

BUILDING SURVEY

On

XXXXXXXX

XXXXXXXX

Brockenhurst



which
has been prepared
for

Mr XXXXXXX

**KEVIN SHAW & ASSOCIATES
CHARTERED SURVEYORS**

**Brackendene
Woodlands Road Brockenhurst
Hampshire SO42 7SF**

Inspected on XXXXXXX

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A: GENERAL INFORMATION

You should appreciate that surveys, by their nature, tend to concentrate on the defects and negative aspects of a property. When reading this report you should always keep in mind the initial reasons for your interest in the property and take time to discuss matters with us. We believe our job is not to deter you from the purchase, but to assist, wherever possible in your buying decision:-

Whilst we endeavour to avoid jargon in our reports, the use of some technical terms is unavoidable and we attach a Glossary at the end of our report. However if any part of our report is unclear please contact us



A1. Name & Address of Client

XXXXXX
XXXXXX
XXXXXX
XXXXXX

A2. Address of Property

XXXXXX
XXXXXX
XXXXXX
XXXXXX

A3. Date of Inspection

The property was inspected on Wednesday 16th July 2014. This report has been prepared by Kevin Shaw MRICS.

A4. Scope of Instructions

We have carried out our report and inspection on the basis of our standard conditions of engagement, a copy of which was attached to our instruction letter and a further copy of which is attached to this report.

The report should be construed as a comment on the overall condition of the property and the quality of its structure at the time of survey. It is not an inventory of every single defect, many of which would not significantly affect the value of the property.

This Survey report is for the private and confidential use of the client and the client's professional advisers only, and shall not be reproduced in whole or in part or relied upon by any third party for any use whatsoever without our express written authority.

We have not at this stage arranged for any specialist's reports on the drainage system, heating system, electrical or plumbing installations. We have however made brief comments on these installations where appropriate.

In our report we refer to approximate time scales for repair work etc. and for your guidance and avoidance of doubt, our definition of these is as follows:

- Immediate: within 1 year
- Short term - within 1 to 3 years
- Medium term –within the next 4 to 10 years
- Long term – within 11 to 20 years
- Very long term - over 20 years

Where relating to structural damage and crack widths the expressions negligible, very slight, moderate, severe and very severe are used they generally mean the following:

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 2mm
Category 2	"slight"	>2 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	15 but < 25mm
Category 5	"very severe"	>25 mm

Table 1. BRE Digest 251

Classification of damage to buildings based on crack widths

A5. Weather and Orientation

The weather at the time of inspection was hot, dry and sunny. This was preceded by a period of generally dry weather.

All directions given in the report assume that the reader is outside looking towards the front door, which faces approximately east.

A6. Tenure

We understand the property is being sold on the basis of vacant possession of the Freehold interest with no onerous covenants, restrictions or outgoings relating to the property, and this should be confirmed by your Legal Adviser.

A7. Statutory Controls

The property is Grade II listed as a building of special architectural or historic interest, a copy of the listing details taken from Images of England web site are included in the Appendix.

It is important to appreciate that listed status will restrict or prevent any works or alterations which are felt to affect the architectural or historic integrity of the building any such works will require Listed Building Consent.

It is advisable to consult the Conservation Officer for any works other than routine "like for like" repair and maintenance since the making of an unauthorised alteration to a listed building is a criminal offence.

Conservation philosophy is evolving all the time and is inevitably a somewhat subjective matter since Conservation Officers tend to have differing views as to what works will have an adverse effect on the architectural or historic integrity of a particular building. The more pragmatic Officers recognise that buildings have evolved and developed over the centuries and in principle accept that they should be allowed to continue to do so, whilst at the same time respecting the historic integrity. The more zealous practitioners adopt a more "preservationist" stance and can at times prove more obstructive. In any event, you should be prepared for the use of traditional materials and techniques.

The rear extensions would have required Local Authority Building Regulations, Listed Building and Planning Permission. We recommend that your Legal Advisor should be asked to make the appropriate and necessary enquiries regarding consents generally.

A8. Assumptions

In providing this report, the following assumptions have been made:-

- a) That no deleterious or hazardous materials or techniques have been used in the construction of the building.

- b) That the property is not the subject of any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown.
- c) That the property is unaffected by any matters, which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice and that neither the property, nor its condition, nor its use, nor its intended use is or will be unlawful.
- d) That the inspection of those parts, which were covered, unexposed or inaccessible, would not have revealed material defects or caused the surveyor to have altered the report materially.
- e) That no radon gas is present at the property.
- f) That the subject property and neighbouring property are free of Japanese Knotweed or other invasive weeds.

B: DESCRIPTION

B1. Description

The subject property comprises a Grade II listed three bedroom semi-detached cottage believed to date back to the late 18th Century.

It is beyond the scope of this Report to provide an appraisal as to the history and evolution of the building. It is however clear that the building has been much altered and extended since its original construction, including a two storey and single storey rear extensions.



The original cottage has been built with solid brick walls in Flemish garden wall bond whilst the rear extension is of cavity brick construction with timber frame at first floor level with tile cladding. The main roof is of pitched design, hipped to one end, finished with plain clay tiles and supported by a traditional timber rafter frame. There are flat felt roofs over the rear extensions with pitched tile perimeters.

The ground floors are believed to be of solid concrete construction throughout whilst first floors are of suspended timber joist construction.

B2. Accommodation

A room layout plan is attached in the Appendix. This is a reproduction of a floor plan within the Selling Agent's brochure and has not been checked and its accuracy is not guaranteed. For ease of reference and to assist comprehension in the following report the room descriptions used in the following text are those shown on the Agent's plan.



Rear elevation

B3. Garage and grounds

The property has a single detached garage incorporating a utility to rear which is approached via a gravel drive. The entrance to the drive appears to be shared with the adjoining shop.

There is an enclosed garden to rear which is mainly laid to lawn.

B4. Location

The property is located in Brockenhurst off Lyndhurst Road (A337) within the Waters Green Conservation Area.

Brockenhurst is at the heart of the New Forest lying between Lyndhurst and Lymington. It is noted for its unfenced village centre allowing commoning animals to wander freely amongst its many shops & businesses

Most day to day shopping needs can be found in the village including chemist, butchers, grocers, post office and Tesco convenience store. There is also a Nisa store right next door.

Other facilities include village hall, primary school, and Brockenhurst College, a highly regarded 6th form college.

The Georgian market town of Lymington is approximately 5 miles away Lymington has a wide range of shops and boutiques including three supermarkets, as well as having the benefit of excellent sailing facilities including two large marinas on the Lymington river, three chandleries, and moorings on the river and at the Town Quay for visiting Yachtsmen.

The mainline railway station offers a fast link to London (Waterloo 90 minutes approximately). Junction 1 of the M27 lies 12 miles to the north, and links with the M3 for access to London.

No environmental report was provided or requested. No other details are known and further enquiries should be made by yourself or by your legal adviser.

B5. Services

The property is connected to mains water, gas, electricity and drainage.

The dwelling has a gas fired boiler/radiator central heating system.

More details about the services are provided later in the report.

B6. Circumstances of Inspection

The property was partly furnished and all floors were covered with carpets or other fitments at the time of inspection. The presence of fitments such as base units in the kitchen meant that not all floor and wall surfaces were accessible for inspection. Stored and boxed items also restricted our inspection.

Our inspection was limited to those parts which could be seen from ground level within the boundaries of the property and public rights of way. Not all sections of the roof coverings to the rear of the property were visible including the flat roof over the rear bedroom and bathroom.

Our inspection of the roof void was limited to those areas that were readily and safely accessible.

C: CONDITION - EXTERNAL

C1. CHIMNEY STACKS AND FLUES

There is a single brick chimney stack appertaining to the subject property which is shared with the adjoining cottage.

Our examination of the chimney stack was confined to an inspection from ground level using binoculars.



The chimney stack – front view

The stack is surmounted by two chimney pots (one for each property). The pot is fitted with a metal cowl. The stack is sealed to the adjacent tile coverings with a lead apron and flashings.

The chimney is reasonably straight and true with no signs of significant bulging or cracking. The brickwork is in a fair condition with some spalled brickwork noted – probably caused by the use of non sympathetic cement mortar repairs (a lime based mortar should be used with brickwork of this age).

Some localised repairs will be required from time to time, together with replacement of spalled brickwork.



Rear flashing which is poorly detailed – note pointing to ridge tile is deteriorating

The chimney pot is in satisfactory condition although we cannot comment upon the condition of the cement flaunching at the top of the stack. Some plant growth has taken root.

The flashings are in a reasonable condition, although the sections to the rear have been poorly fitted. When repairs are carried out to the chimney/roof we suggest this section is replaced.

Stacks of this age do not usually incorporate a proper damp-proof course and even with the flashings in good order, some internal dampness may still occur from driving rain.

Installing a damp course is a disruptive and expensive operation, which is not warranted in this case, as any dampness is unlikely to affect the living accommodation.

As chimney structures are the most exposed part of the building they are prone to heavier weathering. Effective maintenance is therefore essential.

The fan assisted flue serving the central heating boiler is located to the rear of the utility and is satisfactory.

C2. MAIN ROOF

The main roof is of pitched hipped construction with the main ridge spanning from left to right.



Front roof slopes

The main roof is covered with plain clay tiles and finished with angular clay ridge and hip tiles bedded in mortar. To the rear of the property at the abutment of the main roof slopes a sloping metal lined valley was noted.

The roof tiles comprise a mixture of hand made and machine made clay tiles with varying cambers.

The main roof slopes have been viewed from ground level with the aid of binoculars. Felt or similar linings are used nowadays to help prevent the entry of water into the roof space, but their presence prevents an examination of the undersides of the roof tiles themselves and their method of fixing.

Externally, the main roof slopes over the property were noted to be reasonably even and free from any undue distortion, deflection or distress which suggests that the roof framework is dealing adequately with the imposed load of the roof covering.

The roof tiling is in reasonable order considering its age, although inevitably there are a few slipped, missing and broken tiles, which will need replacement. In view of the age of the roof, ongoing replacements must be expected.



Close up of front roof – there is the odd missing or slipped tile



Rear roof slopes



Close up detail – showing the odd chipped or slipped tile

Whilst all ridge and hip tiles were noted to be in place the mortar pointing is cracked and weathered in places. No urgent repairs are required at this stage, as none of the tiles appear to be working loose. However these tiles are often dislodged in high winds and for safety they should be periodically checked and re-fixed, as found necessary.

Moss growth is present on roof slopes. This can impede the run-off of rainwater, lead to gutter blockages and cause water penetration into the roof void, which in turn may lead to rot or other defects in nearby timbers. Occasional cleaning down will be needed. Care should be taken as some damage to the coverings may occur when removal is undertaken.

No provision has been made for ventilation of the main roof void and you should refer to our comments later in the report. Ventilation is important to prevent problems with condensation.

C3. SECONDARY ROOF(S)

There are a number of secondary roofs to the property including two flat felt roofs over the rear extensions and a duo pitched roof over the front porch canopy.

As mentioned in section B6 we were unable to carry out an inspection of the flat roof over the rear bathroom/rear bedroom and cannot comment upon its condition. However we would expect it to be of the same age/condition as the lower flat roof.

The lower flat roof, which is set behind a tile perimeter, has a bitumen felt covering with a protective layer of stone chippings.

Felt covered flat roofs have a normal life expectancy of some ten to fifteen years before replacement is necessary due to age deterioration of the materials used during construction. At the time of our inspection there were no signs of leakage to the ceiling below or significant deterioration to the felt or previous patch repairs. However flat roofs do not have a tendency to leak without prior warning which is often only evidenced

internally as a result of water staining to ceilings fixed below flat roofs.



Lower rear flat roof – covering is clearly of some age

We believe that the flat roofs to this property has been in place for some years with evidence of moss growth. You should anticipate an above average maintenance/ renewal liability with this roof. The roofs should be monitored regularly and repair / recovering undertaken immediately at the first sign of any future failure.



When undertaking future recovering you should appreciate that modern elastomeric felts are now available. These have better durability and resistance to thermal expansion and contraction during period of hot weather than traditional felt, and although more expensive, should be used wherever possible. In addition when the flat roof is recovered the opportunity should also be taken to review and upgrade the levels of insulation and ventilation to the roof structure in an attempt to improve heat retention and guard against

condensation occurring which could damage timbers. Any decking found to be defective will require renewal.

It is recommended that the flat roofs are inspected twice a year, preferably in the spring and autumn to arrange the clearance of leaves, debris and dirt which may prevent proper drainage or cause deterioration, and to identify at an early stage any signs of failure.



Damaged ridge tiles to flat roof perimeter (lower flat roof)

The tile perimeters are in fair condition, but like the main roof coverings ongoing maintenance should be anticipated. Some repairs are required to the ridge tiles which appear to have been damaged by a ladder.



Porch canopy roof

The porch canopy roof is in a reasonable condition. The tile flashings which seal the roof to the adjacent walls are not as effective as lead flashings however it is unlikely that the Conservation Officer would approve of their replacement as this would alter the appearance of the property.

C4. FLASHINGS AND VALLEY GUTTERS

Lead flashings seal the chimney stack to the tile roof coverings. As mentioned earlier the flashing to the rear of the stack is poorly detailed.



There is a lead lined sloping valley to the rear of the building which discharges onto the flat roof. The lining appeared to be satisfactory. Rainwater from the flat roof appears to discharge to a felt valley between the two properties (assuming that there is an adequate fall). The metal flashing beneath the felt has slipped and requires re-securing.



The metal flashing beneath the felt has slipped and requires re-securing in order to prevent problems with damp penetration

C5. GUTTERS AND DOWNPIPES

Rainwater is collected from the base of the main roof slopes by black plastic half round gutters which are secured to the walls with metal brackets. Rainwater outfall is then discharged via a mixture of plastic and older cast iron hoppers and downpipes which in turn discharge below ground level into either soakaway chambers or into the drainage systems.

No serious defects were noted from ground level. However it was not raining at the time of our inspection and we recommend that the rainwater fittings generally are checked during a period of significant rainfall in order that the full extent of any inadequate falls, blockages, defective joints or other defects which may give rise to possible leakage can be established and all necessary repairs undertaken.



Whilst the rainwater fittings appear to be in a reasonable condition we should point out that plastic rainwater goods are generally regarded as inappropriate for use on a listed building. Consequently the Conservation officer may wish to see the fittings replaced in a more sympathetic material (ie cast iron or lookalike cast iron).

It is essential that the creepers growing to the front are regularly cut back or preferably removed to minimize blockages.

C6. SOIL & VENT / WASTE PIPES

There is an internal plastic soil and vent pipe (main vertical drain pipe) to the left side of the property. This is mainly boxed in and hidden from view, preventing inspection and comment upon its condition. However no signs of dampness or disrepair were noted where the pipe is located.

C7. GULLIES

There were no visible gullies.

C8. EXTERNAL WALLS

The external walls to the original cottage are of solid brick construction approximately 250mm in thickness whilst the walls to the rear extension are of cavity brick construction with timber frame at first floor level.

No inspection of the foundations could be made so we are unable to report on their form or on the condition of the soil beneath them. Foundations are likely to be limited by today's standard. If we excavated around the foundations we would expect to see a stepped brick foundation or possibly a stone filled trench.

Most buildings suffer some degree of settlement, ie downward movement after they are built, due to compaction of the ground under the weight of the building. Normally, such movements are relatively minor and will occur early in the life of the building so that a house of this age would, by now, have reached essentially a stable state.

There is no evidence internally or externally of any ongoing or progressive movement to the property. We inspected all internal walls, floors, door frames with a level and by eye to establish whether there is any evidence of movement to the main structure of the building and none was found. We would normally expect the current apparent state of stability to continue unless it is disturbed by such things as leaking drains or water service pipes.

There is a small vertical crack to the front wall of the property below the window. The crack is likely to be due to thermal movement and is not considered structurally significant.



Vertical crack below window (not clearly visible in photo)

We would recommend that it would be prudent on your part to make formal enquiries via your solicitor of your proposed buildings insurers prior to exchange of contracts and to obtain confirmation that the property will be insured on an "all-risk basis" during the period of your ownership and therefore if future problems with ground movement,

subsidence, settlement or foundation failure were ever encountered that this would be a fully insured peril subject to the payment of any policy excess. In the event that such confirmation cannot be obtained then this matter should be referred back to us in order that we can advise you further before you are committed to purchase.

Confirmation from your proposed building insurers regarding the current and future insurance status of the property is particularly important as we can only advise upon the current condition of the property. We cannot comment upon future climatic changes and in particular the effects which periods of adverse weather could have upon the subsoil and the structural stability of the property.



Spalled bricks – caused by the use of a non compatible hard cement mortar.

With solid brick walls it is important to use a lime mortar. A lime mortar is more flexible than a hard based sand cement mix and allows the walls to “breathe”. Unfortunately a cement based mortar has been used. Cement mortars cause the bricks to spall where moisture is forced out through the brick rather than the pointing. This has occurred in some areas and in the medium term some bricks may have to be replaced (consulting beforehand with the Conservation Officer).

Removal of the hard cement mortar would be difficult without damaging the brickwork.

The walls to the rear are built using cavity wall construction with an outer and inner skin, with a space, the “cavity”, in between. The two skins should be connected at intervals with metal wall ties. The gap between the two walls is necessary to prevent water transmission through external walls. In the construction of a property, it is imperative that mortar and other debris are kept off the cavity wall ties and out of the cavity itself. The presence of mortar on the ties and other debris within the cavity can lead to damp transmission to internal surfaces or premature deterioration of the wall ties.

We would draw your attention to the fact that all properties built before May 1981 (after which date the relevant British Standard was upgraded) are prone to the long term risk of cavity wall tie failure before the end of the useful life of the building as a whole. The two skins of cavity wall construction should be connected at intervals with metal wall ties. In recent years in many areas of the country properties have suffered from rusting of these

metal ties and deterioration of the wall ties will almost undoubtedly have taken place here to some degree and will, of course, continue.

Symptoms of tie failure and remedies depend on the age of the property, the type of tie used and the degree of rusting which has taken place. The effects of tie failure may, but not necessarily, result initially in horizontal cracking along the cement joints followed in extreme cases by bulges in the walls and eventual collapse. A detailed inspection upon the condition of the wall ties can only be undertaken by drilling a hole through the outer leaf of the cavity and inserting an endoscope.

At present there is no external evidence of cavity wall tie failure.

C9. OTHER WALLS

The rear walls at first floor level are of timber frame construction with tile hanging. We cannot advise on the condition of the timber work behind the tiling without opening up the structure.



External surfaces must be maintained in weather tight condition to prevent deterioration of the timber work behind. Some of the tiles have slipped and should be replaced.

C10. DAMP-PROOF COURSE AND SUB FLOOR VENTILATION

A damp proof course (DPC) is an impermeable material inserted into the construction of the building to prevent dampness being transmitted by capillary action. A damp proof course (DPC) is generally required to prevent dampness rising from the ground into the lower elements of the structure, including all walls bearing on the ground and the structure of the ground floors. Damp proof courses became mandatory under the Public Health Act of 1875.

Having regard to the age of the original cottage it is unlikely that a DPC has been incorporated to the base of the walls and none was seen.

Portions of a bitumastic DPC were visible to the extension walls.

Ground Levels

High external ground levels are the principle cause of dampness in older buildings. The levels around the subject property have crept up over the years and are too high, being level and in some areas, well above internal floor level. This is highly unsatisfactory and it is essential that the external levels are lowered as soon as possible, ideally to around 150mm below damp-proof course and internal floor levels. As ever with an older house, this ideal may be difficult to achieve and it is important that the footings are not exposed, as this could cause drying of the sub soil which could lead to structural movement.



High external ground levels to flank wall – arrow points to the DPC

In order to reduce the level of external ground levels without having to cause extensive disruption to external paved or tarmac areas, it is possible to create a small trench around external wall surfaces. This will entail cutting back of tarmac or paved areas and digging a trench around the external walls so that a clearance of at least 150mm is maintained between the damp-proof course and ground levels. This trench can then be back filled with a permeable material such as pea gravel. This will allow an adequate clearance between the damp-proof course.

ACTION

GROUND LEVELS AROUND THE HOUSE SHOULD BE LOWERED AS SOON AS POSSIBLE TO MINIMIZE DAMPNESS. EVEN WITH THIS WORK UNDERTAKEN, THE WALLS WILL TAKE MANY MONTHS TO FULLY DRY (AROUND 30MM A MONTH IN A FULLY HEATED AND PROPERLY VENTILATED HOUSE).

Sub-Floor Ventilation

The flooring to the ground floor accommodation is of solid construction throughout with no requirement therefore for subfloor ventilation.

C11. EXTERNAL JOINERY / WINDOWS

Windows comprise softwood single glazed windows, which were probably installed when the property was refurbished in the 1980s.



Rot to timber cill

The external joinery has been neglected and decay was noted to many of the windows particularly the cills.



Rot to French door frame

It should be possible to salvage some of the windows however most of the window cills will need to be replaced. Alternatively consideration could be given to replacing the windows with better quality hard wood units. Being a listed property double glazing is unlikely to be acceptable.

The main front door is of hardwood part glazed specification whilst a part glazed stable

door is provided to the kitchen and French doors to the rear sitting room.

The kitchen and French doors are in poor condition and will need to be replaced together with their frames. Replacement door frames will need to be installed by a FENSA registered contractor or Building Regulation approval obtained.

C12. TIMBER DEFECTS / DECAY



As mentioned earlier the external joinery has been neglected and timber decay was noted to the windows and doors. Repairs/replacements are required.

C13. EXTERNAL DECORATIONS

The external decorations are deteriorating. We recommend that all external woodwork and metalwork is thoroughly prepared and redecorated as soon as weather conditions permit.

Before redecoration, repairs are required to the external joinery as already described. In addition, repairs to woodwork and re-puttying of glazing will be needed and the edges of the window and door frames carefully sealed to minimise damp penetration.

Regular renewal of the decorations will be required to prevent deterioration and help to maintain the visual appearance of the property.

C14. GARAGE

Detached from the main property there is a single garage which is of blockwork construction set beneath a flat roof covered with mineral felt. To the front there is a metal up and over garage door. Internally the floor is of concrete construction. The rear of the

garage has been sub-divided to provide a utility area which also houses the central heating boiler.



Deterioration to garage roof

No serious defects were noted in respect of the main elevations. The felt cladding to the roof was noted to be generally worn but with no evidence of damp penetration at the present time. The underlying ceiling was tested with a moisture meter and found to be dry. An above average maintenance/renewal liability will apply to this roof.

The garage door is likely to require early replacement. Consideration could be given to the installation of an automated door.

The garage timbers are in need of a general overhaul.

C15. OUTBUILDINGS / ATTACHED STRUCTURES

There are no attached structures or outbuildings.

C16. SITE

C16.1 Grounds / boundaries

The plot is bounded by mature hedging to front and timber fencing to rear.

Your Legal Adviser should confirm the extent and ownership of the boundaries . This is important as boundary walls and fences can be costly to repair and replace. Doubts over the position of the boundaries can also cause neighbour disputes that can be unpleasant and expensive to resolve.

C16.2 Drives / Paths

The property is approached via a small gravel driveway. The entrance to the driveway appears to cross over the neighbouring property. This should be verified by your Legal Adviser – if so rights of way and maintenance liabilities should also be confirmed.



Boundaries /rights of way should be checked

To the rear of the property there is a paved patio area. A number of the slabs are loose or uneven and the patio area should be relaid.

As mentioned earlier the external paved areas have been laid too high in relation to internal floor areas/damp proof course. External ground levels will need to be lowered.

C16.3 Garden / Trees

The main garden lies to the rear of the property and is mainly laid to lawn.

None of the trees are considered a significant threat to the property although the Leylandii hedge to front will require regular pruning.

C: CONDITION - INTERNAL

C17. ROOF VOID

Access to the main roof void is via a hatch in the left side bedroom. There is no loft ladder or light provided.

Our inspection was limited to readily and safely accessible areas only. Certain sections of the roof structure could also not be examined in detail, such as lower ends of the rafters and the wall plates.



Main roof void – showing additional supporting timbers

The main roof is rectangular in plan, pitched to a central ridge running from left to right. The roof structure comprises a traditional rafter frame incorporating hipped timber rafters, principle rafters and purlins provided at right angles providing support. The original frame has been strengthened with additional collars, struts and ties.

The roof frame has been overlaid with roofing felt which acts as a secondary means of defence against wind driven snow and rain penetration. The presence of the roofing felt indicates that the roof covering has been overhauled/replaced since the property was originally constructed as the original roof would have been unlined.



Original rafters overlaid with a non-permeable roofing felt

Existing insulation within the main roof space comprises a mineral fibre quilt approximately 100mm in thickness. Current recommendations are for 270mm of this material.

Improving insulation to reduce energy consumption needs to be taken with great care. Products intended for the insulation of modern houses can sometimes damage old ones because of their need to breathe. We would recommend that the insulation is replaced with a natural breathable material. Section 25 (Insulation).



Mineral fibre quilt insulation – not recommended in older roofs such as this

Ventilation of roof voids is important, particularly in older properties, to prevent problems with condensation which could lead to timber decay. As mentioned earlier, this roof

would originally have been unlined and would have been self-ventilating to a degree via small gaps between the tiles. However when the roof was recovered a thick impermeable underlay was used which restricts air circulation.

White staining was noted on some of the timbers which is often a sign of condensation. We suggest the roof space is checked during spells of cold weather to see if there are any signs of condensation (normally in the form of water droplets to the felt or roof timbers). If there are signs of condensation then ventilation should be increased.



Gaps in party wall either side of chimney breast – a potential fire hazard.

The party wall between the subject and the adjoining property is not complete. This is unsatisfactory from a security and fire point of view, and we recommend that the party wall be extended to the underside of the roof covering in accordance with current regulations.

There is evidence of beetle infestation - both common furniture and bark borer. Much of the infestation is old but some of the flight holes appear recent which may be an indicator of active infestation. We recommend that the timbers are inspected and treated as necessary by a timber specialist (preferably registered with the PCA). See section C23.

Mice and other vermin are common in lofts and often enter buildings during autumn as the colder weather approaches. As electrical cabling and insulation could be harmed, periodic treatments are likely to be needed.

C18. CEILINGS

The original ceilings would have been of lath and plaster (the traditional method of ceiling construction with plaster applied to narrow strips of timber) but these have been replaced or overboarded with plasterboard. Finishes include textured coatings of Artex or similar and timber cladding to kitchen

The plasterboard ceilings are generally in fair condition, with no significant defects. There are some shrinkage and differential movement cracks, mainly at corners and

joints. These cracks are not of a structural nature and only minor filling and decoration will be required.



It should be noted that redecoration of Artex is a time consuming procedure and that in its early form it can contain a small amount of asbestos (although this cannot be definitely confirmed without laboratory testing). This material is considered safe under normal circumstances, providing it remains undisturbed. Therefore, the finishes should not be worked or sanded, as this may cause the release of fibres. If a smooth finish is required, re-plastering is advised. However, if future removal is required, basic precautions should be taken (see further information at www.hse.gov.uk). The waste should be double wrapped in polythene, labelled and taken to an appropriate disposal site. At present, there is no requirement for this work to be undertaken by a licensed asbestos removal contractor.

C19. WALLS

Internal walls comprise a mixture of solid (probably brickwork) and modern timber stud partitions with plasterboard linings. There is tiling to the 'wet' areas. The party wall has been dry lined.

Internal walls appear structurally satisfactory with no significant evidence of internal structural movement.

Internal partitions have been re-arranged with the removal of a wall in the front living room. Without exposure works we cannot confirm whether the loads have been properly redistributed. No obvious signs of failure were found but this work may well have required Building Regulation approval.

There is some general cracking and distortion which is quite common in all property, particularly at the margins of the ceilings and around doors and windows. This is

caused by shrinkage and other normal building movement. This is not a matter that should cause you undue concern being largely cosmetic, and generally only careful preparation and cosmetic repair prior to redecoration should be anticipated.

Some of the plasterboard linings have been damaged in the bedrooms and some plaster repairs are required.

It appears that the walls have been re-plastered with modern gypsum plaster, probably when the property was refurbished in the 1980s. In older properties such as this a lime based plaster should always be used in respect of the older walls in order to allow them to 'breathe' and we refer you to our comments in section C24.

C20. FLOORS

The property was partly furnished at the time of our inspection and no removal of furniture or floor coverings was undertaken. . In particular, floor coverings were not removed or lifted at the edges. A spirit level was used to determine levels within the main areas of the property.

Ground Floor

The ground floors throughout are believed to be of solid concrete construction with a variety of floor finishes.

The original ground floors to the cottage would most likely have comprised compacted earth with quarry tile or cobbled finish. These appear to have been replaced with concrete floors (although without lifting the floor coverings we cannot be completely sure about this).

Problems can occur when older floors are replaced with concrete floors incorporating a damp proof membrane as dampness beneath the floor can be forced up through the edge of the floors affecting the base of the walls. In this day and age the preferred method of replacing older floors is to use a limecrete floor which is a modern equivalent of limeash retaining the latter's natural breathability.

We can report that the floor was found to be firm, level and tight to the underside of floor skirtings. No ramping, dishing or deflection was evident.

The floor coverings are marked and somewhat dated and we suspect that most prospective purchasers would choose to replace the floor coverings.

First Floor

The first floors are of timber construction with tiling to the bathroom and carpets to the bedrooms.

The floor in the left bedroom is slightly spring, possibly due to the chipboard flooring being loose. The floor covering will need to be lifted and repairs carried out as necessary.

The floor coverings are marked and somewhat dated including the tile flooring to the main bathroom. We would expect that most prospective purchasers would choose to replace the floor coverings as past of the refurbishment.

C21. INTERNAL JOINERY & FITMENTS

Much of the internal joinery was replaced at the time of the conversion, so little original joinery remains.

C21.1 Kitchen

In the kitchen there is a range of fitted wall and base units with laminated work surfaces. These are in poor condition.



Dated kitchen

We recommend you obtain estimates for the provision of a modern fitted kitchen together with associated plumbing and drainage works.

C21.2 Doors

Internal doors have been replaced with pine ledged and braced doors.

These are of below average quality and are somewhat dated. The door to the second bedroom is damaged. We would anticipate that many prospective purchasers would choose to replace these doors.

C21.3 Staircase

A timber staircase is provided comprising a straight flight.

No undue flex or bounce was noted. However, the balustrade to the first floor landing is loose and requires re-securing. There is no balustrade to the main flight which could be a potential hazard for small children.



The stairs are a potential hazard to small children due to lack of balustrading

C21.4 Skirtings and architraves

Architraves, skirting boards, and other fixed internal joinery are a variety of styles and in varying condition, but generally adequate.

Where skirtings abut damp surfaces some future decay will be inevitable although none of a significant nature was apparent at the time of inspection.

C22. FIREPLACES & FLUES



Gas coal effect fire

In the living room there is a brick fireplace with gas coal effect fire and hood. The

surround is satisfactory but the fire was not examined or tested. Some gas appliances require a dedicated fresh air inlet for safe and efficient combustion. We could find no air inlet for this fire but was unable to establish if one is required. We suggest therefore that you have the appliance checked and serviced by a Gas Safe registered heating engineer prior to use and ask his advice.

As a matter of course we recommend the installation of audible carbon monoxide detector.

C23. WOODWORM, DRY ROT & OTHER TIMBER DEFECTS

We found evidence of beetle infestation, (bark borer and common furniture beetle) within the main roof void. Most of the infestation appears historic however there are signs of more recent infestation which appears active.



Flight holes appear recent

We recommend that the timbers are inspected and treatment carried out as necessary by a reputable timber specialist preferably registered with the PCA (Property Care Association).

There was no visible evidence of a dry rot outbreak at the time of our inspection. However, dry rot can live unseen behind plaster or brickwork and whilst we have taken all reasonable care in our investigations, hidden dry rot could be present in areas we were unable to inspect.

There is evidence of some decay to the timber plinth beneath the cloakroom toilet bowl. The section of timber will need to be removed when the pan is replaced.

As mentioned earlier some timber decay was noted to the skirtings which will need to be replaced.

Wherever timber is allowed to remain damp or in contact with damp parts of the structure for a period of time, there is a risk of rot and therefore it is essential that these

conditions are not allowed to prevail.



Rot to WC plinth

C24. DAMPNESS / CONDENSATION

Dampness

Random probes with an electronic moisture meter have been taken at regular intervals throughout the property and in particular in the following locations, furniture and floor coverings permitting:

1. At ground floor skirting level
2. Around door and window openings
3. Across chimney breasts
4. To solid ground floors
5. To ceiling fixed below sanitary fittings, water producing appliances and flat roofs.

Low level dampness was noted to the base of the walls in the main living room.

We were not able to establish the exact cause of the dampness (which would entail disruptive investigations with a carbide meter) but the most likely cause is high external ground levels in relation to internal floor levels, As mentioned earlier we recommend that external ground levels are lowered (see section C10).

The wall should then be left to dry out (which can take 6 months). The efflorescent salts brushed off and a traditional lime plaster re-installed which will help the walls to breathe. Tellings Unilit 30 lime plaster could also be considered.

A more drastic option (but quicker) would be to have the walls injected with a chemical damp proof course. Modern hand injected thixotropic creams are becoming increasingly popular. It must be borne in mind that the installation of a chemical damp proof course is a two stage process and must be carried out in conjunction with associated re-

plastering (to the damp installers/BS882:1992 specification).

Many conservationists are strongly against this approach particularly with older solid brick walls. Traditionally a lime based mortar was used together with a lime plaster which allowed the walls to “breathe”. Furthermore it is highly unlikely that the Conservation Officer would approve of drill marks to the external walls.

We favour the traditional approach although it is unlikely that the dampness will be banished altogether. It should be appreciated that in older properties it is often a question of managing the damp rather than trying to eliminate it.

Condensation

It is important in this age of property to get rid of any moisture as quickly as possible. We would recommend that extract fans with humidity thermostats are added to the kitchen and the bathroom areas. However careful consideration will need to be given to the position of the external vent covers, so as not to unwittingly spoil the character of the property (alternatively getting into the habit of opening a window for 15 minutes after showering would help).



Condensation mould to study ceiling

Some condensation mould was noted to the ceiling in the rear bedroom/study.

Condensation is present to a degree in all properties due to relatively warm, moist air, coming into contact with cold surfaces, such as walls and glazing. The warm air then cools and it is unable to hold as much moisture, resulting in the formation of water on the surface and subsequent dampness. Condensation can be a difficult problem to manage, but sensible use of heating and ventilation will help. Normally opening windows first thing in the morning resolves most condensation issues.

It is now a compulsory requirement of the Building Regulations for there to be additional ventilation into a roof space. Whilst we did not

It is important that roof voids are adequately ventilated. Originally the roof would have

been unlined and would have been self ventilating to a certain extent.

As mentioned earlier the roof frame has been overlaid with a traditional non permeable roofing felt, which has led to condensation within the roof void (and possibly the reinfestation of the woodworm).

Ideally additional ventilation should be provided to the roof void, however this will need to be carefully discussed with the Conservation Officer prior to installing any vents.

C25. INSULATION / ENERGY EFFICIENCY

Insulation

It is very difficult to comment upon thermal efficiencies in a building of this age and type. For example, many requirements of present Building Regulations, which cover thermal efficiency would not be appropriate to this type of structure as they are designed for modern buildings, which are constructed to different standards.

Being a listed property there are a number of constraints on the steps that can be undertaken to improve the thermal efficiency of the property.

The walls to the front of this property are solid and will have a relatively poor thermal efficiency. It is very difficult to improve thermal efficiency in solid wall construction without major alterations, which will usually affect the external appearance or reduce the internal space and is unlikely to be acceptable to the Conservation Officer.

There was no evidence to indicate that insulation has been subsequently injected to the external cavity walls to the rear extension. Having regard to the age of the extension it is possible that some insulation was incorporated at the time of construction.

Whilst cavity wall insulation can greatly improve the thermal efficiency of buildings, especially of this age, and is to be recommended in respect of energy saving measures it can sometimes aggravate conditions of dampness.

We cannot confirm whether the rear timber frame at first floor level is insulated.

Insulation to the main roof void comprises a mineral fibre quilt approximately 100mm in thickness which has been laid in a rather haphazard manner between the ceiling joists. Current recommendations are for 270mm of this material.

In an older property such as this many conservationists advocate the use of a more natural breathable material such as sheep's wool (eg Thermafleecce), hemp or cellulose fibre rather than mineral fibre, because of its ability to absorb and release water vapour rapidly. Increasing insulation with glass mineral quilt can lead to problems with condensation unless ventilation levels are increased. We would suggest removing the existing mineral fibre and replacing the insulation with a more 'breathable' material.

The flat roofs may contain inadequate or no insulation. When the flat roofs are eventually recovered, insulation and ventilation should be improved in accordance with current building regulations.

Windows comprise single glazed units and their thermal properties will be poor. Heavy curtains were the traditional method of keeping out draughts.

The concrete floors are highly unlikely to incorporate any insulation and some

downward heat loss should be anticipated.

It should be ensured that the outside tap and areas of external plumbing are lagged, or isolated, during cold weather to prevent freezing and leakage.

Energy Efficiency

We have seen a copy of the Energy Performance Certificate (EPC) that is dated 27th May 2014. An EPC has to be issued when a property is marketed and it attempts to show the relative energy efficiency of the property and how you can save energy and money by installing improvement measures.

We note that the property has been given an Energy Efficiency Rating of D63. Most commentators consider the average rating for a dwelling in England and Wales is around 60 (towards the lower part of band D). Consequently, the property is more efficient than the national average. We cannot however vouch for the accuracy of the EPC.

Many argue that Energy Performance Certificates are not that suitable for older properties and SPAB (Society of Protection of Ancient Buildings) are actively researching how older properties deal with energy efficiency and are looking for them to be dealt with in a different way to the vast majority of properties. In the meantime you will need to use some common sense with regard to thermal efficiency.

C26. INTERNAL DECORATIONS

Internal decorations are marked and deteriorating in some areas. A fair amount of preparation and making good will be necessary before redecorating.

Bearing in mind the age of the property, lead paint may have been used to some of the older joinery timbers. When this peels and flakes it can be harmful, particularly to pregnant women and children. Testing kits are readily available and if found, the paint should be removed carefully with appropriate precautionary measures taken.

D: SERVICES

The main service installations within the property have been the subject of a purely visual inspection only and have not been formally traced or tested by us in any way. The information provided within this part of the report is purely for your initial advice and consideration only. A prudent purchaser would be well advised to have the condition of the services checked by specialists before making a legal commitment to purchase.

Legal enquiries must confirm that all main services have been connected to the property.

D1. ELECTRICITY

It is impossible to fully assess the condition of an electrical installation on the basis of a visual inspection only. There are many factors relating to the adequacy of electrical installations which can only be identified by a test which covers matters relating to resistance, impedance and current, etc.

Mains electricity is connected, with the meter located in the front porch and consumer unit in the front lounge above the front entrance door.

The main consumer unit comprises an older unit with miniature circuit breakers (MCBs). There is no RCD protection.



Consumer unit

Wiring is sheathed in PVC and appears satisfactory, however aspects of the installation appear potentially dangerous including a broken socket in the kitchen whilst the socket

in the utility is too close to the sink (many electricians advocate a minimum distance of 1m)..

The system is unlikely to comply with the very latest standards and some upgrading may be required (the latest wiring regulations were introduced in July 2008), including replacement of the consumer unit with a modern 17th edition consumer unit comprising both miniature circuit breakers (MCBs) and residual current device (RCD).



Broken power socket in kitchen

The Electrical Safety Council recommend that electrics in domestic installations should be checked at least every 10 years (5 years for rented) and upon change of every occupation by an electrical contractor listed on the Electrical Safety Register (www.electricalsafetyregister.com) and an electrical installation condition report (EICR) prepared.

Tests to include insulation, polarity, and earth continuity, with a check to ensure that all plumbing and gas services are bonded to earth. Any works necessary to comply with British Standard 7671: 2008 (as amended) should be undertaken.

You should carefully consider your own needs with regard to the installation, as improvement or alteration works can be disruptive and are best undertaken, prior to redecoration. An approved contractor should carry out any larger repair and alteration works, or they now require Building Regulation approval.

ACTION

YOU ARE ADVISED TO ARRANGE FOR A REGISTERED ELECTRICIAN TO TEST THE INSTALLATION, PROVIDE AN ELECTRICAL INSTALLATION CONDITION

REPORT (EICR) TO BS 7671: 2008 (AS AMENDED). QUOTE FOR ANY NECESSARY REMEDIAL WORKS AND ANY IMPROVEMENT OR ALTERATION WORKS YOU REQUIRE.

D2. GAS

Mains gas is connected with the meter located in an external housing to left side. The meter and connecting pipework appeared satisfactory although no tests have been carried out.

We would draw your attention to the Gas Safe web site which provides the following advice:

"If your vendor cannot supply an up to date gas safety record, you should get a Gas Safe registered engineer to check the gas appliances before you move in. This check should include the gas boiler, oven, hob and gas fire. The registered engineer will give the vendor a gas safety record which they should handover to you before you move in.

Better Gas Safe than sorry. Poorly maintained or badly fitted gas appliances can put you at risk from gas leaks, explosions, fires and carbon monoxide poisoning"

Whilst we did not observe any significant defects we recommend that you follow this advice.

If you intend to let the property you have a statutory duty to arrange an annual Gas Safety check by a Gas Safe registered engineer. A copy of the safety certificate must be given to the tenant on entry and within 28 days of the annual check. A copy must be retained by the landlord for 2 years.

D3. COLD AND HOT WATER SUPPLY

Mains water is connected to the property with the internal stopcock believed to be located under the kitchen sink. The external stop valve is located in the front pavement.

Every property with a mains water supply requires both internal and external stopcocks for proper control of the incoming water supply. It is important to know the position of the stopcocks so that the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be checked regularly to ensure that they open and close properly. All occupants of the house should be aware of the stopcock locations.

The property is located in a hard water area, and there is a likelihood that some scaling/furring of internal components may have occurred, which could reduce the efficiency or effectiveness of the system.

We are unable to confirm the condition of the supply pipe from the water authority mains into the property. Bearing in mind the age of the property it is likely to be an older lead or possibly steel main. Whilst you may wish to consider replacement in plastic, this will be disruptive and is not essential, as lead is not considered to be a significant health hazard in this relatively hard water area.

D4. COLD AND HOT WATER STORAGE

There is no storage water facility and all services are connected directly to the mains, therefore there will be no supply in the event of temporary disconnection. In the event of any leakage this will be at mains pressure. Pipework and connections should therefore be maintained in good order at all times.

Hot water is provided directly on demand by the combination boiler and there is no stored capacity (see section D6 below).

D5. COLD AND HOT WATER PIPEWORK

Where accessible and visible pipework is predominantly in copper and generally appears satisfactory. Some PVC pipework was also noted.

In-line stop valves were noted to some of the internal fittings and fitments; these are a useful way of isolating water supply to enable localised maintenance or replacement of appliances to be undertaken.

D6. CENTRAL HEATING BOILER



Central heating is provided by a modern wall mounted gas fired *Vaillant ecoTec plus831* combination boiler (condensing) located in the utility. Heating controls include a built in programmer and room thermostat in the rear lobby area.

Typically we are finding that floor mounted boilers are lasting 25 to 30 years (assuming they are maintained regularly), the modern combination boiler (or combi boilers as they are commonly known) are lasting 10 to 20 years and the jury is still out on the new condensing boilers..

The system was not operating at the time of our inspection and was not run up or tested. No significant defects were apparent.

Typically with combination boiler domestic hot water systems, the flow rates through the hot taps are not particularly good, especially when more than one tap is in use.

The output of hot water from this type of boiler can vary with changes in water pressure and demand. When hot water is needed, it can only be supplied at the speed at which the boiler can heat the water. Accordingly, filling of baths can take a long time in comparison with a conventional system where stored hot water can be drawn off from a hot water cylinder.

In hard water areas, combination boilers are prone to furring up. Just as limescale builds up in a kettle, the same process takes place within the workings of the boiler. Usually the heat exchanger becomes furred up resulting in a slow flow rate of hot water. Ultimately complete failure of the boiler occurs, resulting in considerable expense and inconvenience to the occupier.

Alternatively a poor flow rate may be due to the boiler not having sufficient capacity for the needs of the dwelling, in which case it will need to be replaced with a more powerful unit.

Modern combination boilers are more reliable than those installed in the early 1990's. Nevertheless, combination boilers are prone to sudden malfunction. A main cause of this is failure of the printed circuit board (PCB) which governs the operation of the boiler. When the PCB fails the boiler can no longer provide hot water or central heating. Whilst replacement of the PCB is straightforward, diagnosis of its failure is often overlooked by some heating engineers.

For safety reasons, all central heating systems should be serviced annually by a Gas Safe registered engineer. and your Legal Adviser should request service records from the vendor. If none exists then the appliance should be checked prior to further use by a Gas Safe registered heating engineer.

ACTION

YOU SHOULD MAKE ENQUIRIES OF THE EXISTING OWNERS TO FIND OUT IF THE CENTRAL HEATING SYSTEM AND BOILER HAVE BEEN SERVICED RECENTLY. IF NO RECENT SERVICE HISTORY IS AVAILABLE, YOU SHOULD OBTAIN YOUR OWN SPECIALIST REPORT BY A GAS SAFE REGISTERED ENGINEER.

D7. RADIATORS

The boiler is connected to a system of single and double panel radiators of varying age and specification.

A number of radiators are showing signs of corrosion and will need to be replaced in the short term (or as part of the refurbishment).

As a general comment, you should note that the property is located in a hard water area which can reduce the efficiency of radiators and other internal components.

D8. CENTRAL HEATING PIPEWORK

The pipework to the radiators would appear to be of conventional two pipe system.

The central heating system was not operating at the time of the inspection and we are therefore unable to comment as to whether the pipework, radiators and joints are watertight.

D9. SANITARY FITTINGS

The sanitary fittings are dated and in need of complete replacement, including associated pipework.



We advise that sanitary fittings are often a source of water leakage and periodic attention, particularly to the edge seals, is likely to be needed to prevent problems.

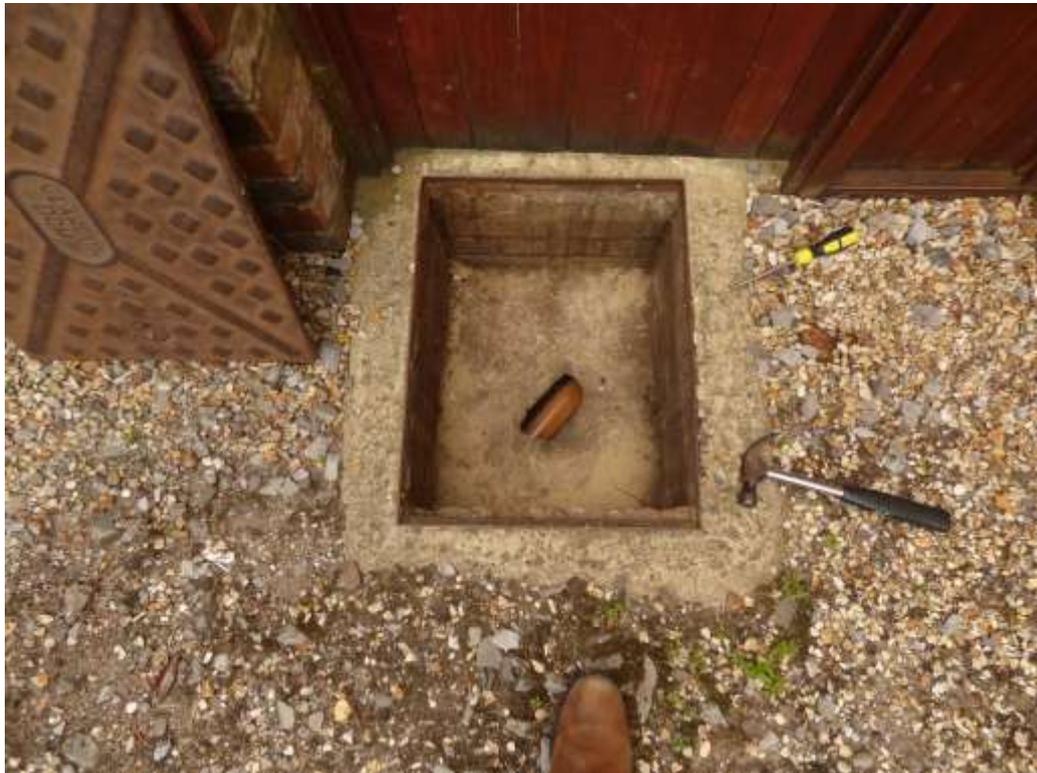
It is advisable to fit good quality extractor fans which will help minimise condensation levels.

D10. DRAINAGE SURFACE WATER

The surface water system cannot be inspected below ground without opening up procedures. We cannot confirm their condition or effectiveness. Similarly, the adequacy of soak ways has not been established although you are advised that they tend to silt up and become less effective over time.

D11. DRAINAGE WASTE WATER

Your legal adviser should confirm that the property connects directly to the public sewer and also establish whether there has been any past drainage problems at the property or in the immediate vicinity. The underground drainage system has not been tested.



Rear chamber serving the en-suite bathroom

There is a single inspection chamber to the front of the property, which comprises a traditional rectangular chamber with rendered sides with steel cover. The chamber was found to be clear. The drains are of clay and are relatively shallow at this point.

Whilst no test of the drainage system was made, we did run water through the system and found that it flowed relatively freely with no signs of significant sitting or backing up and with no evidence of structural defect within the accessible chambers. We would comment, however, that a specialist test of the full system utilizing CCTV cameras is the only true way of confirming the condition of the drainage system. If you wish to be totally reassured about the condition of the drainage system you are recommended to have this undertaken.

Faulty drainage is a frequent source of damp penetration and can cause subsidence and movement. We recommend that the drains are regularly inspected to ensure that they are free flowing.

D12. FIRE ALARMS

A battery smoke alarm is provided however we would recommend the installation of a mains wired interlinked smoke alarm system with integral battery backup to be located in the escape routes on all floors.

Ideally a smoke detection system should incorporate optical and ionisation alarms with

heat detectors in the kitchen which are all interconnected.

Optical sensors are more responsive to smouldering fires producing large particle smoke typical of fires involving furniture and bedding. They are more immune to invisible smoke produced by 'burning the toast' and similar cooking fumes. This makes them ideal for siting in hallways close to kitchens where false alarms from ionisation alarms may be a particular problem.

Ionisation type sensors are particularly sensitive to the almost invisible smoke produced by fast flaming fires.

Heat detectors are less likely to cause false alarm problems as they are not responsive to any type of smoke or fumes, only heat - they are ideal for protecting kitchens. It is also recommended good practice to provide a fire blanket in the kitchen.

As a matter of course we recommend the installation of audible carbon monoxide detectors. However these should only be used as a secondary means of defence as it is important to ensure that all heating appliances are serviced regularly.

ACTION

WE RECOMMEND THAT A MAINS WIRED SMOKE ALARM SYSTEM IS INSTALLED TOGETHER WITH AUDIBLE CARBON MONOXIDE DETECTORS.

D13 SECURITY

We recommend a full security review is undertaken.

LEGAL AND OTHER MATTERS

E1 SOLICITORS ENQUIRIES

In addition to the standard searches and enquiries made by your solicitor, they should investigate the following specific items:

1. Confirm the property has a freehold tenure with no onerous encumbrances, restrictions, or outgoing attached and that vacant possession will be given on completion.
2. Confirm that the property is free from any chancel repair liabilities.
3. Confirm the listed status of the property and explain the implications.
4. Environmental search (Envirosearch or similar) to establish whether the area falls within a flood plain, old landfill site, radon area etc.
5. Confirm that all Local Authority consents (including Listed Building consents) and approvals were obtained for the rear extensions and internal alterations. Confirm that all statutory inspections were carried out during the works.
6. Confirm that the property is connected to all mains services.
7. Obtain copies of any guarantees (if any).
8. Identify the position and ownership of the boundaries so that you will be aware of your future maintenance responsibilities.
9. Your rights and responsibilities to maintain the shared private drains (the parts of the system between the property and the adopted main sewer).
10. Specific enquiries of the current vendor to determine whether there have been any disputes with neighbours or other parties which you should be aware of prior to purchase.
11. Obtain a copy of the service record for the central heating system and gas fire, including a Gas Safety Certificate.
12. Obtain a copy of the Electrical Test Certificate.
13. General development proposals in the locality.
14. Any other matters brought to your attention within this report.

ACTION

IF AFTER READING AND CONSIDERING THIS REPORT YOU INTEND TO PROCEED WITH THE PURCHASE YOU SHOULD IMMEDIATELY PASS A COPY TO YOUR LEGAL ADVISERS.

E2. INSURANCE REINSTATEMENT VALUE

No instruction has been given to me to provide a figure for fire insurance purposes. This can be provided if required (upon separate instruction).

It is recommended that the reinstatement cost is index-linked and that it is re-assessed every five years.

E3. TOWN PLANNING & OTHER ENVIRONMENTAL MATTERS

Planning

Your Legal Adviser should establish whether there are any local Planning Applications which have been put in place which may affect the subject property.

Flooding

The property is not situated in an area in which The Environment Agency (<http://www.environment-agency.gov.uk>) has indicated could be at an increased risk from river flooding. However, unusually heavy and concentrated rainfall in recent years has highlighted inadequacies with stormwater drainage in many areas. To our knowledge, this area of Brockenhurst has not flooded in recent times.

Environmental Issues

At time of writing environmental survey reports were not available for comment upon. Should you want to be sure of any particular environmental issues in respect of the subject premises and surrounding area then you should instruct your Legal Adviser to prepare / obtain appropriate environmental survey reports. We would be pleased to provide outline comment in respect of any such documentation so long as that were made available in a timely manner prior to completion of sale. This report and valuation is provided on the basis that there is no contamination or other adverse factors.

SUMMARY

F1. CONCLUSION & RECOMMENDATIONS

The property has clearly been neglected in recent years and is now in need of refurbishment and repair. In our opinion this property is, on the whole, a reasonable proposition for purchase provided that you are prepared to accept the costs and inconvenience of dealing with various repairs/improvements works reported.

Historic buildings such as this were designed and constructed differently to modern buildings. Unfortunately this was not fully appreciated at the time the renovation works were undertaken. Although no doubt well meaning the renovation works have used impervious materials such as cement based mortars which leads to the entrapment of moisture and damage to the older brickwork. The roof frame has been overlaid with a non permeable roofing felt without any provision for ventilation.

The 'breathing' performance of all traditional buildings is very important. This is traditionally achieved by the use of permeable materials such as lime mortars and plasters which allow the structure to "breathe". It is always an unknown factor when impermeable materials, such as hard cement renders and modern plasters are used, which can end up trapping dampness in the structure.

Any purchaser of an older building such as this would need to accept that they require a higher level of regular maintenance and attention when compared to a more modern property if value and saleability is to be unaffected. A prudent owner would make a suitable financial allowance to cover the required annual maintenance.

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

F2. URGENT REPAIRS/FURTHER INVESTIGATIONS REQUIRED

We recommend that you should treat the following matters – all discussed earlier in the report – as urgent repairs to be remedied as soon as possible after purchase or matters requiring further investigation prior to legal commitment to purchase. All repairs must be carried out in full consultation with the local Conservation Officer.

Urgent Repairs

1. Lower external ground levels

Further investigations

1. The electrical installation should be inspected and upgraded as necessary by a

registered electrician.

2. In the absence of servicing within the last year the central heating system and gas fires should be inspected and serviced by a Gas Safe registered engineer.

You are most strongly advised to obtain quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and report for the work specified above, and also the responses from your legal advisers, we will be pleased to advise you whether or not they would cause us to change the advice or valuation we give in this report.

We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you will have to accept the risk that adverse factors may come to light in the future

F3. MAINTENANCE CONSIDERATIONS

You will note that reference has been made to a number of defects within the main body of the report which do not fall within the “urgent repair” or “further investigation” categories. All of these will require attention either now or in the foreseeable future. It is strongly recommended that you obtain estimates and reports, as appropriate, prior to entering into a legal agreement to purchase in order that you can budget for any necessary future expenditure.

1. Occasional patch pointing and replacement of frost damaged bricks to the chimney stack. Replace rear flashing.
2. Ongoing maintenance of the main roof coverings, principally replacement of the odd, slipped, missing and broken tile. Occasional removal of moss growth.
3. Overhaul tile perimeters to flat roofs, replace damage ridge tiles. Budget for replacing the flat roof coverings in the short term.
4. Regular cleaning and maintenance of the rainwater fittings.
5. Carry out localised repointing (using a suitable lime based mortar). In the medium term replace spalled bricks.
6. Replace broken/missing tiles to rear wall.
7. Repair/replace windows and doors, as required.
8. Undertake a thorough overhaul of external joinery prior to redecoration.
9. Maintain external boundaries and trim back hedges around the plot.
10. Upgrade loft insulation to main roof void (ideally replace with a permeable material)
11. Improve ventilation levels including main roof void.
12. Extend party wall to underside of the roof coverings.
13. Check floor timbers in bedroom
14. Arrange for the roof timbers to be inspected by a reputable timber specialist (preferably PCA registered). Carry out treatments as necessary.
15. Carry out internal redecorations.
16. Ongoing management of dampness.
17. Replace kitchen and bathroom fittings together with associated pipework.
18. Replace corroded radiators in the short term.
19. Install a mains wired smoke alarm system and carbon monoxide detector.
20. Upgrade security arrangements, as required.

These and the other repairs outlined in this report are fairly typical and once undertaken no more than routine maintenance should prove necessary.

F4. RESERVATIONS

We have not inspected the woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such property is free from defect.

We have not arranged for any investigations to be carried out to determine whether or not high alumina cement concrete chloride additive or any other deleterious materials have been used in the construction of this property and we are therefore unable to report that this is free from risk in this respect.

This report is not an asbestos survey. It can be difficult to identify products containing asbestos, particularly if they are covered and painted. Most properties of this age are likely to contain some asbestos based materials.

Although the manufacture of asbestos based building materials has now generally ceased, many products containing asbestos can still be found on and within buildings. These can include roofing felt, roof sheetings and slates, thermoplastic floor tiles, Artex surface coatings, ceiling tiles, fireproof linings, roof edge verges and eaves soffits, soil and vent pipes, drainpipes, hoppers and waste pipes, gutters and downpipes. Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation.

Asbestos is a hazardous material and removal is expensive. Safe removal of asbestos requires trained expertise and we recommend that such work should only be done by a licensed asbestos removal contractor. There are regulations controlling the removal and disposal of certain types of asbestos. If you require further information as to the register of licensed contractors you should consult the local environmental health officer.

Depending on its condition, asbestos cement found on and within domestic property can, in many cases, be left alone without causing any undue risk to the occupants. This, however, is strictly on the basis that the material is left undisturbed and unbroken, thus avoiding release of fibres. It is also normally advisable to have the surfaces sealed and it would be sensible for them to be marked to indicate the presence of asbestos.

Problems arise, however, when asbestos based materials need to be removed for reasons such as maintenance or repair, and when alterations are made to a building. Depending on the function and type of asbestos, certain notifications have to be given, followed by removal, by registered operatives, to disposal sites allocated specifically for this type of contaminated waste. Asbestos removal is expensive due to the substantial safety precautions which have to be taken.

Further information can be obtained from the Health and Safety Executive web site HSE.gov.uk/asbestos.

APPENDICES

See attached additional pages.
Standard Conditions of Engagement.
Property Maintenance Checklist
Glossary of Building Terms.

Signed

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Kevin Shaw MRICS

For and on behalf of Kevin Shaw & Associates

Dated: 28th July 2014

RESIDENTIAL BUILDING SURVEYS

CONDITIONS OF ENGAGEMENT

Terms and Conditions of Engagement for Building Surveys and Reports.

This document sets out the terms upon which the Surveyor will advise the Client by means of a written report as to his opinion of the visible condition and state of repair of the subject property.

1. GENERAL

The Report is provided for the sole use of the named Client and is confidential to the Client and his professional advisors. The Surveyor accepts responsibility to the Client alone for the stated purposes and that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Chartered Surveyor, but accepts no responsibility in contract or in tort to any other person. Any such person relies upon the Report at his own risk.

The Surveyor will carry out such work as is reasonable in his professional judgement, bearing in mind the limitations of inspection.

Where it is recommended in the body of our report that specialist reports/tests are sought and/or that further investigations are advised, we would stress that these reports, tests and results of investigations must be obtained PRIOR TO LEGAL COMMITMENT TO PURCHASE.

2. SCOPE OF INSPECTION

a. Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible. Where the property to be surveyed is furnished, and/or has fitted floor coverings it must be appreciated that this fact inhibits a full survey. Except where the contrary is stated, parts of the structure and of the woodwork which are covered, unexposed or inaccessible, will not be inspected, and will be assumed to be sound and in good repair.

b. Floors

The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings. The surveyor will be under no obligation to raise fixed floorboards.

c. Roofs

It must be noted that the inspection of roof coverings will generally (unless accessible by the Surveyor's standard 3 metre ladder) be carried out with the aid of binoculars from ground level. It therefore follows that certain types of roof structure, by nature of their design (including flat roofs) cannot be fully inspected without the use of builders long ladders. Under these circumstances, no advice can be given as to the condition of those parts of the roof covering. It is not the practice of Kevin Shaw & Associates to have builders present during the actual survey.

The Surveyor will inspect the roof space if there are available hatches (with a sufficient opening to gain safe entry).

d. Walls

These will be viewed from ground level only. It may not be possible to inspect some walls where these are obscured by adjoining buildings and where access will need to be obtained on adjoining land where permission to enter has not been obtained. The inner and outer leaves of cavity walls are normally tied together with heavy duty or twisted wrought iron wall ties. Some properties are now suffering from advanced corrosion of the wall ties resulting in expansion and deterioration of the horizontal mortar

joints and increasing lack of stability of the walls. One of the most frequent symptoms of cavity wall tie failure is the appearance of horizontal cracking along the brickwork mortar joints though in the case of galvanized wire ties (the most common type) no such cracking may occur, even in the later stages of deterioration. It will be appreciated that the cavity wall ties are completely hidden from view and therefore it is not possible to confirm if cavity wall tie failure is present in the property. If you require a positive statement regarding the cavity wall ties then cavities should be opened up for inspection prior to the exchange of contracts

e. Foundations

The condition of the foundations will be assessed from the visible parts of the structure as at the date of the survey taking into account site conditions and the normal sub soil conditions in the area. The foundations will not be exposed to report on their exact construction and suitability.

f. Services

The Surveyor will carry out a visual inspection of the service installations where accessible and then advise if any specialist test would appear to be necessary. Manhole covers will be lifted where accessible and practicable. You will be advised if specialist tests to the drains, electrical, gas, water or heating installations will be required. Water, electricity, gas and drainage will not be tested. Heating and hot water boilers will not be tested or fired. A definite Report on the condition of any of the services is a specialist task and beyond the scope of our Report. We can normally arrange to instruct a specialist firm on your behalf, and you will be responsible for any such firms' fees. In the event of our arranging such a specialist inspection on your behalf, it is a condition that the Surveyor accepts no liability for the competence of any such specialist advisor, or for the accuracy of any such Report. The Surveyor will not arrange the testing of services, unless specifically instructed in writing to do so.

g. Areas not inspected

The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect.

h. Flats or maisonettes

Unless otherwise agreed the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The Surveyor will state in the Report the limits of access/and or visibility in relation to the common parts and structure. The Surveyor will state whether he or she has seen a copy of the lease and, if not, the assumptions as to repairing obligations on which he or she is working. The Client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention within say, the next decade and not to list those minor points which would normally be taken care of in the course of routine maintenance.

3. DISTURBANCE OF BUILDINGS

We do not disturb the finish or structure of any building when carrying out the survey. Thus we do not inspect woodwork or the parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that such parts of the property are free from rot, beetle or other defects. The biology of insects and fungi is such that infestations or attacks may nevertheless be present in the early stages of development which present no visible or other perceptive evidence. Moreover, it is always possible that such evidence may have been concealed at the time of the survey by paintwork, floor coverings or have been present in inaccessible timbers. It will be appreciated that a survey of a property that is furnished and occupied at the time of inspection cannot be as complete as one carried out on an empty house. Heavy furnishings and floor coverings can conceal defects and where necessary our report will express a caution in this respect. Heavy and fitted furniture will not be moved to gain access to obscured areas and fitted carpets/floorboards will not be lifted where damage could be occasioned.

4. DELETERIOUS AND HAZARDOUS MATERIALS

We do not arrange for any investigation to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other deleterious material has been used in the construction of the property and we are therefore unable to report that the property is free from risk in

this respect. We also do not arrange for investigations or tests to ascertain if this or adjoining sites are on contaminated land. For the purpose of this report we will assume that such investigations would not disclose the presence of any such material in any adverse conditions.

Lead water supply pipes and asbestos will be noted and advice be given if these materials can be seen but it must be appreciated that such materials are often only visible after opening up which cannot be carried out at the risk of causing damage -

5. **OUTBUILDINGS AND GARAGES**

It is our policy to concentrate inspection upon the main buildings. It will be assumed unless specifically instructed that a general comment as to the condition of outbuildings, garages, fences and paths will be sufficient and comments will therefore be restricted to important defects only. A conservatory may in individual circumstances constitute an outbuilding and where we take this view, we will state as such in the report. Our inspection will not include constructions or equipment with a specific leisure purpose including, without limit, swimming pools or tennis courts.

6 **JAPANESE KNOTWEED (FALLOPIA JAPONICA)**

This is a highly invasive weed which can cause structural damage to buildings, services and hard landscaping. It can be very difficult to control or eradicate. It can be difficult to identify, depending on time of year, whether it has previously been treated and whether it is obscured by fencing, buildings, planting etc. We do not arrange for an ecological survey of the property (or adjoining property) which would identify Japanese Knotweed (or other Schedule 9 invasive weeds). For the purposes of this report the Surveyor will assume that such an ecological survey would not disclose the presence of Japanese Knotweed (or other Schedule 9 weed) in the subject or adjoining property.

You should ensure that the property is insured on "all risk basis" including suitable cover against any loss arising from the presence of Japanese Knotweed or other Schedule 9 weeds. If you are concerned about the possibility of Japanese Knotweed being present you should arrange your own independent ecological survey.

7. **LEGAL MATTERS**

The Surveyor will make verbal enquiries only on the tenure of the property, ownership of boundaries, details of any tenancies and management of the block of flats (in the case of flats only).

The client's legal adviser should fully investigate all relevant legal matters and advise the client and the surveyor, when appropriate.

8. **CONSENTS APPROVALS AND SEARCHES**

The Surveyor will assume that the property is not subject to any unusual or onerous restrictions, obligations or covenants which apply to the property or affect the reasonable enjoyment of the property.

The Surveyor will assume that the property is unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by a Statutory Notice, and that neither the property nor its condition, its use or its intended use, is or will be unlawful.

9. **REPAIRS**

Repairs which are required to the property will be clearly identified but these will not be costed. It is very important that you obtain competitive quotations or estimates for these works before exchange of contracts for the purchase of the property.

10. **BUILDING AND UTILITIES REGULATIONS**

The building regulations which control construction and extension of dwellings and the regulations produced by the utility companies are amended from time to time. In this report we have not attempted to draw your attention to all instances where the construction and other matters is different to that required by the latest regulations. Where no adverse comments have been made it must not be assumed that all the latest regulations have been complied with.

11. SOUND INSULATION

It will not be possible to comment on the sound insulation of the subject property in relation to adjoining properties.

12. DAMPNESS

In checking for dampness we use a standard electronic moisture meter (protimeter). We do not carry out disruptive tests, take samples for analysis or carry out carbide meter tests. In the event that we consider it necessary to recommend further investigation by a damp specialist it is assumed that the specialist will undertake more advanced techniques (including carbide meter tests, salt analysis) and any necessary disruptive tests. It is the responsibility of the client to ensure that the damp specialist is suitably qualified/experienced in damp analysis and independent of any commercial ties. It must be emphasised that many "damp specialists" have a vested interest to recommend chemical injected DPCs which are often unnecessary.

13. BUILDING REINSTATEMENT COST (INSURANCE)

We do not include a building reinstatement cost figure in our survey report. A formal estimate for insurance purposes can be given only by a quantity surveyor.

If the property is of standard construction, post 1900 an approximate guide cost based on BCIS figures can be provided subject to a separate instruction and payment of an additional fee.

14. REPORT

The Surveyor would, if requested, be pleased to discuss his initial thoughts with the Client upon his return to the office. We must emphasise that such discussions are entirely without prejudice, and must not be relied upon or acted upon by the Client, the written Report being the only matter which the Client may rely. Please do not hesitate to contact the Surveyor to discuss the report if there is any matter requiring clarification.

If requested the Surveyor will discuss his initial findings with you following his inspection but you should not implement any irrevocable action until you have fully read and assessed the contents of the report.

15. CANCELLATION OF INSTRUCTIONS

Instructions for a survey may be cancelled at any time up to 24 hours before we carry out the actual inspection and unless some expense has been incurred, no charge will be made. Where some time has been spent and some expense incurred charges will be at the Surveyor's discretion.

16. FEES

The fee is assessed on the basis of the information given without the property being viewed. If the property has features which will greatly prolong the time required for the inspection and report an additional fee may be requested.

17. COMPLAINTS

We are a company that is regulated by the Royal Institute of Chartered Surveyors (RICS) and as such we are required to have in place a complaints handling procedure. Rule 7 of the RICS' Rules of Conduct for Firms requires all firms to operate a complaints handling procedure (CHP). A copy can be provided on request.

ADDENDUM

We do not provide a valuation with our survey report. A valuation can be provided, subject to separate instruction and payment of an additional fee.

If a valuation is required Additional Terms and Conditions of Engagement where a valuation is provided with a Building Survey Report.

1. The Valuer shall advise the client in writing as to the opinion of the value of the Freehold/Leasehold Interest in the property, as specified by the client.
2. The purpose for which the valuation is required shall be as agreed between the client and the Valuer.

3. Unless otherwise specifically agreed, the value advised by the Valuer shall be the 'Market Value' as defined by the RICS (PS3.2.).
The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.
4. Subject as hereinafter provided, the Valuer shall carry out such inspections and investigations as are in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
5. The Valuer shall unless otherwise expressly agreed rely upon information provided by the client or the clients' legal or other professional advisers relating to tenure, tenancies and other relevant matters.
6. The Valuer shall have regard to the apparent state of repair and condition of the property as assessed during the inspection of the building for the building survey report.
7. In making the report, the following assumptions will be made, which the Valuer shall be under no duty to verify:
 - (a) That inspection of these parts which have not been inspected would neither reveal material defects nor cause the Surveyor to alter the valuation materially.

Kevin Shaw & Associates



RICS

The mark of
property professionalism worldwide

APPENDIX B

PROPERTY MAINTENANCE CHECK LIST

Your home represents a very considerable financial investment and it makes good sense to keep it in good order. Regular checks of various parts of the building and prompt maintenance can pay dividends in preventing potentially more serious and costly repairs. The following checklist is not intended to be definitive or fully comprehensive, but is intended to be a simple easy to follow maintenance guide.

CHECK POINTS:

ROOF

- Ø Roof slopes and coverings, for example tiles, slates – particularly after severe weather conditions check for slipped, cracked or badly damaged tiles/slates.
- Ø Cement pointing at the roof edges. Make sure that this is kept in good condition.
- Ø Remove lichen and other moss growth from tiles/slates if this becomes heavy.
- Ø Flat roofs, normally covered in felt or metal are prone to defects. Felt in particular has a limited life. Whenever possible, try to avoid walking or standing ladders on flat roofs as the coverings can be very easily damaged.
- Ø Check flashings and valley gutters or hidden gutters for blockages and leaks. Valley gutters are particularly prone to defects and should be cleaned out at regular intervals.
- Ø Make sure that the chippings to your flat roof remain evenly laid and clear away any heavy moss or lichen growth as this can retain moisture.
- Ø Keep chimney pots and cowls in good order and ensure that the brickwork cement joints are in good condition.
- Ø Gutters often become blocked with leaves, weeds or debris and should be cleaned out on a regular basis. Replace or repair any missing or defective sections immediately in order to protect the property.

LOFT

- Ø Check for bird ingress or wasps nests. In very rare cases where you find bats, remember that they are a protected species so you will need specialist advice.
- Ø Check condition of water storage tanks and pipework and ensure they are properly covered and lagged.

WALLS

- Ø Dampness can penetrate through defective mortar joints or hairline cracks in the rendering. Although very fine surface cracks may appear insignificant, it is always sensible to fill them to be on the safe side.

- θ Ensure that the cement mortar around the waste pipes is in good condition.
- θ Use a pliable waterproof mastic sealant to close any gaps around the window or door frames.
- θ Never bridge a damp course by building up external paving levels or garden borders. A sensible guide is to keep external levels at 150mm (6 inch) below damp course level, or inside floor level.
- θ Never render walls down to external ground level without physical break or barrier at dpc level, as this is likely to bridge any damp-proof course. Always finish the rendering in a properly formed bell cast.
- θ Water may get behind poor rendering, which could lead to dampness. Any cracked or loose areas of rendering should be repaired or replaced.
- θ Remove ivy or other climbing plants in particular from walls and gutters. Such plants can damage stone/brickwork and retain moisture in the wall.
- θ Do not allow any sub ground floor airbricks to become blocked. Failure to do so will prevent adequate airflow and could lead to decay.
- θ Check water downpipes for splits or leaky joints.

EXTERNAL WOODWORK

- 0 Paint/stain timber window frames and other joinery at regular intervals.
- θ Periodically check window and door frames and repair any timbers affected by wet rot. Regular painting will help avoid the timber becoming rot affected.
- θ Replace broken or damaged sash cords or window latches.
- θ Renew cracked or broken panes of glass and replace missing or loose putties before redecoration.

ELECTRICS, HEATING AND PLUMBING

- θ We strongly advise that you have the electrical installation checked by a competent electrician at least every 5 years as the system can deteriorate with age and Regulations are being constantly updated.
- θ Ensure that you obtain qualified advice before making any alteration to the electrical wiring system.
- θ Ensure that you know how to get to external and internal stopcocks in the event of an emergency. Check the stopcocks for ease of use at regular intervals.
- θ Check your plumbing pipework and wastepipes for joint leaks and from time to time clean out bath, sink and wash basin traps. Reseal joints around shower bases and other appliances.
- θ Clean through overflow pipes from water tanks and cisterns.
- θ Arrange for central heating boilers, water heaters and heating appliances to be regularly serviced to maximize efficiency. Remember, it is illegal for anyone other than a registered gas installer to service or install gas appliances even private LPG installations.
- 0 Clear blocked soakaways or gullies. Blockages in a drainage system may be cleared by rodding or pressure hosing.

IN THE GARDEN

- Ø Shrubs and trees can be damaging to the fabric of the property and so their growth needs to be restricted. Keep soil, trees and shrubs away from outside walls wherever possible.
- Ø Cut back any wall climbing plants as they can damage walls and can encourage damp penetration.

EXTENSIONS/ALTERATIONS

- Ø Before you start any structural alterations or extensions, check with your local council as to whether Building Regulation or Planning Approval is necessary. (Building warrants in Scotland).
- Ø If you live in a Listed Building, remember that Listing Building Consent may be necessary even in the case of minor alterations to the appearance of the building. Even a change to paint colour has been deemed to require formal consent.

ENERGY CONSERVATION

- Ø The thermal efficiency of your property can often be improved or relatively modest cost. These measures can often result in an improved internal environment, reduced carbon dioxide emissions and lower fuel bills. Such measures include:-
 - ◆ Draught exclusion to windows and external doors.
 - ◆ Proper insulation to hot water cylinders and lagging to water pipes.
 - ◆ Check that your loft insulation is thick enough, but make sure that gaps are left at the eaves to allow sufficient ventilation of the roof space, and remove from below water storage tanks.
 - ◆ Ensure that your heating controls are effective, e.g., consider the use of automatic time clock controls, thermostatic radiator valves, thermostatic cylinder controls, etc.
 - ◆ Double or secondary glazing to windows.

Glossary of Surveying Terms

Aggregate	Pebbles, shingle, gravel, etc used in the manufacture of concrete, and in the construction of "soakaways".
Airbrick	Perforated brick used for ventilation, especially to floor voids (beneath timber floors) and roof spaces.
Architrave	Joinery moulding around window or doorway.
Asbestos	Fibrous mineral used in the past for insulation. Can be a health hazard – specialist advice should be sought if asbestos (especially blue asbestos) is found.
Asbestos Cement	Cement with 10-15% asbestos fibre as reinforcement. Fragile – will not bear heavy weights. Hazardous fibres may be released if cut or drilled.
Ashlar	Finely dressed natural stone: the best grade of masonry.
Asphalt	Black, tar-like substance, strongly adhesive and impervious to moisture. Used on flat roofs and floors.
Barge Board	See "Verge Board".
Balanced Flue	Common metal device normally serving gas appliances, which allows air to be drawn to the appliance whilst also allowing fumes to escape.
Beetle Infestation	(Wood-boring insects: woodworm.) Larvae of various species of beetle, which tunnel into timber causing damage. Specialist treatment normally required. Can also affect furniture.
Benching	Smoothly contoured concrete slope beside drainage channel within an inspection chamber. Also known as "haunching".
Bitumen	Black, sticky substance, related to asphalt. Used in sealants, mineral felts and damp-proof courses.
Breeze Block	Originally made from cinders ("breeze") – the term now commonly used to refer to various types of concrete and cement building blocks.
Carbonation	A natural process affecting the outer layer of concrete. Metal reinforcement within that layer is liable to early corrosion, with consequent fracturing of the concrete.
Cavity Wall	Standard modern method of building external walls of houses comprising two leaves of brick or blockwork separated by a gap ("cavity") of about 50mm (2 inches).
Cavity Wall Insulation	Filling of wall cavities by one of various forms of insulation material: Beads: Polystyrene beads pumped into the cavities. Will easily fall out if the

wall is broken open for any reason.

Foam: Urea formaldehyde foam, mixed on site, and pumped into the cavities where it sets. Can lead to problems of dampness and make replacement of wall ties more difficult.

Rockwool: Inert mineral fibre pumped into the cavity.

Cavity Wall Tie	Metal device bedded into the inner and outer leaves of cavity walls to strengthen the wall. Failure by corrosion can result in the wall becoming unstable – specialist replacement ties are then required.
Cesspool	A simple method of drains comprising a holding tank, which needs frequent emptying. Not to be confused with “septic tank”.
Chipboard	Also referred to as “particle board”. Chips of wood compressed and glued into sheet form. Cheap method of decking to flat roofs, floors and (with formica or melamine surface) furniture, especially kitchen units.
Collar	Horizontal timber member intended to restrain opposing roof slopes. Absence, removal or weakening can lead to roof spread.
Combination Boiler	Modern form of gas boiler, which activates on demand. With this form of boiler, there is no need for water storage tanks, hot water cylinders etc.
Coping/Coping Stone	Usually stone or concrete, laid on top of a wall as a decorative finish and to stop rainwater soaking into the wall.
Corbel	Projection of stone, brick, timber or metal jutting out from a wall to support a weight.
Cornice	Ornamental moulded projection around the top of a building or around the wall of a room just below the ceiling.
Coving	Curved junction between wall and ceiling or (rarely) between ceiling and floor.
Dado Rail	Wooden, moulding fixed horizontally to a wall, about 1 metre (3ft 4in) above the floor, originally intended to protect the wall against damage by chair-backs.
Damp-Proof Course	Layer of impervious material (mineral felt, PVC etc) incorporated into a wall to prevent dampness rising up the wall or lateral dampness around windows, doors etc. Various proprietary methods are available for damp-proofing existing walls including “electro-osmosis” and chemical injection.
Death Watch Beetle	(<i>Xestobium Revoillosum</i>) Serious insect pest in structural timbers, usually affects old hardwoods with fungal decay already present.
Double Glazing	A method of thermal insulation usually either: Sealed Unit: Two panes of glass fixed and hermetically sealed together; or Secondary: In effect a second “window” placed inside the original window.
Dry Rot	(<i>Serpula Lacrymans</i>) A fungus, which attacks structural and joinery timbers,

	often with devastating results. Can flourish in moist, unventilated areas.
Eaves	The overhanging edge of a roof.
Efflorescence	Salts crystallised on the surface of a wall as a result of moisture evaporation.
Engineering Brick	Particularly strong and dense type of brick sometimes used as a damp-proof course.
Fibreboard	Cheap, lightweight board material of little strength, used in ceilings or as insulation to attics.
Flashing	Building technique used to prevent leakage at a roof joint. Normally metal (lead, zinc, copper), but can be cement, felt or proprietary material.
Flaunching	Contoured cement around the base of chimney pots, to secure the pot and to throw off rain.
Flue	A smoke duct in a chimney, or a proprietary pipe serving a heat producing appliance such as a central heating boiler.
Flue Lining	Metal (usually stainless steel) tube within a flue – essential for high output gas appliances such as boilers. May also be manufactured from clay and built into the flue.
Foundations	Normally concrete, laid underground as a structural base to a wall: in older buildings may be brick or stone.
Frog	A depression imprinted in the upper surface of a brick, to save clay, reduce weight and increase the strength of the wall. Bricks should always be laid frog uppermost.
Gable	Upper section of a wall, usually triangular in shape, at either end of a ridged roof.
Ground Heave	Swelling of clay sub-soil due to absorption of moisture: can cause an upward movement in foundations.
Gully	An opening into a drain, normally at ground level, placed to receive water etc, from downpipes and wastepipes.
Haunching	See “Benching”. Also term used to describe the support to a drain underground.
Hip	The external junction between two intersecting roof slopes.
Inspection Chamber	Commonly called “man-hole”: access point to a drain comprising a chamber (of brick, concrete or plastic) with the drainage channel as its base and a removable cover at ground level.
Jamb	Side part of a doorway or window.
Joist	Horizontal structural timber used in flat roof, ceiling and floor construction. Occasionally also metal.

Landslip	Downhill movement of unstable earth, clay, rock etc, often following prolonged heavy rain or coastal erosion, but sometimes due entirely to sub-soil having little cohesive integrity.
Lath	Thin strip of wood used in the fixing of roof tiles or slates, or as a backing to plaster.
Lintel	Horizontal structural beam or timber stone, steel or concrete placed over window or door openings.
Longhorn Beetle	(<i>Hylotrupe Bajulus</i>) A serious insect pest mainly confined to the extreme south-east of England, which can totally destroy the structural strength of wood.
LPG	Liquid Petroleum Gas or Propane. Available to serve gas appliances in areas without mains gas. Requires a storage tank.
Mortar	Mixture of sand, cement, lime and water used to join stones or bricks.
Mullion	Vertical bar dividing individual lights in a window.
Newel	Stout post supporting a staircase handrail at top and bottom. Also, the central pillar of a winding or spiral staircase.
Oversite	Rough concrete below timber ground floors: the level of the oversite should be above external ground level.
Parapet	Low wall along the edge of a flat roof, balcony, etc.
Pier	A vertical column of brickwork or other material, used to strengthen the wall or support a weight.
Plasterboard	Stiff "sandwich" of plaster between coarse paper. Now in widespread use for ceilings and walls.
Pointing	Smooth outer edge of mortar joint between bricks, stone, etc.
Powder Post Beetle	(<i>Bostrychidae</i> or <i>Lyctidae</i> family of beetles) A relatively uncommon pest, which can, if treated, cause widespread damage to structural timbers.
Purlin	Horizontal beam in a roof upon which rafters rest.
Quoin	The external angle of a building; or, specifically, bricks or stone blocks forming that angle.
Rafter	A sloping roof beam, usually timber, forming the carcass of a roof.
Random Rubble	Primitive method of stone wall construction with no attempt at bonding or coursing.
Rendering	Vertical covering of a wall either plaster (internally) or cement (externally), sometimes with pebble-dash, stucco or Tyrolean textured finish.
Reveals	The side faces of a window or door opening.

Ridge	The apex of a roof.
Riser	The vertical part of a step or stair.
Rising Damp	Moisture soaking up a wall from below ground, by capillary action causing rot in timbers, plaster decay, decoration failure etc.
Roof Spread	Outward bowing of a wall caused by the thrust of a badly restrained roof carcass (see "Collar").
Screed	Final, smooth finish of a solid floor; usually cement, concrete or asphalt.
Septic Tank	Drain installation whereby sewage decomposes through bacteriological action, which can be slowed down or stopped altogether by the use of chemicals such as bleach, biological washing powders, etc.
Settlement	General disturbance in a structure showing a distortion in walls etc, possibly a result of major structural failure. Sometimes of little current significance.
Shakes	Naturally occurring cracks in timber; in building timbers, shakes can appear quite dramatic, but strength is not always impaired.
Shingles	Small rectangular slabs of wood used on roofs instead of tiles, slates, etc.
Soakaway	Arrangement for disposal of rainwater, utilizing graded aggregate laid below ground.
Soaker	Sheet metal (usually lead, copper or zinc) at the junction of a roof with a vertical surface of a chimney stack, adjoining walls etc. Associated with flashings, which should overlay soakers.
Soffit	The under surface of eaves, balcony, arch, etc.
Solid Fuel	Heating fuel, normally coal, coke or one of a variety of proprietary fuels.
Spandrel	Space above and to the sides of an arch; also the space below a staircase.
Stud Partition	Lightweight, sometimes non-loadbearing wall construction comprising a framework of timber faced with plaster, plasterboard or other finish.
Subsidence	Ground movement, generally downward, possibly a result of mining activities or clay shrinkage.
Sub-Soil	Soil lying immediately below the top soil, upon which foundations usually bear.
Sulphate Attack	Chemical reaction, activated by water, between tricalcium aluminate and soluble sulphates. Can cause deterioration in brick walls and concrete floors.
Tie Bar	Heavy metal bar passing through a wall, or walls, to brace a structure suffering from structural instability.
Torching	Mortar applied on the underside of roof tiles or slates to help prevent moisture penetration. Not necessary when a roof is underdrawn with felt.

Transom	Horizontal bar of wood or stone across a window or top of door.
Tread	The horizontal part of a step or stair.
Trussed Rafters	Method of roof construction utilizing prefabricated triangular framework or timbers. Now widely used in domestic construction.
Underpinning	Method of strengthening weak foundations whereby a new, stronger foundation is placed beneath the original.
Valley Gutter	Horizontal or sloping gutter, usually lead or tile-lined, at the internal intersection between two roof slopes.
Ventilation	Necessary in all buildings to disperse moisture resulting from bathing, cooking, breathing, etc, and to assist in prevention of condensation. Floors: Necessary to avoid rot, especially dry rot; achieved by airbricks near to ground level. Roofs: Necessary to disperse condensation within roof spaces; achieved either by airbricks in gables or ducts at the eaves.
Verge	The edge of a roof, especially over a gable.
Verge Board	Timber, sometimes decorative, placed at the verge of a roof: also known as "barge board".
Wainscot	Wood paneling or boarding on the lower part of an internal wall.
Wall Plate	Timber placed at the eaves of a roof, to take the weight of the roof timbers.
Wet Rot	(<i>Coniophora Puteana</i>) Decay of timber due to damp conditions. Not to be confused with the more serious dry rot.
Woodworm	Colloquial term for beetle infestation: usually intended to mean Common Furniture Beetle (<i>Anobium Punctatum</i>): by far the most frequently encountered insect attack in structural and joinery timbers.

House diagram

