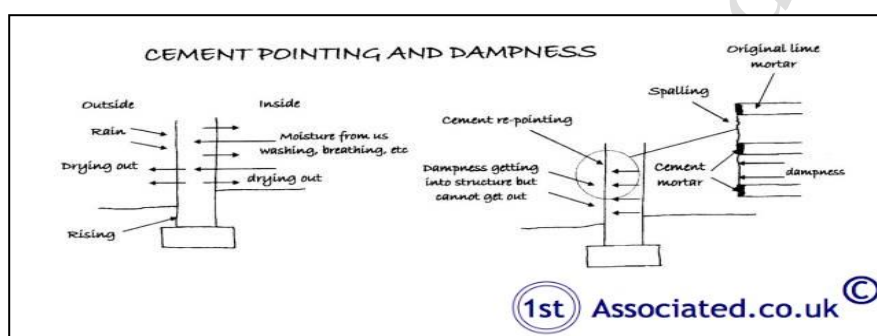
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Cavity walls were first used in Victorian times. It originates from solid walls not always being waterproof against driving rain and not providing a good degree of heat insulation. The design of cavity walls makes them relatively unstable and they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



Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. 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.

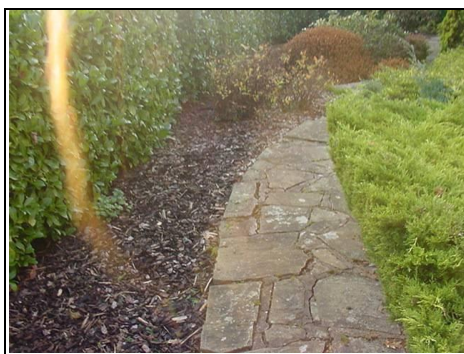


Movement

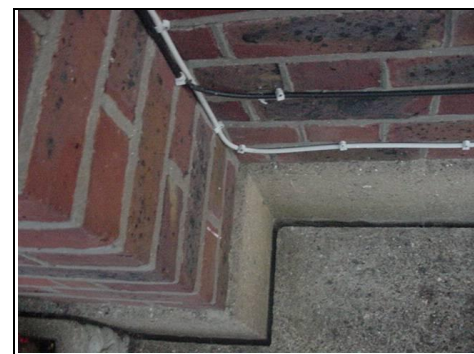
There are various signs around the property that indicate there has been some movement. We believe that some of them relate to the pavement moving away from the building, which we show in the three photos below. There has also been some movement in the property as a whole, which can be seen in the concrete around the building.



Path breaking up to front of property



Opening up between block paves and building to front of property



Movement between concrete and wall

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Cracking to left hand side



Cracking to rear left hand side

Retaining Wall

There was a hidden retaining wall on the left hand side that we would like to have seen close up. Unfortunately we could not because of the hedge. This is the area where we suspect the minor movement has been.



Hidden retaining wall to rear

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

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

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FOUNDATIONS



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

Foundations

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

Clay

This property stands on 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 clay properties.

Building Insurance Policy

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

It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this. Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection - the Building Research Establishment recommend a year of monitoring of any cracking.

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

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

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Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

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TREES

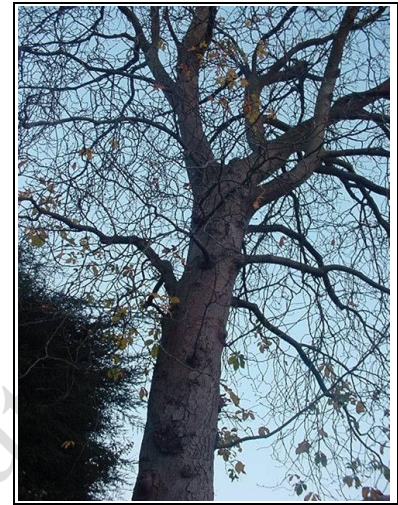


Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There were mature trees in the garden. We paced these at being approximately 18 paces from the property. The maximum that we are aware of for an insurance company requiring them to be notified on is 15 metres at present, many are ten metres some are five metres.

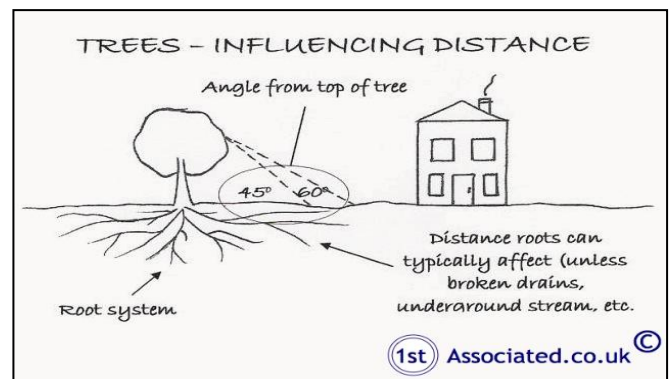
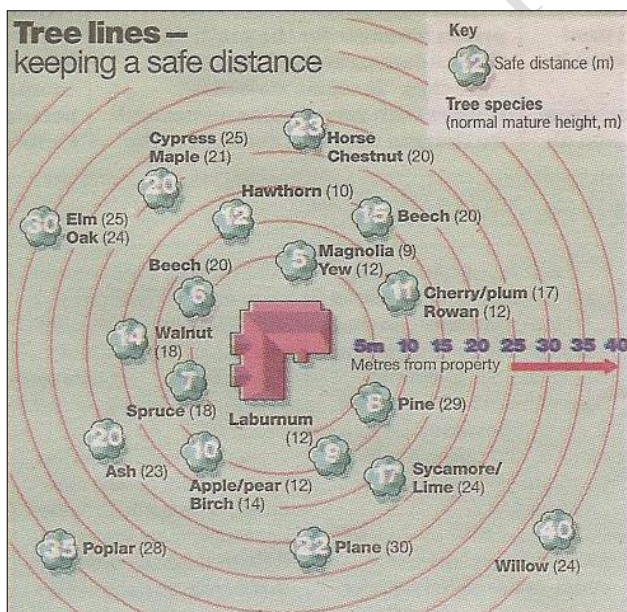
We do not believe the trees are within what would be termed influencing distance of the property at present, however you do need to regularly maintain

these trees given their height and size. We have put in a chart below showing how far a house should be away from a tree.



Large tree in rear garden

ACTION REQUIRED: Please obtain advice from an arboriculturist (not a tree surgeon).



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., etc.

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.

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case cannot physically see a DPC as there is a plinth around the perimeter of the property. In this age of property we would expect the DPC to have been built in.



Plinth around perimeter of property

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.

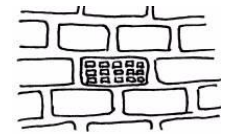
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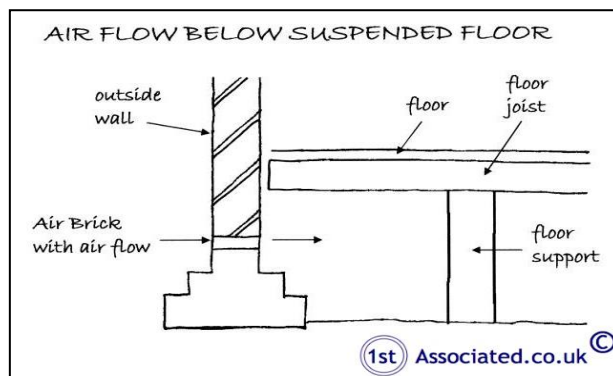
AIRBRICKS



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 airbricks. 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 Bricks

These indicate there is a suspended timber floor in parts of the property. You need to ensure that these air bricks are clear, which they were in the areas seen.



Air brick

We would add that the kitchen floor was solid under foot, we have assumed this is concrete and the floor to the side of the rear extension is timber; timber floors give a softer feel.

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 walls/floor, unless we have specifically stated so in this section.

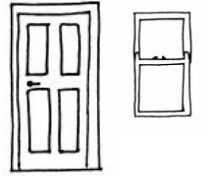
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FASCIAS AND SOFFITS AND WINDOWS AND DOORS



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.

Fascias and Soffits

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



Timber fascia and soffit

Windows and Doors

The property has plastic double glazed windows, which generally look to be of a reasonable quality. We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. In this case there were no trickle vents.



Double glazed windows

Trickle Vents Defined

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

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Enquiries should be made as to the existence of any transferable guarantees. Generally it is considered that double glazed units have a life of about ten years.

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 DECORATIONS

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.

There is a lot of render to decorate and this property needs redecorating. We were advised by the owner that it was last redecorated externally May 2009 so we would typically expect redecoration every four to five years. With rendered walls you also need to fill any cracks that appear in between times.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration 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 ceilings are likely to be a mixture of the original lath and plaster and plasterboard to the newer areas.

Plasterboard Cracks

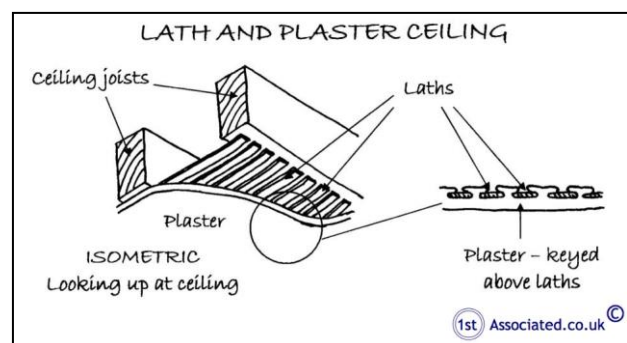
This is quite a common occurrence in older properties, brought about by differential movement in the structure to what the plasterboard can cope with. They tend to be very straight cracks.



Plasterboard cracks

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.

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Internal Walls and Partitions

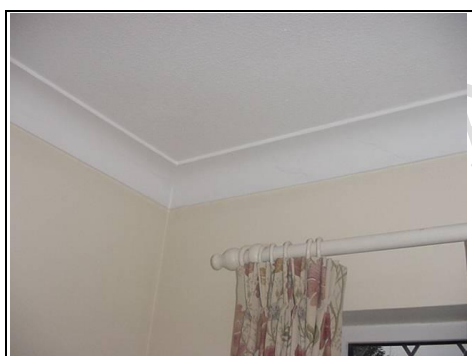
We believe these are a mixture of solid and studwork. It is of course impossible to determine the construction without opening up the walls and have therefore taken an educated guess.

Perimeter Walls

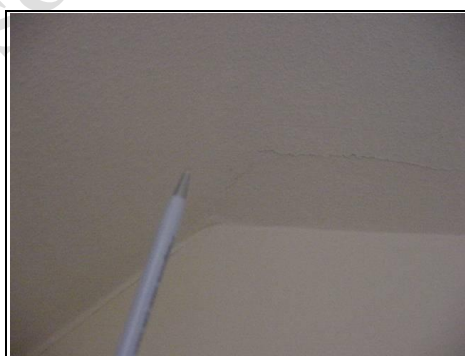
The walls are solid with a wet plaster. Again, without opening up the walls it is impossible to determine exactly what they are made of. This comment has been based on the look of the wall which is relatively “smooth”.

Tear Cracks

We noticed some tear cracking in the lounge, which generally indicates that there has been some movement in the property, however we would stress again that the movement is limited.



Tear cracks to reception room rear left hand corner (unfortunately you cannot see them on photo)



Tear cracks in front right hand bedroom

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.

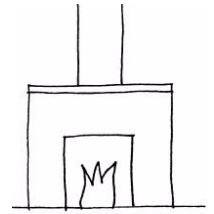
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CHIMNEY BREASTS, FLUES AND FIREPLACES



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 left hand side of the property (all directions given as you face the front of the property). However, the chimney breast is visible to the rear 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.



Fireplace

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 and we do not comment as modern techniques for adding support can concealed very well 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

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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

The floors are a mixture of suspended timber floor and solid floor. In the lounge, hallway and new lounge it felt soft underfoot, indicating a suspended timber floor, as in the adjacent sketch. In the kitchen area it was hard under foot, so we have assumed this areas is concrete.

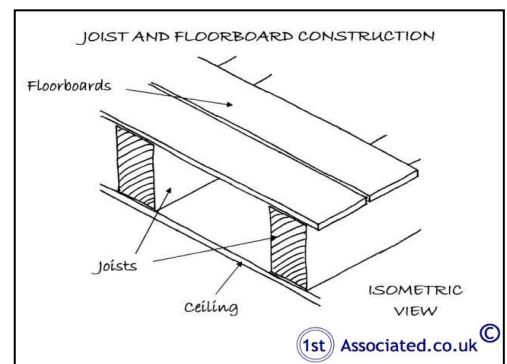
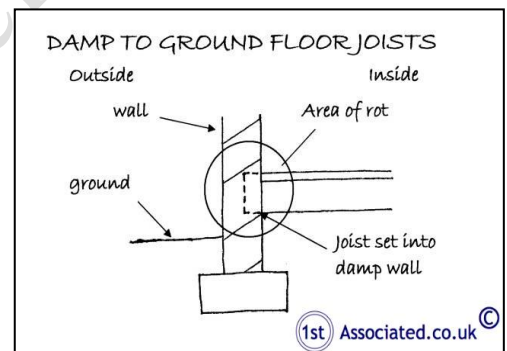
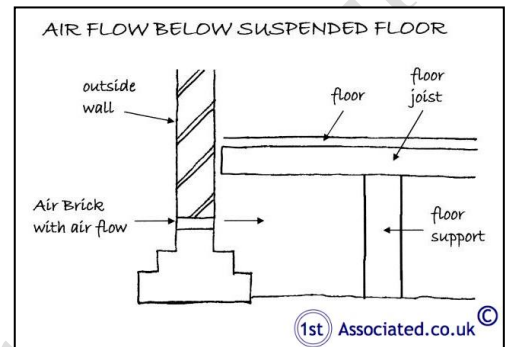
First Floor

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

Joist and Floorboard Construction Defined

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

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



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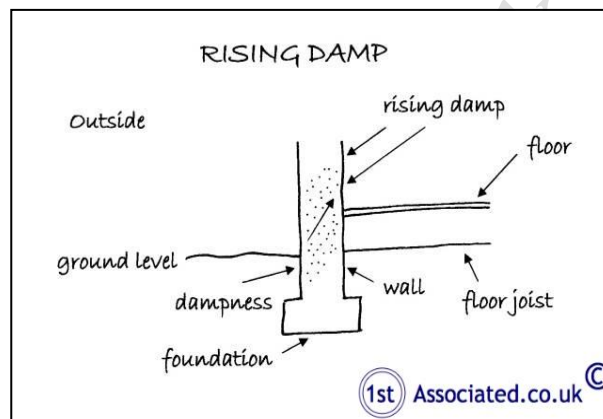


DAMPNESS

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

Rising Damp

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



A visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls.

In this particular case we have found minor rising damp.

ACTION REQUIRED: Please see the Executive Summary



Testing for and finding minor rising damp

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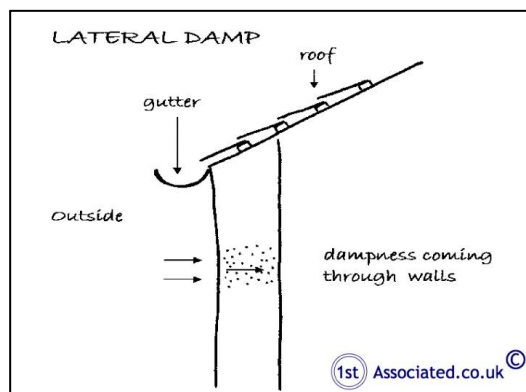
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Lateral or Penetrating Dampness

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

We used a damp meter on the external walls. We have not found dampness.



Condensation

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

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

However, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. Common sense is needed and a balance between heating and ventilation of properties. Normally opening windows first thing in the morning resolves most condensation issues.

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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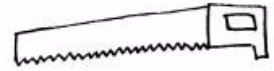
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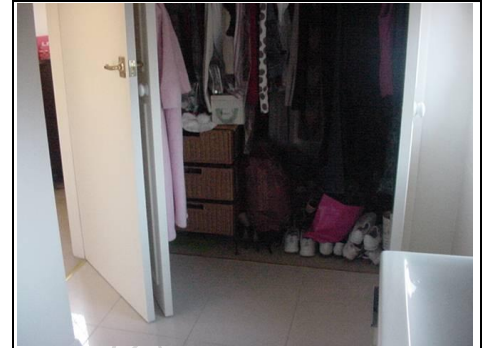
INTERNAL JOINERY



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 doors are painted flush doors.



Painted flush door

Staircase

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

Kitchen

We found the kitchen in average to above average condition, which is not surprising as it is relatively new.

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 overview of the condition. Please also see the External Joinery/Detailing section.

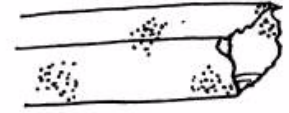
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TIMBER DEFECTS



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

Dry Rot

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

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

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

Wet Rot

*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.*

Again, we have not visually seen any wet rot during the course of our inspection. Again we would advise that we have not opened up the floors and we had a limited view of the roof.

Woodworm



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

The roof is the main area that we look for woodworm.

Within the roof we found no obvious visual signs of woodworm activity or indeed signs of past woodworm activity that has caused what we would term

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‘structurally significant’ damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings. We would comment in this instance that

ACTION REQUIRED: If you wish to be 100 per cent certain that there is no woodworm the only way would be to check the property when is emptied of fixtures and fittings etc.

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

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

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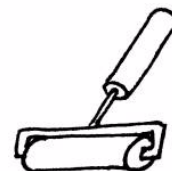
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INTERNAL DECORATIONS



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 average condition. You may wish to redecorate to your own personal taste.

It is very difficult to advise on how frequently redecoration should take place. This very much depends upon the use and abuse the decoration gets, for example, within hallways this tends to be greater than for example within a spare bedroom.

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.

HIPs

We understand that HIPs were suspended from 20th May 2010. Energy Performance Certificates are required before a sale completes.

Roofs

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

Walls

The property has rendered walls. In this age of property it is hard to say if they would be cavity construction or solid walls.

ACTION REQUIRED: Your Legal Adviser to check and confirm if there is insulation within the walls and advise us by return before the legal completion of the purchase to comment further, as often where insulation has been added at a later date it can cause damage to the wall ties.

Windows

The windows are double glazed and therefore will have reasonable thermal properties.

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Services

Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

Summary

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

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

HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.

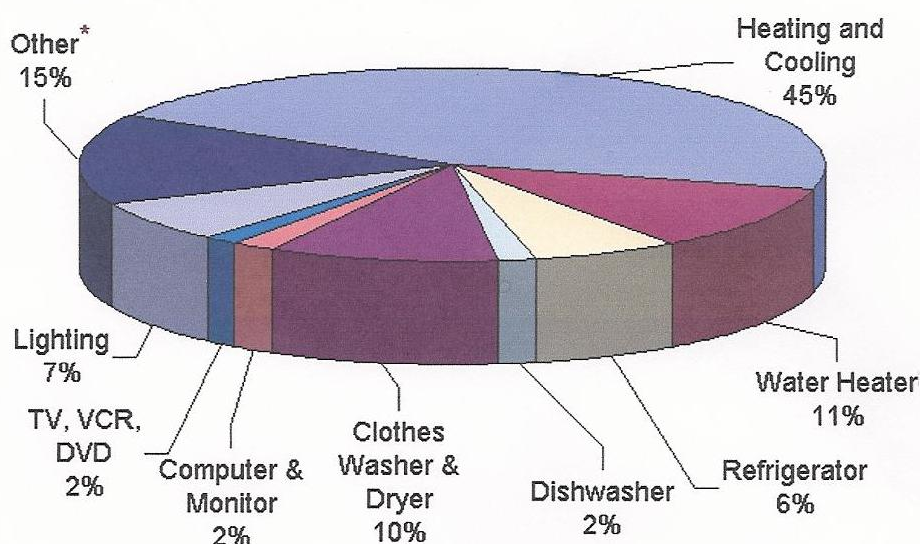
or alternatively www.cat.org.uk

*or Sustainable Energy Without the Hot Air by David J C MacKay
HTTP//www.withouthotair.com/Videos.html to download for free or buy a paper copy as we did.*

It is worth watching the video How Many Light Bulbs? by David J C MacKay HTTP//www.youtube.com/watch?v=UR8wRSp21Xs

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.

What does my energy bill pay for?



OTHER MATTERS



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

Security

A security system has been installed and is located in the hallway cupboard. A good alarm system should not only help reduce break-ins but also your insurance. We are not experts in this field and therefore cannot comment further. Further information should be obtained from the vendor and the installer at a later date.



Panic alarm

Fire / Smoke Alarms

Some smoke detectors were noted. The current Building Regulations require that they be wired into the main power supply. Obviously in a property of this age this is difficult, as it would mean having surface mounted wires or cutting wiring into the plaster.

ACTION REQUIRED: We would recommend, for your own safety, that smoke detectors be installed.

We have seen recently a smoke detector that fits within a light fitting (although we have not used these personally), which is charged when the light is switched on, providing it is switched on a certain number of times a year. We feel this is an excellent idea as it alleviates the problems of batteries running out. We would also advise that if you wish to have any general advice the local Fire Authority are usually happy to help.

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. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time. We are not asbestos surveyors.

ACTION REQUIRED: If you wish to confirm you are 100 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.

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ELECTRICITY



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

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

Fuse Board

The electric fuses and consumer units were located under the stairs. The fuse board looked to be from the 1980's/1990's and better fuse boards are now available.



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

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ACTION REQUIRED: As the property is changing occupancy an Institute of Electrical Engineers (IEE) test and report should be carried out by a NICEIC registered and approved electrical contractor or equivalent.

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.

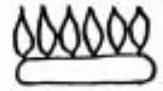
For basic general information on this matter please see the appendices at the end of this report.

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

We are advised that the property has mains gas, located in the hallway cupboard. 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.

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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 that the internal controlling stopcock is located in the kitchen cupboard and the external one is on the pavement, left hand side of the driveway entrance. In both cases we were advised of this by the owner and have not actually seen them.

Water Pressure

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

Cold Water Cistern

Please see our comments in the Roof Section.

Hot Water Cylinder

There is a hot water cylinder located in the airing cupboard in the rear right hand bedroom. It is factory insulated, which indicates that it is relatively new (in this case we mean in the last 30 years).

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

The boiler was located in the utilities room and is a wall mounted Potterton.

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

Ten Minute Heating Test

The owner turned at our request turned on the heating for approximately ten minutes. We checked the radiators on the and found these to be warm.

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

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

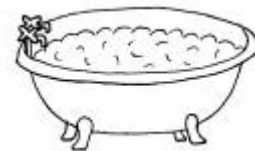
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BATHROOM



In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.

Family Bathroom

The property has a three piece bathroom suite bathroom suite, consisting of a bath, wash hand basin and WC, which looks in reasonable condition, subject to some day-to-day wear and tear, as one would expect.

En-Suite Bathroom to Master Bedroom

This comprises of a shower, WC and wash hand basin, which looked as new and included a wet room style area.

Cloakroom with shower to the ground floor

We would always say that it is good to have a cloakroom wherever possible. In this case, it also has the luxury of a shower.

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 bathroom and kitchen. No build up or back up was noted.

Inspection Chambers / Manholes

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

We have identified three inspection chambers / manholes.

Inspection Chamber / Manhole One, located to front middle

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

From what we could see it is lined with concrete.



Manhole to front middle

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Inspection Chamber / Manhole Two, located to front left hand side

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

From what we could see it is it is lined with concrete.



Front manhole



Tree roots in drain

Inspection Chamber / Manhole Three, located rear left hand side

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

From what we could see it is it is lined with concrete.



Rear left hand side manhole

ACTION REQUIRED: You need to have a closed circuit TV camera report in this area due to the cracking that we can see above.



Cracking near to drains

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

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

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.

Normally in a property of this age the rainwater drains discharge into a soak away.

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 AREAS

The main focus of this report has been on the main building. If you wish us to do a specific report on the other buildings then you need to instruct us for this separately. We are offering here a brief overview.

GARAGE / DRIVEWAY



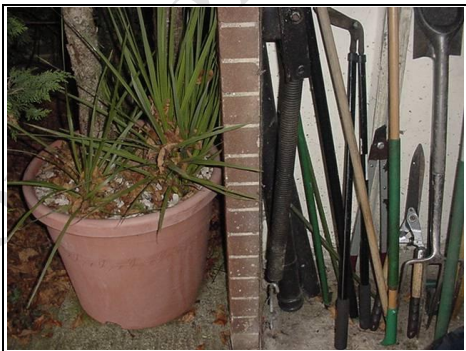
There is a pre-fabricated concrete garage. We often find with these that as they get older the reinforcement in them rusts and starts to break the garage up. There are so many tools and other equipment in the garage (including a car, which we very rarely find) that it is was difficult to view properly.



Garage



Inside of garage



Tools inside garage



Inside of garage

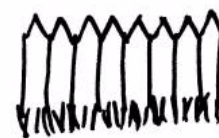
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EXTERNAL AREAS



Front Garden

The front garden is on a sloping site.

ACTION REQUIRED: Please see our comments in the Executive Summary about the pavement, etc, dropping away.

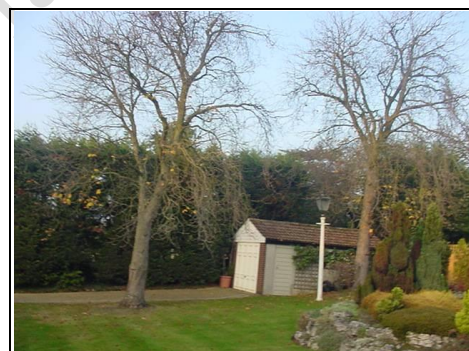


Sloping front garden

Rear Garden

Reasonable sized garden with landscaped areas and mature trees.

ACTION REQUIRED: Please see our comments about the trees requiring maintenance.



Rear Garden

Boundaries: The left hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

We could see there was further movement. This co-incides with the cracking that we could see on the left hand side.

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Cracking to boundary wall on left hand side

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

Right Hand Neighbours

There was no-one in at the time of our inspection.

Other Neighbours

These were quite far away.

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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) Timber treatments, wet or dry rot infestations.
 - ii) Rising damp treatments.
 - iii) Cavity wall insulation and cavity wall tie repairs.
 - iv) Double glazing or replacement windows.
 - v) Roof and similar renewals.
 - vi) Central heating installation.
 - vii) Planning and Building Regulation Approvals.
 - viii) Removal of any walls in part or whole.
 - ix) Removal of any chimneys in part or whole.
 - x) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.

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- 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 Envirosearch 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 Envirosearch 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 Envirosearch or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

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

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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!) then please do not hesitate to contact us on **0800 298 5424**.

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REFERENCES

The repair and maintenance of houses

Published by Estates Gazette Limited

Life expectancies of building components

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

Surveying buildings

*By Malcolm Hollis published by Royal Institution of
Chartered Surveyors Books.*

House Builders Bible

By Mark Brinkley, Published by Burlington Press

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

ENGLISH LAW

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

SOLE USE

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

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.

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WEATHER

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

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

NOT LOCAL

It should be noted that we are not local surveyors 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.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to:

- 1.1 the mass of stored items in the roof
- 1.2 suspended timber floors on the ground floor not being opened up, and
- 1.3 not having full access to the flat roof area as there was no hatch here, as is common.



Mass of stored items in roof limited our view

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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 enquiries prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

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

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

TERMS AND CONDITIONS

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

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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 - British Gas or NICEIC Electrical Contractor.
2. A certificate from the local authority saying that the installation has approval under the building regulations.

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

Work You Cannot do Yourself

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

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

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

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www.hometrack.co.uk

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

www.motleyfool.co.uk

We also like the Motley Fool website which is a general financial site and although it is selling financial services and other services they do tend to give a very readable view of the housing market.

www.rightmove.co.uk

This is probably the largest Internet search engine for estate agency sales and also has useful information with regard to prices of property (but it is not the same as having a chartered surveyor value it).

www.zoopla.co.uk

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

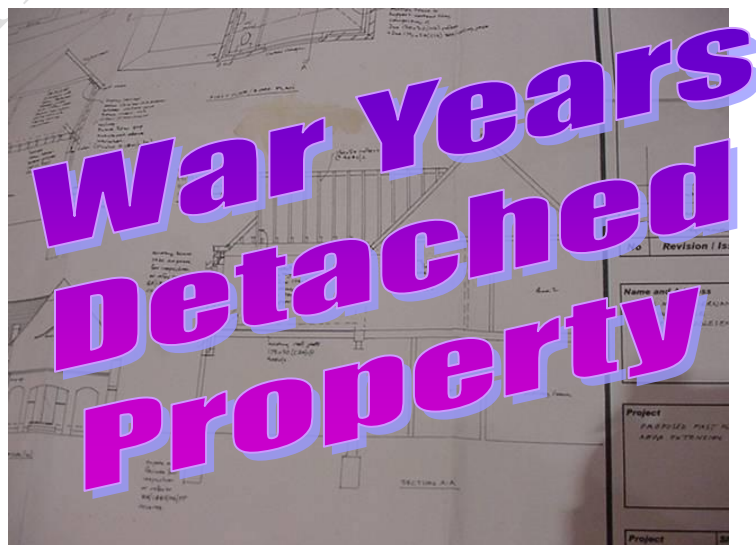
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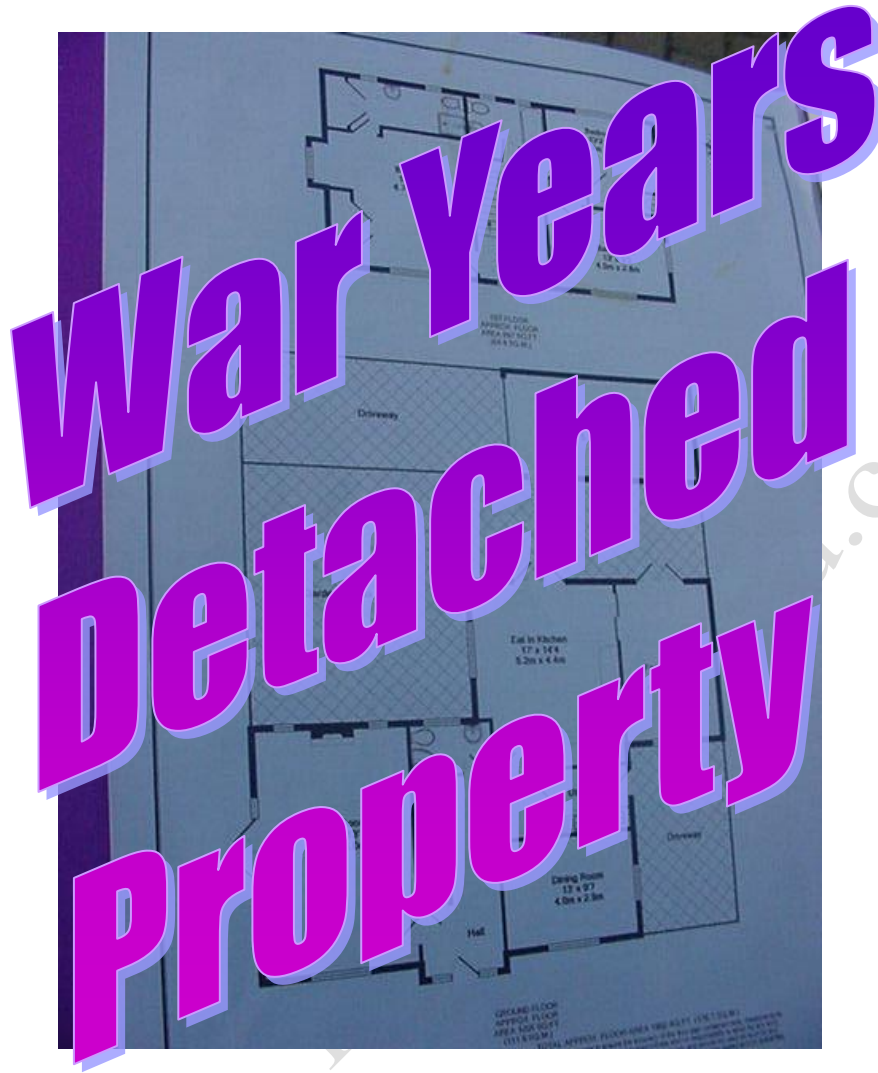
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COPIES OF PROPOSED EXTENSION DRAWINGS





Plan of the property

We appreciate you already have a copy of this
but thought we would include it for completeness
in the report.

ORIGINAL PROPERTY MEASUREMENTS

The original property has been measured by Go View at 11.1 metres in length by 6.2 metres. The extension is not shown on this and is measured as 8.5 metres by 5 metres. The plot area is being shown at approximately a quarter of an acre.

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