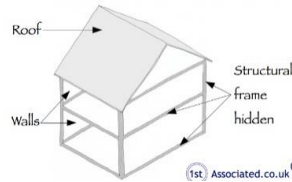


# Non Traditional Example Residential Building Survey

Call us for a Quote on Freephone 0800 298 5424

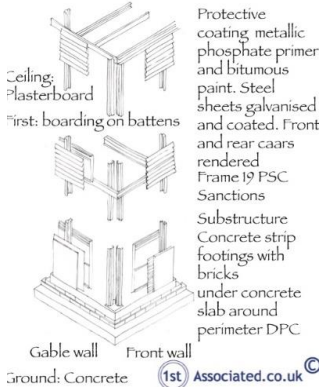


NON TRADITIONAL CONSTRUCTION STRUCTURAL FRAME HOUSE



## BISF FRAME

Roof: Profile steel sheets with fibreboard



## **CONTENTS**

INTRODUCTION  
REPORT FORMAT  
SYNOPSIS  
EXECUTIVE SUMMARY  
SUMMARY UPON REFLECTION

### **EXTERNAL**

MAIN ROOF COVERINGS  
PROTECTIVE UNDERLAYERS  
ROOF STRUCTURE AND LOFT  
GUTTERS AND DOWNPIPES  
WALLS  
BRICKWORK  
FOUNDATIONS  
TREES, BUSHES AND VEGETATION  
DAMP PROOF COURSE  
AIR VENTS  
FASCIAS AND SOFFITS  
WINDOWS AND DOORS  
EXTERNAL DECORATION  
LOW LEVEL ROOFS  
FLAT ROOFS  
SOIL AND VENT PIPE

### **INTERNAL**

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

### **SERVICES**

ELECTRICITY  
GAS  
PLUMBING & HEATING  
BATHROOM  
MAIN DRAINS  
BROADBAND CONNECTIVITY

### **OUTSIDE AREAS**

OUTSIDE AREAS  
EXTERNAL AREAS  
SUN MAP

### **APPENDICES**

LIMITATIONS  
ELECTRICAL REGULATIONS  
GENERAL INFORMATION ON THE PROPERTY MARKET

———— Marketing by: ————

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

0800 298 5424



## INTRODUCTION

Firstly, may we thank you for your instructions of XXX we have now undertaken an independent Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on XXX.

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

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

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

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

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

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

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

## THANK YOU

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

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

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

0800 298 5424



# **REPORT FORMAT**

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

## ***GENERAL/HISTORICAL INFORMATION***

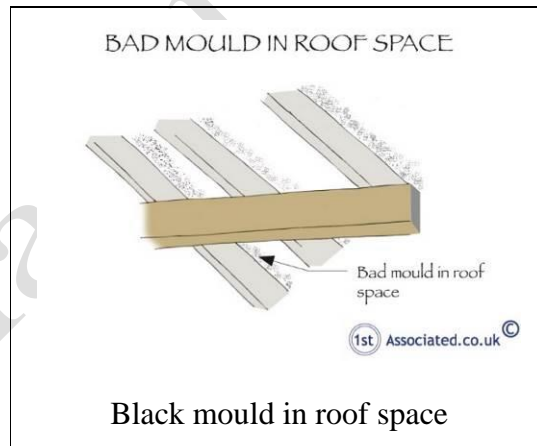
*This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.*

## **TECHNICAL TERMS DEFINED**

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

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

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



## **ORIENTATION**

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

## **ACTION REQUIRED AND RECOMMENDATIONS**

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

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

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

0800 298 5424





# **SYNOPSIS**

## **SITUATION AND DESCRIPTION**

The house is an unusual setting down a long driveway which is also the private access road for the waterworks. We understand these houses were probably built originally by the waterworks.

The house has a garage and parking space adjacent to the property. Within the garden to the side there are numerous outbuildings including a workshop next to the garage, a store next to the left gable of the house and a small above ground swimming pool with heater and water purification, etc (assumed) and a bar, all of which are accessed by timber decking.

You advised us that the left side of the land is rented out from the water board although you do not have any details as yet.

To the rear of the property is a patio area and a number of large ponds that we understand from the existing owners were put there by the previous owners who was very keen on carp.

### **Non-traditional building**

The house and we also believe probably the row of houses although we have not had a detailed look at these looked to be what is known as a non-traditional building.

There are many different types of non traditional buildings. These are generally split into categories of:

1. Metal frame – a metal frame supporting the structure.
2. Pre-cast concrete - cast in a factory and then brought to the site.
3. In-situ concrete - cast at the site.
4. Timber frame – a timber frame supporting the structure.

Each of these main categories then has many, many different types.

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

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

**0800 298 5424**



## **Non-traditional timber frame building**

We believe this is a non traditional cross wall timber framed building.

We believe that the property was typically built post war in approximately the 1960's/1970's, the present owners advised they thought the property was built in the 1960's and they moved into the property in 2016. If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

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

### **Putting Life into Perspective!**

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

1960's	The average house price was £2,530 whilst the average income was £960 per year
1961	Space history, Yuri Gagarin became the first man in space.
1962	Telstar, the first communication satellite was launched.
1964	The Queen gave birth to her third son, Edward.
1964	The colourful Notting Hill Carnival was first held in West London.
1966	England beat Germany to win the 1966 World Cup at Wembley.
1967	Barefoot Sandie Shaw won the Eurovision Song Contest with "Puppet on a String".
1967	First heart transplant was successful giving hope to many people.
1969	Neil Armstrong took "a giant leap for mankind" with his small steps on the moon.
1970's	At the start of the 70s the average house price was £4,057 and by the end of the decade, the average house price had quadrupled to £19,925.
1971	Decimalisation was introduced throughout the UK.

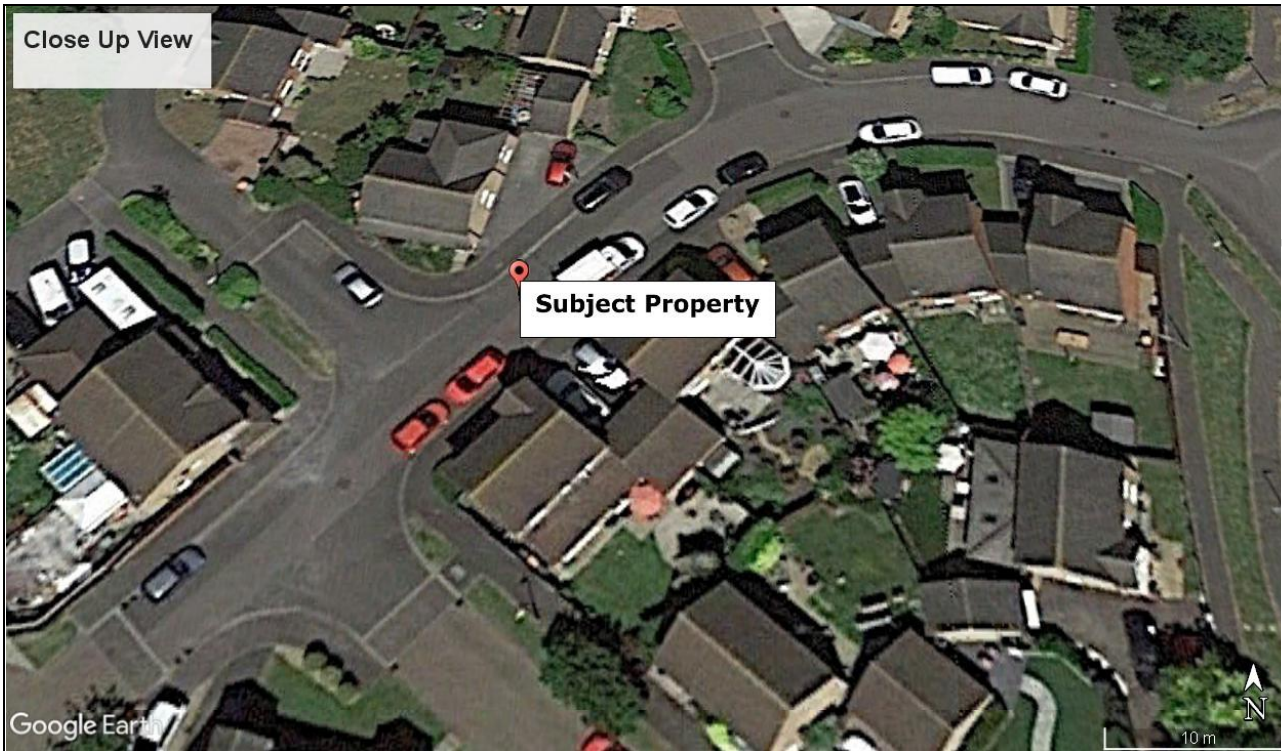
Marketing by: \_\_\_\_\_

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

**0800 298 5424**



# LOCATION PLANS



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

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

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

0800 298 5424





# EXTERNAL PHOTOGRAPHS



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

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

0800 298 5424







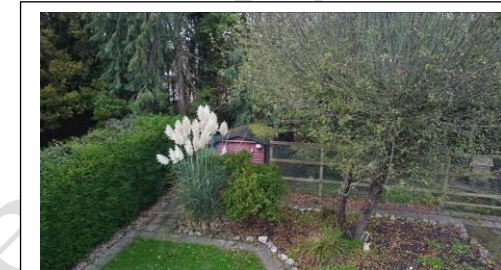
Carp ponds



Above ground swimming pool



Rear patio



Shed to rear of garden not accessed

## OUTBUILDINGS

### Garage



Garage



Garage felt roof

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

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

0800 298 5424





Side of garage



Garage roof

**Workshop next to garage**



Workshop



Workshop roof deteriorating



Inside workshop



Workshop

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

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

0800 298 5424





**Store next to left gable**



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

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

0800 298 5424





# ACCOMMODATION AND FACILITIES

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

## Ground Floor

The ground floor accommodation consists of:

- 1) Entrance hall
- 2) Lounge/Kitchen/Diner
- 3) Stairs
- 4) Utility room
- 5) Cloakroom



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

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

0800 298 5424



## First Floor

The first floor accommodation consists of:

- 6) Landing
- 7) Bedroom front
- 8) Bedroom middle
- 9) Bedroom rear left
- 10) Bedroom rear right
- 11) Bathroom



## Outside Areas

There is a garage and a parking space adjacent to the property. There are numerous outbuildings including a workshop next to the garage, a store next to the left gable of the house, a small above ground swimming pool and a shed with heater, etc in and a bar all of which has associated timber decking. There is a patio area to the rear of the property with a number of large carp ponds.

We understand there is a lease or a licence on the left side of the property; we have not had any details on this. You/your legal advisor need to check and confirm the exact details as this could be very important as it will affect the value of the property.

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

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

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

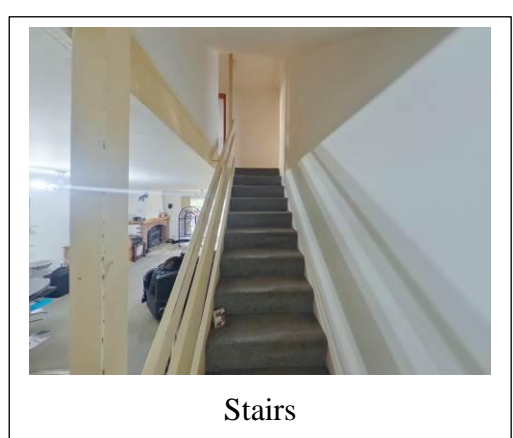
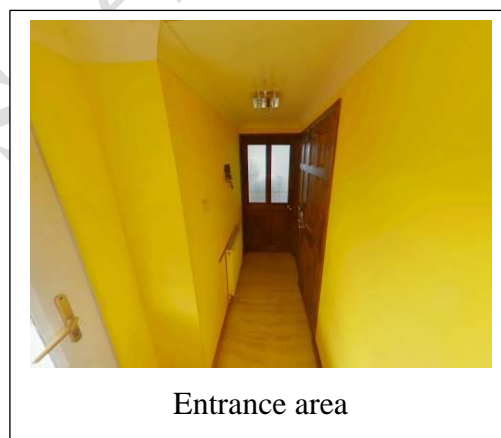
0800 298 5424



# INTERNAL PHOTOGRAPHS

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

## Ground Floor



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

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

0800 298 5424

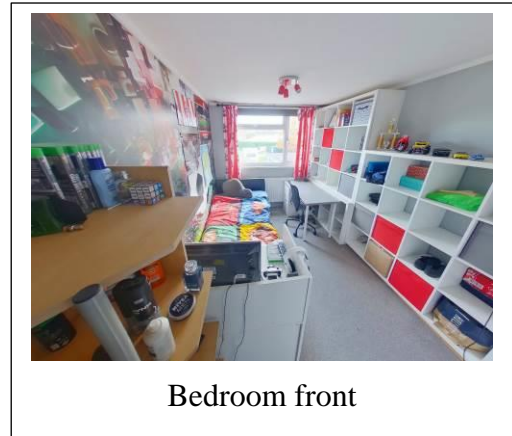




**First Floor**



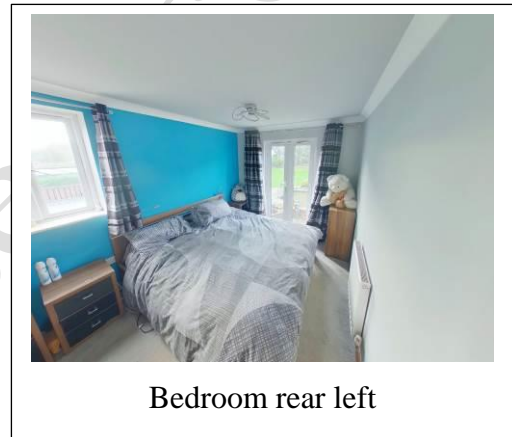
Landing



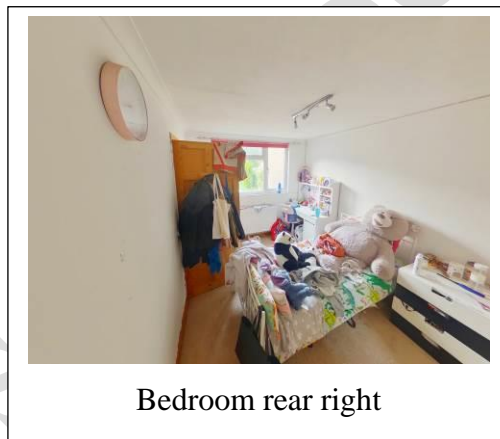
Bedroom front



Bedroom middle



Bedroom rear left



Bedroom rear right



Bathroom

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

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

0800 298 5424



# SUMMARY OF CONSTRUCTION

## External

Main Roof	Shallow pitched, clad with flat concrete tiles onto timber decking
Main Roof Structure	Prefabricated and cut timber roof
Front Entrance Roof	Pitched, clad with flat concrete tiles
Right Single Storey Roof	Flat roof covered with mineral felt
Gutters and Downpipes	Plastic
Soil and Vent Pipe	Internal, plastic where visible at roof level
Walls	Stretcher bond brickwork Vertical tiling Cladding (all assumed)
Fascias and Soffits	Plastic with no vents
Windows and Doors	Plastic double glazed windows with and without trickle vents

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

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

0800 298 5424



## Internal

Ceilings	Plasterboard and/or proprietary boarding (assumed)
Perimeter Walls	Proprietary boarding (assumed)
Internal Walls	Studwork walls (assumed)
Ground Floor	Solid underfoot, assumed concrete
First Floor	Joist and floorboards secured into the timber frame (assumed)

## Services

Drainage	Four manholes located to the front and left
Gas	Gas canisters located to the front of the property
Electrics	The electric fuse board is 1980s-2000s and is located in a kitchen cupboard
Heating	There is a wall mounted Glow worm gas boiler located in the utility room which is ran from gas canisters

We have used the term 'assumed' as we have not opened up the structure.

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

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

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

0800 298 5424





## **EXECUTIVE SUMMARY**

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



It is inevitable with a report on a building of this nature that some of the issues we have focused on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 200 photographs (including 360 degree/aerial photos) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

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

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

### **The Good**

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

- 1.0) Generally non-traditional buildings can be purchased cheaper on a metre squared basis than traditional buildings. There are obviously difficulties with finding purchasers as some people are put off because this is a non-traditional building and some/many mortgage companies will not lend on them when they understand what they are.
- 2.0) Good sized rooms albeit that work is required.
- 3.0) Spacious gardens albeit that they are on a sloping site and part of it is leased.
- 4.0) Parking and a garage and numerous outbuildings including a swimming pool (not inspected).

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

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

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

**0800 298 5424**



## **The Bad**

*Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.*

### **1.0) Property overview - non-traditional building**

Before we start the survey and our investigations on this particular property we need to talk more generally about non-traditional buildings of which we believe this type of property is sometimes considered, it is certainly not what we would term as a traditional construction.

As we have identified earlier we believe this to be a timber construction, what is often called a timber frame building. The timber frame supports the structure.

Traditional construction defined

This is built of brick/stone and a slate/tiled roof.

### **1.1) Second World War mass building of houses**

Non-traditional buildings are generally thought to be built after the Second World War although they were built before that. The Second World War non-traditional houses were to meet the demands of the population as the country looked at different ways of building. This immediate need for a large number of houses meant that we looked at how we constructed houses and moved towards more factory type processes. Indeed some of the factories that carried out the work, it is said, had been making aeroplanes for the war one week and then changed to building houses the next week. We are sure there is probably a bit more to it than that but this is the gist of what went on with some good results and some not so good results.

### **1.2) Building boom resurrects mass building of houses**

Whilst there was no doubt some companies experimenting with non-traditional buildings it tends to be the boom years in construction when we see a move back towards non-traditional styles of building. These came about in the 1970's to 1990's where timber frame was used.

### **1.3) Modern methods of construction**

As humans we are often looking at better ways of doing things and the prefabricated building has emerged again and is often known as modern methods of construction or MMC.

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

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

0800 298 5424



#### 1.4) Mortgages on non-traditional houses

One of the interesting/difficult facts is that many mortgage companies won't lend on non-traditional buildings. We would add further that their lending criteria changes from time to time which does mean they will lend on them some of the time and then not lend on them. Much of the buying population seems to be put off by non-traditional buildings (as opposed to traditional brick and stone walls and tile and slate roof buildings).

Some clients that we deal with say that they are buying the non-traditional building with cash so this doesn't affect them. We would comment that it does affect them as when they come to sell it, the majority of potential buyers will be buying via a mortgage and this will then limit who can buy the property if they can't get a mortgage or if there are restrictions on it.

**ACTION REQUIRED:** You need to be absolutely certain that you understand the risks of buying a non-traditional construction house.

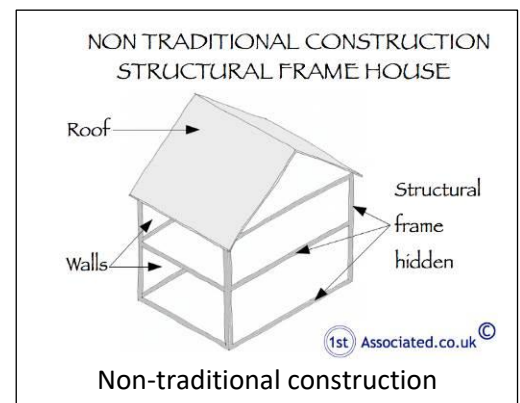
Please see the information sheets within the Appendices that give a better understanding by the Building Research Establishment of these buildings however you should be aware that this information is dated and not regularly updated.

#### 1.5) Timber frame structure

This property is timber framed, which means that the inside walls are formed of timber (traditionally they would have been formed of stonework, brickwork and/or blockwork).

The structural frame holds the roof in place with the outer and inner walls being cladding for want of a better term.

There are five eras of timber frame construction, possibly more depending on how you are counting. Please see the Appendices.



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

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

0800 298 5424





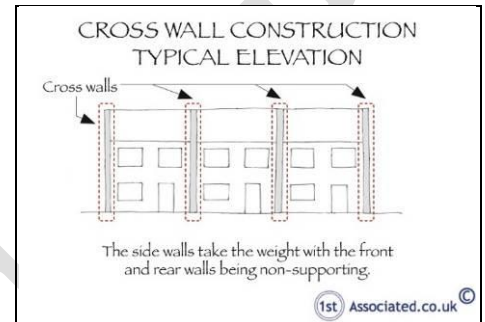
## 1.6) Database of Non-traditional building

We would usually look on the database of Non-traditional buildings that the Building Research Establishment carried out many years ago that we have then added to with our own resources. However, in this instance as there are only four it is unlikely they will be recorded so we will make the following comments based upon our visual inspection.

### Combination of constructions

This type of property falls into what we consider a fifth category of non-traditional building which is a combination of construction types.

We believe that the property was built in the 1960's/1970's possibly 1980's when builders were looking at the most economic ways to build and this is what we would term as cross wall construction.



Cross wall construction

Cross wall construction differs from traditional construction in that it is mainly the walls that run from the front to the rear which offer support, the remainder walls are effectively more like a cladding.

#### Cross wall construction defined

The side walls take the weight with the front and rear walls being non-supporting.

## 1.7) Is the structural frame sound – the only way to be certain is to open it up

The risk with buying any structural framed property is if the structural frame is sound or not. The only way to be one hundred percent certain is to open up the structure which we would be happy to do but you do need to get permission from the existing owners and also ensure that you have a builder who can put back the openings to a satisfactory standard.

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

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

0800 298 5424



**1.8) Dangers with Non-Traditional Construction**

Most non-traditional buildings of the major categories that have been identified by the Building Research Establishment have known weak areas however we (the whole of the construction profession) are still in the investigation stage/finding out stage with non-traditional buildings. The jury is still out. Mortgage companies tend to prefer buildings that we have longer records of and understand better how they will perform over time. This is particularly important when you are lending money over twenty to thirty years.

**SPECIFIC COMMENTS ON YOUR PROPERTY**

**1.0) Roof**

The property has a shallow pitched roof clad with flat concrete tiles which is letting in water. We can see areas of dampness from within the roof space and we could see popping and deterioration of the plasterboard ceilings.

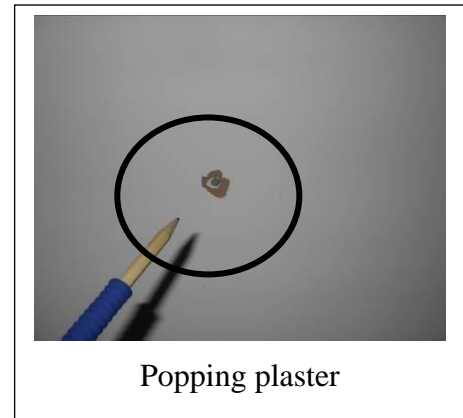


Marketing by: \_\_\_\_\_

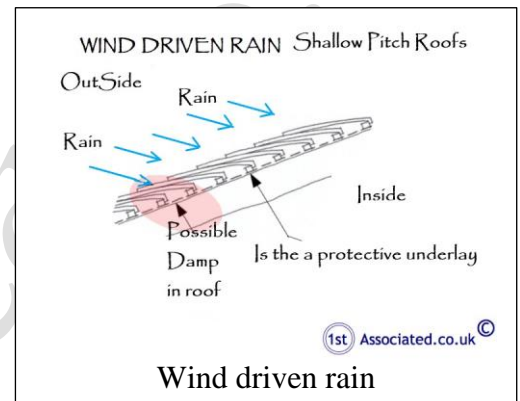
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424

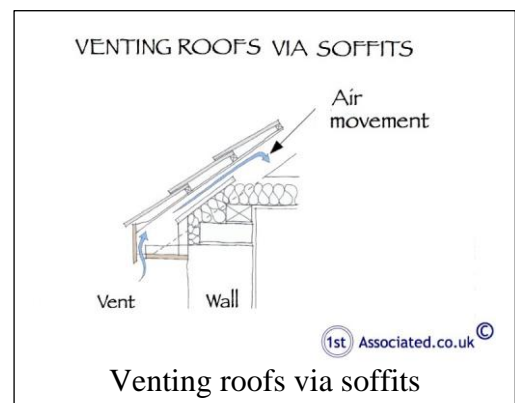
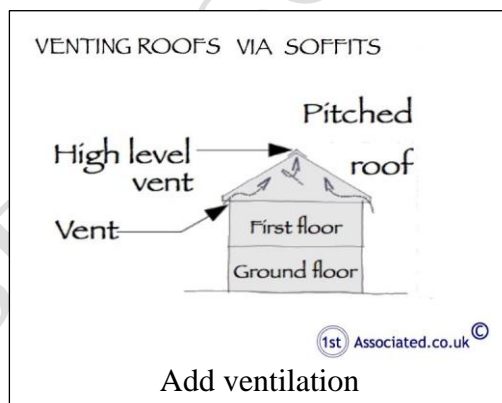




**ACTION REQUIRED:** The roof is obviously letting dampness in in one way or another. We would start by removing the moss from the roof which there seems to be quite a lot of and see whether there are any obvious cracked tiles, etc and replace these as necessary to leave the roof watertight. If there isn't any obvious defects then it may be that you are getting wind driven rain. If this is the case there is a major defect in the roof, there is certainly black mould visible in the roof.



There is an outside chance this could also come from condensation occurring in the building and adding ventilation may help this.



**ANTICIPATED COST:** A worst case scenario is if you had to completely re-roof this building, assuming that you would have some tiles that you could re-use but that you would have to replace the decking and add ventilation in; see sketch in the form of vented soffits, we would expect costs in the region of £10,000 - £15,000.

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

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

0800 298 5424



Please obtain quotations before legally committing to purchase the property.

Please see the Roof Coverings Section of this Report.

## 2.0) Sloping Site

The property sits on a sloping site and because of this rainwater and ground water need to travel from the top of the site to the bottom with the building in the way. Sloping sites are not as good as level sites and buildings on them are integrally unstable. You need to understand this is a characteristic of any building sitting on a sloping site.



Water needs to be managed around the property. It looks like there was a drainage channel which has then been blocked up. We would prefer a French drain into a drain which is a fair amount of work. The reason for doing this is we are concerned there may be dampness getting into the timber structure.



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

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

0800 298 5424





## Example of Timber Frame Construction

To show you what is likely to be in the structure, we have been involved with a more modern version of a timber frame construction where flooding had occurred and the photographs shows where the walls have been cut back.



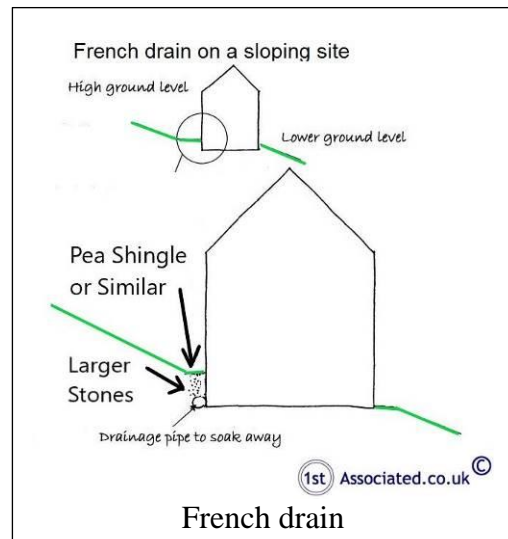
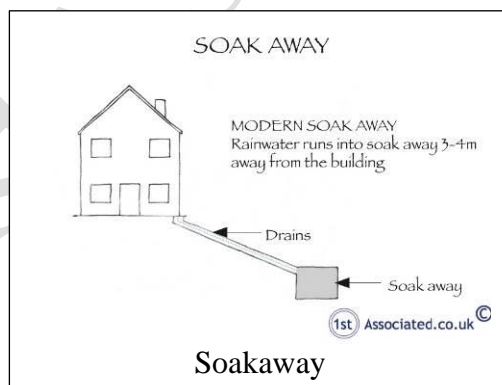
Example of timber frame structure visible in the roof space (Not your property)



Example of timber frame visible (Not your property)

You advised that you rented the land on the left side; you need to check and confirm exactly what the boundary is as we would recommend you add a French drain/land drain down that side of the building to take water away from the property as well as across the front.

**ACTION REQUIRED:** We recommend a series of French drains/land drains that take the water away from the property ideally discharging into a manhole (subject to obtaining approval) and/or a soakaway added (which will be additional cost) to divert water around the property which will help reduce some of the effects of the sloping site.



**ANTICIPATED COST:** In the region of £5,000 – £10,000; please obtain quotations before legally committing to purchase the property.

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

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

0800 298 5424



Your legal advisor needs to specifically ask the water board or whoever the owners are why they lease this area rather than sell it and what is going on underneath this area.

### **Known about problem**

We believe this is a known about problem as we could see a running gully to the rear which indicates that the sloping site/water discharging towards the property is a known about problem.



Running gully to rear

### **3.0) Condensation**

There does appear to be some condensation occurring in the property.



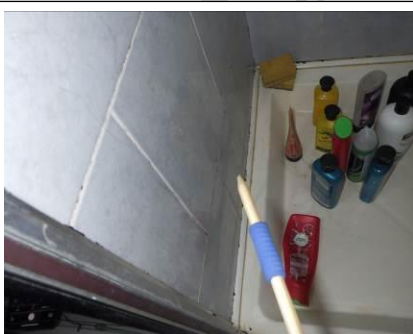
Black mould around window



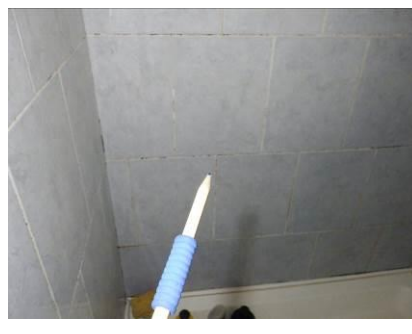
Window black mould



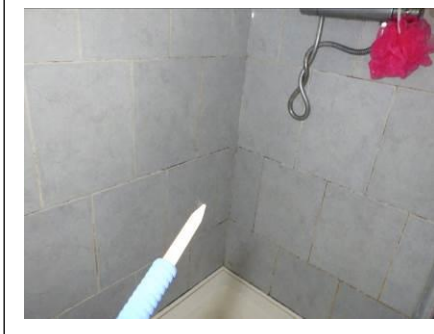
Dampness or condensation in main bedroom



Black mould to shower mastic



Black mould to shower tiles



Black mould

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

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

0800 298 5424



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

**ANTICIPATED COST:** We would anticipate costs between £250 - £500 per extract fan depending upon the wiring required. We always recommend quotes are obtained before work is agreed/commenced.

#### 4.0) Incomplete works to the right side area/outbuilding one

The ground floor is incomplete and open to the elements.



**ACTION REQUIRED:** Work needs to be completed. Work depends upon the specifications and what purpose you want for this area but it certainly needs sealing up and adding heating to it which would make the bedroom above warmer.

**ANTICIPATED COST:** You can really spend as much or as little as you wish to make it watertight, it depends upon what use you have for this building. Work almost ranges from hundreds of pounds to thousands of pounds depending upon what you wish to do.

Please obtain quotations before legally committing to purchase the property.

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

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

0800 298 5424



## 5.0) Flue/Fireplace

A chimney for a real fire has been added and a flue. We would comment it is very important to check that this has been carried out properly and that whoever did it knew that this is a timber frame construction.

Generally, we would add that on timber frame properties we do not find working chimneys.



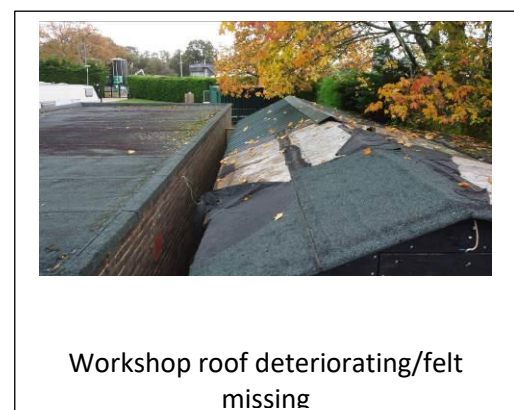
**ACTION REQUIRED:** Your legal advisor needs to check the HETAS register [www.hetas.co.uk](http://www.hetas.co.uk) and also confirm this has Building Regulations / local authority approval.

## 6.0) Outbuildings

### Workshop outbuilding behind the garage

We would advise the roof is deteriorating and needs repair. Also the electric fuse board looks dated. The timber work looked like it hadn't been redecorated for some time.

Note; our view of the workshop was limited due to the amount of stored items.



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

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

0800 298 5424







**ACTION REQUIRED:** Re-roof and replace any decking as necessary.

## Garage

The garage has a mineral felt roof. We could see this is weathered as the black is coming through. What the mineral felt normally has is a protective green layer which tends to be a smaller stone-like material. Where this is missing and you can see the darker areas you tend to get blistering during the hotter weather. The roof looked to be allowing water in from our aerial photographs.

Note; The garage was full of cut timber at the time of our survey which limited our inspection.



**ACTION REQUIRED:** It may be possible to patch repair this roof but in the long term you should look to re-roof. Again, it depends upon what you will ultimately be using this for.

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

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

0800 298 5424



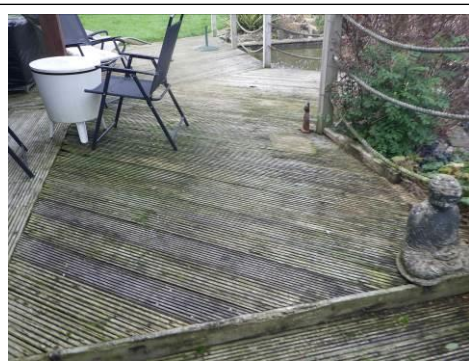
**ANTICIPATED COST:** To re-roof £2,000 - £4,000 depending upon the quality of the roof that you want and the amount of roof decking which needs to be repaired.

Please obtain quotations before legally committing to purchase the property.

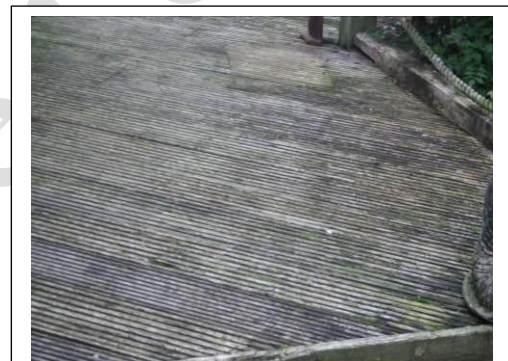
## 7.0) Garden

### Decking

The decking to the outbuildings is rotting and we could see green mould and it has deflection. We are finding decking is becoming slippery when not regularly maintained and can be an ideal space for wildlife to live under.



Decking in front of bar



Moss to decking

**ACTION REQUIRED:** We personally would always remove all decking and replace with paving.

**ANTICIPATED COST:** £2,500 - £5,000; please obtain quotations before legally committing to purchase the property.

### Trees

**ACTION REQUIRED:** Your legal advisor to check and confirm who the trees belong to and whether you have any liability with regard to them in which case you need to obtain quotations to have them suitably maintained.



Who owns trees to rear?

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

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

0800 298 5424



We would always recommend an arboriculturalist (not a tree surgeon) is asked to view trees and give a ten year plan for maintenance of the trees.

**ANTICIPATED COST:** £250 - £500 for an arboriculturalist report. Please obtain quotations before legally committing to purchase the property.

### **Private road**

The property is accessed via a private road which you may or may not have a responsibility/liability for.



Private road



Grassed area next to private road

**ACTION REQUIRED:** Your legal advisor to check and confirm.

### **Mast nearby**

There is a mast nearby. There have been various reports on masts over the years as to whether they are a health hazard or not. It is probably fairest to say the jury is still out as to whether they are harmful. Sometimes they can affect the saleability of a property.



Mast nearby

**ACTION REQUIRED:** You need to be aware of this and decide where you stand on this matter.

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

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

0800 298 5424





## Services

### 8.0) Dated Fuse Board

The fuse board is dated and the electricians failed our earth test. We also noted that some of the light sockets were loose.



1980's-2000 fuse board in kitchen



Dated electrics



Light socket loose



1960's-1980's Fuse board in right side area

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

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

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

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

- 1) £250 - £500 for a test and report
- 2) £250 - £500 for a new fuse board
- 3) £500 - £1,000 for additional socket points and updating

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

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

0800 298 5424





4) Plus any further work recommended

Please obtain quotations before legally committing to purchase the property.

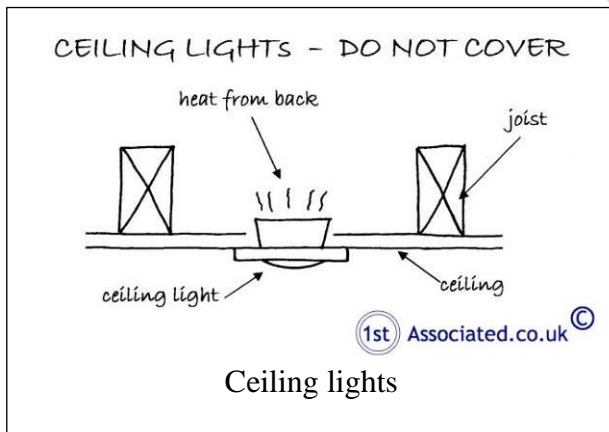
### 9.0) Older style ceiling lights

The property has older style/1970s-1980s electric lights to the ceiling.

In some instances, these can cause problems as the heat given off has in some cases led to outbreaks of fire; these tend to be in the older type of ceiling lights. We recommend that where ceiling lights are used that the rear of the light is not covered; this is particularly the case in rooms with a loft space above it where stored items are placed in it.



We noted the bathroom lights are not working. This could relate to roof leaks.



**ACTION REQUIRED:** We recommend replacing older style ceiling lights (once the roof leaks/condensation have been resolved).

**ANTICIPATED COST:** A few hundred pounds depending upon the quality and type of light and any repairs needed; please obtain quotations before legally committing to purchase the property.

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

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

0800 298 5424



## 10.0) Heating

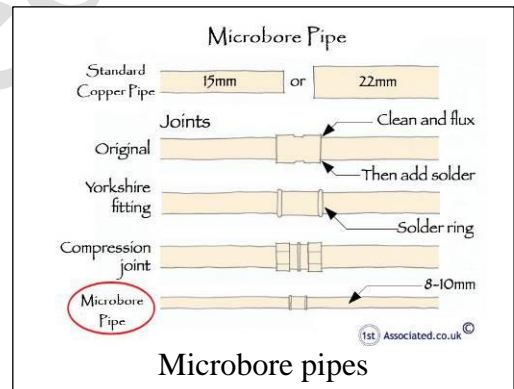
### Microbore pipes

We spoke about the heating and you advised that you did not think all the radiators were working. The heating was on during the course of the survey however we did note that the heating system has what is known as microbore pipes which are narrow pipes. From our experience, these tend to get blocked more easily than a traditional heating system that uses a 12/13mm pipe. However, microbore pipes are cheaper than a traditional system and easier to install from a plumber's point of view, which is possibly why they are so popular with plumbers!



**ACTION REQUIRED:** We recommend a power flush from time to time to ensure they are working satisfactorily. You need to be aware that we generally do not feel they work as well as a traditional system.

Ideally, we would replace the microbore pipes with traditional piping for the best results.



### Boiler

We spoke about replacing the boiler. We would recommend having the boiler serviced and checked and keep it until you can see initially how well it performs. From an energy efficiency point of view we think that your money would be better spent on insulating the roof (as heat goes up). You need to take further advice on this.

**ANTICIPATED COST:** It depends upon what you decide to do. A new boiler would cost in the region of £3,000 - £4,000; please obtain quotations before legally committing to purchase the property.



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

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

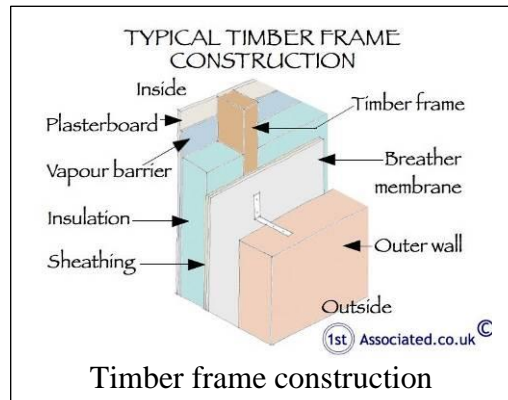
0800 298 5424



## 11.0) Off-grid/Energy efficient house

We spoke briefly about going off-grid and the potential for a new boiler, for example an electric boiler. We would suggest that you try and find someone via the internet who has an electric boiler and go and see them to see how good it works and whether it would be appropriate in your building.

### Energy efficiency of this building



You need to remember that this is not a standard construction; see our typical timber frame construction sketch. It is brick externally and likely to have an air gap and could have insulation and then timber frame internally.

The only way to understand the construction is to actually open up the construction to check how it is built and also check its condition. We would suggest that you do an area to the rear left wall as this area we can also see there is moss occurring on the brick externally so it looks like it is a fairly wet area so you will be able to gauge the condition of the timber.

We noted the neighbours house has had the tiles removed, they are possibly adding insulation.

**ACTION REQUIRED:** Ideally open up before you legally commit to purchase the property to check the condition of the timber structure. This would give you a better idea of the construction, condition and also what insulation you can do.

You can add insulation internally or externally to walls. Our concern would be creating interstitial condensation. You would need to find a company that can advise you on this and prepare calculations and give a guarantee that it wont cause problems with the structure.



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

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

0800 298 5424



Interstitial condensation defined

This is where condensation occurs within the structure as opposed to surface condensation that we are more used to that appears on mirrors, etc.

Also, compare companies that you can bring in to move this building from being non-traditional construction to traditional construction. From what we understand, they literally replace the inner wall and we think they must also do some amendments to the roof from what we have seen; this is a very specialist roof for a timber frame property. If you went with this idea it would not only give you the benefit of a better heat insulation it would also give the benefit of possibly getting the building to become a traditional construction to be more sellable in the general market.

**ANTICIPATED COST:** It depends upon what you decide to do. Remember all our comments have been based upon assumptions that we have not opened up the roof. Please obtain quotations before legally committing to purchase the property.

## 12.0) Drainage

Manholes are used where there is a change in direction of pipes or new pipes join the main run. It is therefore a good location for clearing any blockages. In this case it looks like a rainwater manhole that has been blocked.

Manholes Defined

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



Manhole two in courtyard near workshop

**ACTION REQUIRED:** Clear manhole. We would recommend a closed circuit TV camera report of all the drains.

Also, your legal advisor needs to specifically ask the water board if they have any drainage in the area and obtain suitable drainage reports.

**ANTICIPATED COST:** A few hundred pounds for a closed circuit TV camera report. The other information should be as part of your legal work.

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

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

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

0800 298 5424





## The Ugly

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

You need to fully understand what you are purchasing

You need to be absolutely certain that you understand you are buying a non traditional building and the associated issues that can go with these inherent problems and also when you come to sell the property.

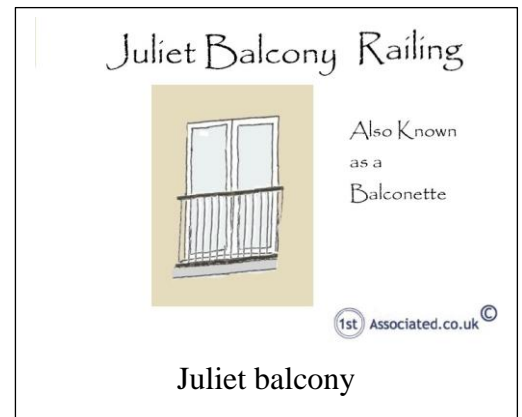
You need to fully understand where you are purchasing

By this we mean the location, everything from the private access road to the sloping site to the location next to the Water Works.

## PROPOSED EXTENSIONS AND ALTERATIONS

### Rear extension?

It looks like there has been a rear extension or at least some preparation work for it to be carried out. There are currently French doors that need at the very least some sort of safety barrier, possibly in the form of a Juliet balcony, perhaps even a more traditional balcony if you wish to have one built.



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

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

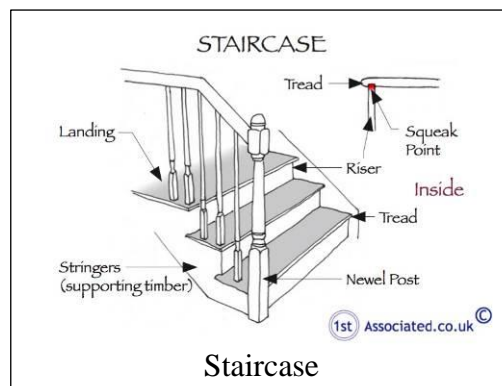
0800 298 5424



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

### **Staircase alterations**

We spoke about altering the staircase and you mentioned a floating staircase. We would recommend you look into this but you need to remember that this is a non-traditional building and as such weight cannot be supported on the walls in the usual way and the floating staircase would probably have to be a self-supporting structure.



We would also add that handrails, newel posts, etc are important to Building Regulations and should have a maximum 100mm gap so you need to improve these.

**ANTICIPATED COST:** For staircase newel and balustrade improvements £500 - £1,500; please obtain quotations before you legally commit to purchase the property.



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

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

0800 298 5424



## Services and your own specific testing

Whilst we have carried out a visual inspection only of the services within the property we would always recommend you have your own specific testing for each of the services. We also need to advise you of the following:

### Electrics

The electrics failed our earth test. The electric fuse board is 1980's-2000 and is located in the kitchen.

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

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

### Heating

There is a wall mounted Glow worm gas boiler located in the utility room which is ran from gas canisters. You spoke about having an electric boiler, there are many other options on the market at the moment which you should check out.

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

### Drainage

Whilst we ran the tap for 15 minutes in the bathroom without any build up or blockages the only way to be one hundred percent certain of the condition of the drains is to have a closed circuit TV camera report.

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

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

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

0800 298 5424



## **Maintenance**

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

## **DIY/Handyman Type Work**

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

## **Purchase Price**

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

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

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

## **Estimates of Building Costs**

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

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

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

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

**0800 298 5424**





## SUMMARY UPON REFLECTION



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

There are quite a number of things to consider particularly as you were not aware of the construction. We would be more than happy to discuss this with you further.

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

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

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

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

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

0800 298 5424



## AERIAL VIEW - 360 PHOTOS

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



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

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

0800 298 5424

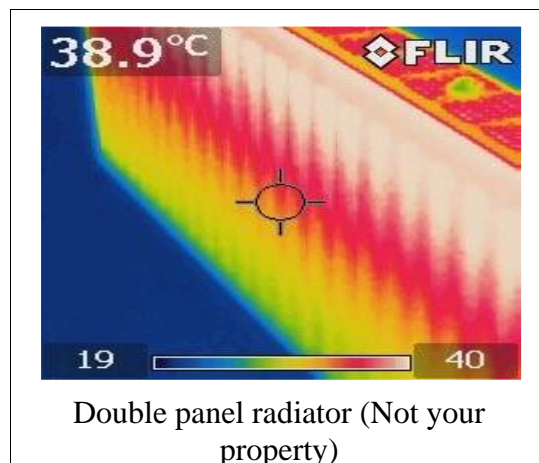
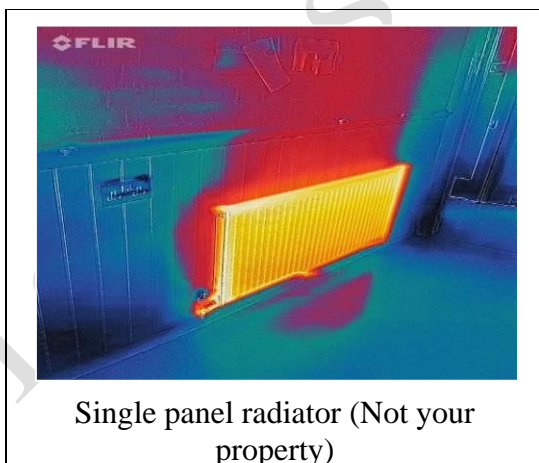
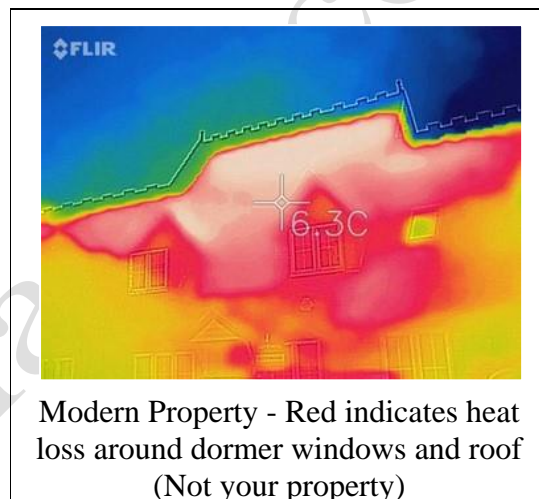
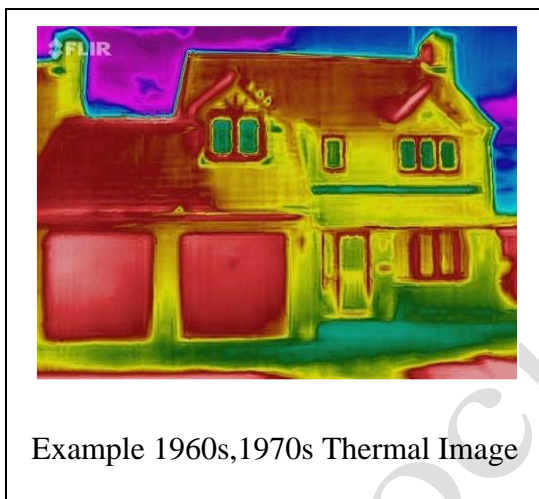


# EXAMPLE THERMAL IMAGE PHOTOGRAPHS

## - Not Your Property

Thermal imaging photography can establish warm and cold areas, it also helps us identify materials within the property. In this case we have not carried out any thermal imaging as the property was not pre-heated and therefore we would not have obtained any beneficial results. Below are example thermal image photographs (not your property).

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



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

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

0800 298 5424



# **MORE ABOUT THEREPORT FORMAT**

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

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

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

## **ESTATE AGENTS – FRIEND OR FOE?**

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

## **SOLICITOR/LEGAL ADVISOR**

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

## **TERMS OF ENGAGEMENT/LIMITATIONS**

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

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

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

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

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

0800 298 5424





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



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

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

0800 298 5424

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



## EXTERNAL

### MAIN ROOF COVERINGS



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

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

We will consider the roofs in four areas:

1. Main Roof
2. Front Entrance Roof
3. Right High Level Flat Roof
4. Outbuildings roofs

#### Main Roof

The roof is pitched and clad with flat concrete tiles and, from ground level, this looks in below average condition considering the roof's age, type and style. We can see dampness and mould within the roof space. The roof could be allowing wind driven rain in; please see our comments in the Executive Summary.



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

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

0800 298 5424





Mould to roof



High damp meter reading of 120 in roof



Dampness to main roof

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

## **Flues**

*Flues offer ventilation to things like boilers and soil and vent pipes and usually come through the roof covering, which can often also be a weak area.*

The property has a flue to the rear left.

**ACTION REQUIRED:** Your legal advisor needs to check the HETAS register [www.hetas.co.uk](http://www.hetas.co.uk) and also confirm this has Building Regulations / local authority approval.



Flue

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

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

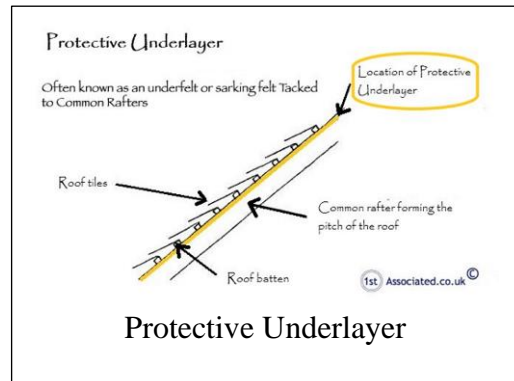
0800 298 5424



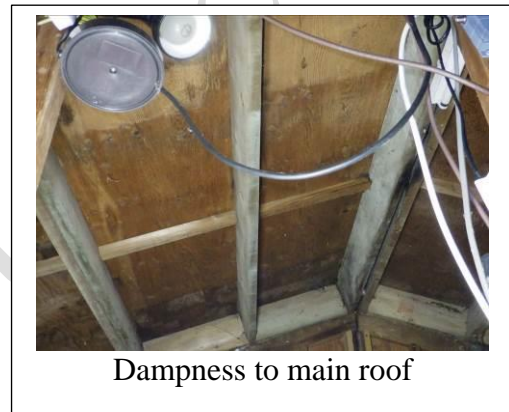


## PROTECTIVE UNDERLAYERS

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



When we inspected the loft space, we found timber decking with no protective underlayer. We generally found it to be in below average condition with dampness visible.



## LOW LEVEL ROOFS

### Front Entrance Roof

This roof is pitched and clad with flat concrete tiles. We viewed inside this roof but it was lined and we could not actually see the decking. It has not got the same moss covering as the main roof so we believe it is likely to be in average condition however we were unable to see it internally.



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

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

0800 298 5424





# FLAT ROOFS

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

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

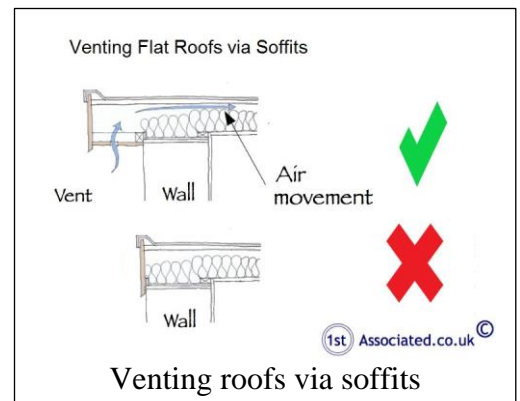
## Right Side Flat Roof

The flat roof is located to the right side and is covered with mineral felt. We would comment it has moss sitting on it that we think is coming from nearby pitched roofs. It also means that the roof is a flat flat roof and that water will sit on the roof and then you get accelerated deterioration.



Flat roof to right

We have not had access within this roof but we can see that it does not follow the way we would build a modern roof which is to have ventilation to help reduce the possibility of dampness and rot in the roof.



**ACTION REQUIRED:** A worst case scenario would be re-roofing but we think also you could patch repair this roof.

**ANTICIPATED COST:** £4,000 - £8,000; please obtain quotations before legally committing to purchase the property.

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

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

0800 298 5424



Note; we have not been able to see inside this roof so we assume that some of the decking is deteriorating.

We would also recommend an access hatch is added into the roof as this would then give you access to the roof for future maintenance. If you also add an eye bolt this will allow the use of a harness.

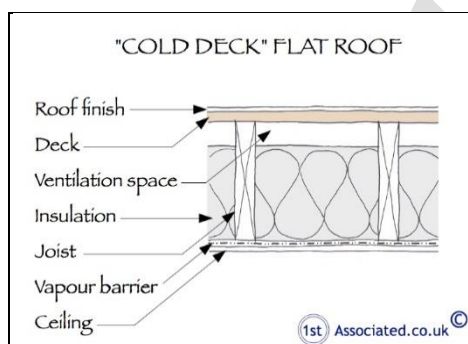
## **Further information on flat roofs**

### **Ventilation**

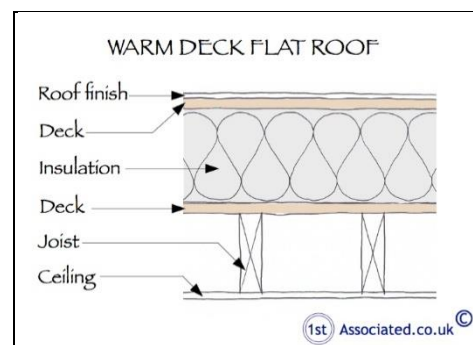
Building Regulations require flat roofs to be ventilated. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided.

### **Insulation**

Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.



Cold roof



Warm roof

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

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

0800 298 5424



## OUTBUILDING ROOFS

### Garage Roof

The garage has a felt flat roof which looked in below average condition with deteriorating sterling board internally.



Garage flat felt roof

### Workshop Roof

The workshop roof is deteriorating and has been partly replaced with a profile metal sheet roof.



Workshop rotting sterling board in roof needs redoing



Workshop roof deteriorating, partly replaced with metal profile sheet

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

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

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

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

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

0800 298 5424



# ROOF STRUCTURE AND LOFT



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

## Main Roof

### Roof Access

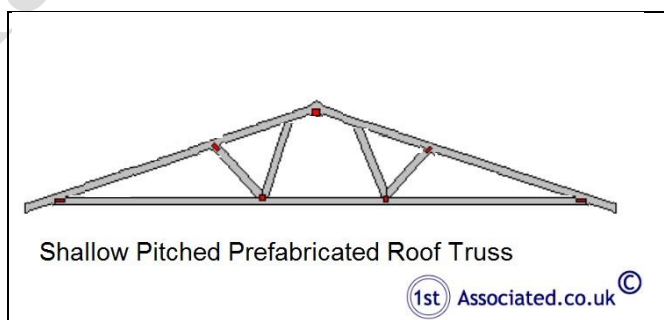
The main roof is accessed via the loft hatch on the landing. There is a loft ladder, electric light and some secured floorboards. We recommend that the roof space is fully boarded as it will make the loft space safer and easier to use.

The perimeter of the loft has been viewed by torch light, which has limited our viewing slightly.

### Roof Structure

We would term the roof structure as an early pre-fabricated trussed roof rafter. It looks like it still had an element of cutting and modification which is why we think it is a combination.

There is dampness getting into the roof and this of course will be affecting the roof structure.



Pre-fabricated roof truss

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

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

0800 298 5424





## Gable ends

The gable ends are timber indicating that this is a timber framed property. Please see our earlier comments.

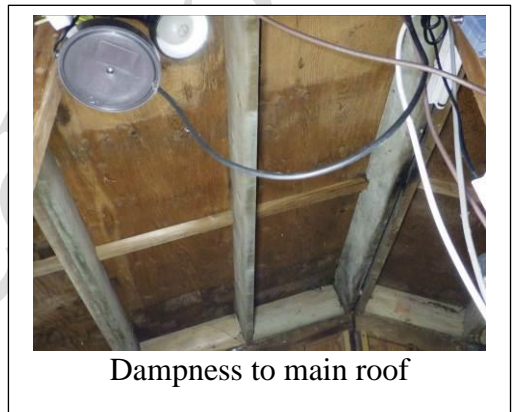


General view

## Roof Timbers

We have inspected the roof structure for:-

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



Dampness to main roof



Blackening to roof timber



High damp meter reading of 120 in roof

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

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

0800 298 5424





Mould to roof



New timbers added

Our examination was limited by the general configuration of the roof, the insulation and stored items.

What we could see was generally found to be in slightly below average condition for its age, type and style due to the dampness. Our inspection was limited by the amount of stored items and it is feasible that there are problems in the roof that are hidden.

There looks to have been some new timbers added and we think there could have been more problems historically.

**ACTION REQUIRED:** Ask the existing owners are they aware of any repairs carried out to the roof. Please note the only way to be one hundred percent certain is to have the roof cleared and checked.

#### Purlins Defined

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

#### **Entrance area roof**

We were unable to view the entrance area roof due to the lining.



Entrance area roof lined

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

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

0800 298 5424



## **Firewalls**

The property has a brick firewall where it is adjacent to the flat roof.

### Firewalls Defined

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

## **Water Tanks**

We did not see a water tank.

## **Ventilation**

No ventilation noted. We would recommend ventilation is added; please see our earlier comments.

## **Insulation**

Please see the Thermal Efficiency Section of this Report.

## **Electrical Cables**

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

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

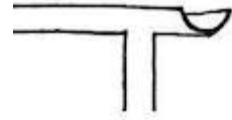
Marketing by: \_\_\_\_\_

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

**0800 298 5424**



# GUTTERS AND DOWNPIPES



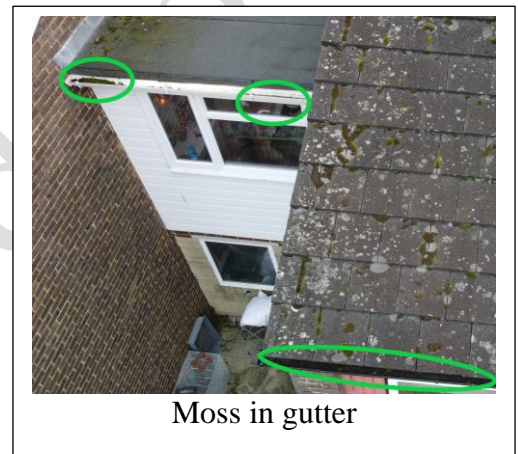
*The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.*

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

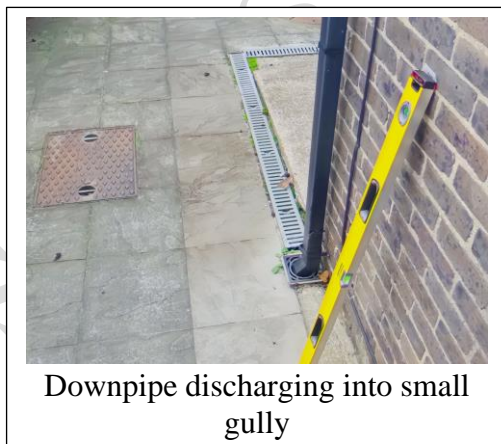
## Gutters and Downpipes

The property has plastic gutters and downpipes. There is moss in some of the gutter as there is quite a lot of moss on the roof. There is an overflowing gutter to the front left. Unfortunately it is very difficult to know what to do to stop it from overflowing, possibly add a hopperhead.

There may be some minor leaks but most people would be happy to live with these providing repairs are carried out within the next six to twelve months. We cannot be one hundred percent certain as we have not seen the property when it was raining heavily.



Moss in gutter



Downpipe discharging into small gully



Overflowing gutter to front left

**ACTION REQUIRED:** The gutters need cleaning.

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

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

0800 298 5424





We would recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints.

We also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

## **SOIL AND VENT PIPE**

We assume the property has internal soil and vent pipes, where visible at roof level it is plastic. Internal soil and vent pipes can work well, apart from if they leak, as they are hidden from view so a leak is not normally discovered.



Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm one hundred percent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

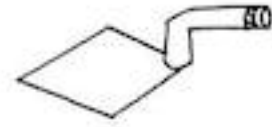
Marketing by: \_\_\_\_\_

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

0800 298 5424



# WALLS



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

The walls are finished with brickwork with areas of vertical tiling and cladding.

## Non traditional building (sorry to repeat ourselves)

Sorry to repeat ourselves but this really is so important; this house is of a non-traditional construction. There are generally considered to be four main types of non-traditional houses:

1. Metal frame - a metal frame supporting the structure.
2. Pre-cast concrete - cast in a factory and then brought to the site.
3. In-situ concrete - cast at the site.
4. Timber frame - a timber frame supporting the structure.

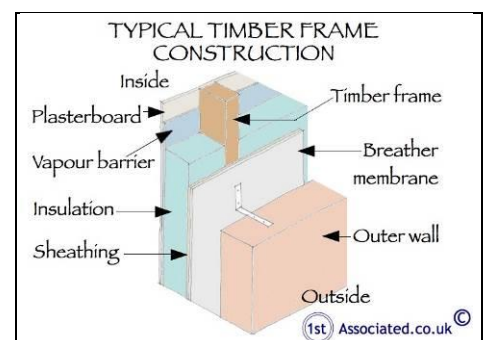
Non-traditional construction defined:

This is a house that isn't built in the standard tile/slate for the roofs and brick/stone for the walls.

## Timber frame structure

From what we can establish this looks to be a timber framed property.

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



Timber frame

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

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

0800 298 5424



## Cross wall construction

We will firstly explain that this is a cross wall construction building, not a traditional built building and as such although it looks as if it is traditionally built it will have different characteristics to a typical house.

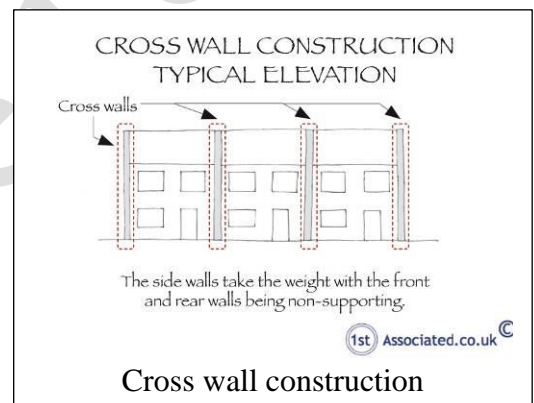


Cross walls

Cross wall construction is where the side walls going from the front to the rear are structural walls which take most of the weight of the property (as opposed to all four walls) with the front and rear walls being a cladding material.

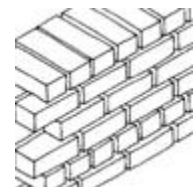
### Cross wall construction defined:

The definition of cross wall construction is that the side walls take the weight with the front and rear walls being non-supporting.



Cross wall construction

## BRICKWORK



The property is finished in brickwork.



Brickwork

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

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

0800 298 5424



## Wall Ties to timber frame

There is usually a wall tie that ties the brick walls to the timber frame in one way or another. We have come across instances where these are loose or not been carried out properly. It is very difficult to ascertain this without opening up the walls.

## Efflorescence

Efflorescence is generally a sign that it is likely to be a timber frame construction. We have not noted any in this instance.

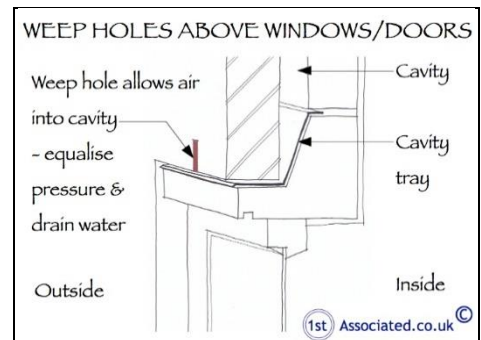
### Efflorescence defined

Efflorescence is the white salt found on brickwork/stonework. It is a natural phenomenon which is where the minerals in water as they dry out come to the surface of stone or brick and leave a white crystallised powder, almost flour like. On a red brick it can stand out considerably, almost appearing bright white on a lighter white or yellow brick it can almost disappear.

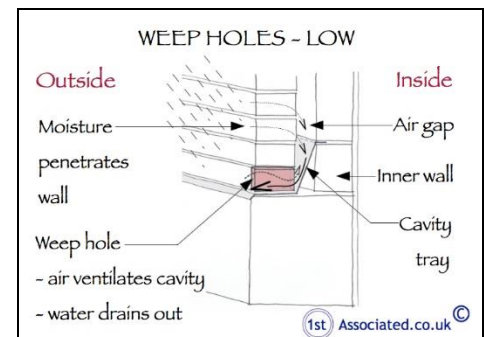
## Weep holes

An issue that has come to light in more recent years is how water drains from the outer brickwork cladding. The brickwork is a sacrificial layer that gets damp and then dries out however the dampness does travel through it and it can affect things such as lintels by rot if it is a timber lintel and rusting if it is a metal lintel.

In this case we obviously do not know what the lintels are however we can see that there are no weep holes that allow any water out of it above the windows.



Weep holes above windows



Weep hole low

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

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

0800 298 5424





## Cavity wall construction and adding of insulation

Another concern often brought up on this type of construction is if they have had insulation added into the wall structure without a proper understanding of its construction as this can lead to interstitial condensation and wall tie failure.

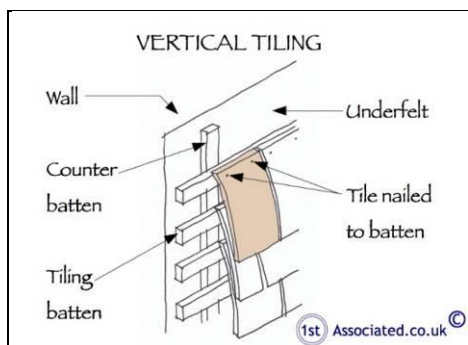
### Interstitial condensation defined

This is where condensation occurs within the structure as opposed to surface condensation that we are more used to that appears on mirrors, etc.

## VERTICAL TILING

The property is clad in vertical tiles

Tiles may be fixed directly to a wall or battens, or indeed counter battens. It is necessary to nail all tiles and it is also good practice to use an underfelt and lap the tiles to approximately two inches (30 mm).



Vertical tiling



Vertical tiling to rear

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

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

0800 298 5424



## CLADDING

The back of the property is clad in horizontal boarding which looks in average condition however would benefit from cleaning.

There is a loose flashing which needs re-bedding.



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

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

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

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

0800 298 5424



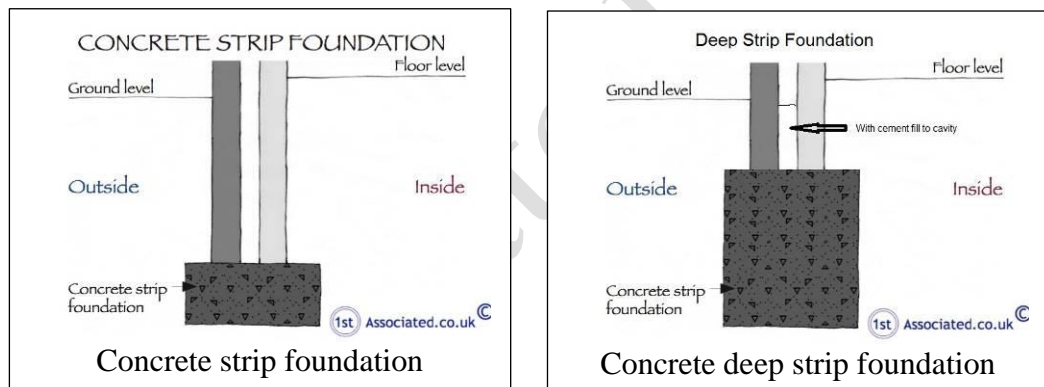


# FOUNDATIONS

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

## Foundations

We would expect to find a concrete foundation typically known as a 'strip concrete' foundation going down to a metre or slightly deeper dependent upon the age of the property.



## Building Insurance Policy

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

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

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

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

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

0800 298 5424



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

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

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

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

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

0800 298 5424





# TREES, BUSHES AND VEGETATION



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

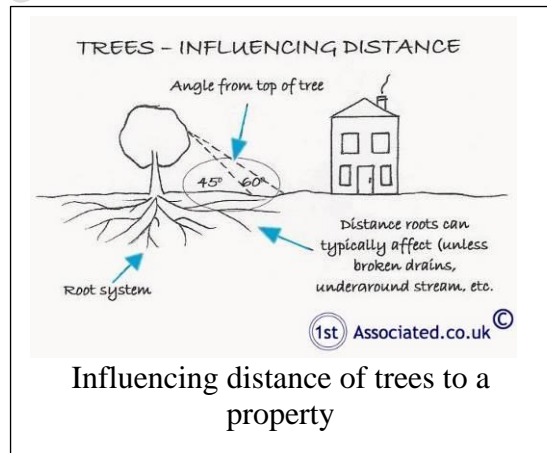
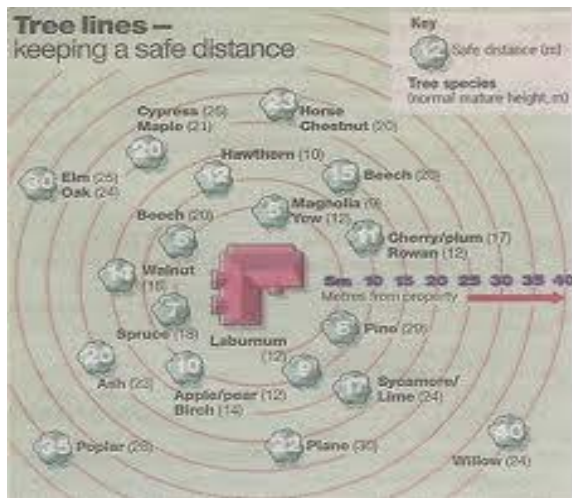
There are no trees within what we would term as influencing distance but you do need to speak to your insurance company as they may have a different interpretation for insurance reasons.

## Trees to back of property

Your legal advisor to check and confirm who owns the trees and has responsibility/liability.



Who owns trees to back of property?



Influencing distance of trees to a property

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property

Please also refer to the External Areas Section.

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

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

0800 298 5424



## DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels.

In this era of property typically they were built in as work proceeded. There were no obvious signs of a DPC visible. We noted signs of moss to the walls at the base which indicated that there is a fair amount of water passing by the property (or in this case it could also be the leaking of the gutters we mentioned earlier).



Moss

### Front garden wall

Unusually there is a damp proof course to the front garden wall.



Damp proof course to front wall

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

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

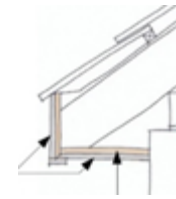
Marketing by: \_\_\_\_\_

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

0800 298 5424



# FASCIAS AND SOFFITS



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

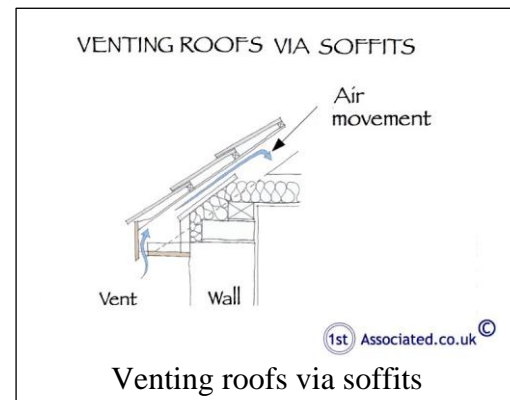
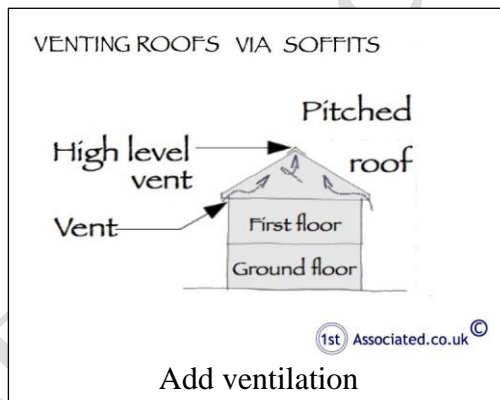
*Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.*

The fascias and soffits are plastic and we would comment they are in average condition for their age, type and style. There are no vents to the soffits, we believe that adding vents would benefit the roof.

It is always difficult to advise on non-traditional construction as there isn't that much data with regard to what works and what doesn't work specifically on the building type.



Fascias and Soffits



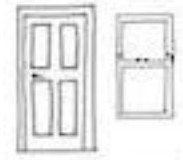
Marketing by: \_\_\_\_\_

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

0800 298 5424



## WINDOWS AND DOORS



The property has plastic double glazed windows with and without trickle vents.

Generally we would comment they are average quality for their age, type and style.

We noted black mould to some of the windows.

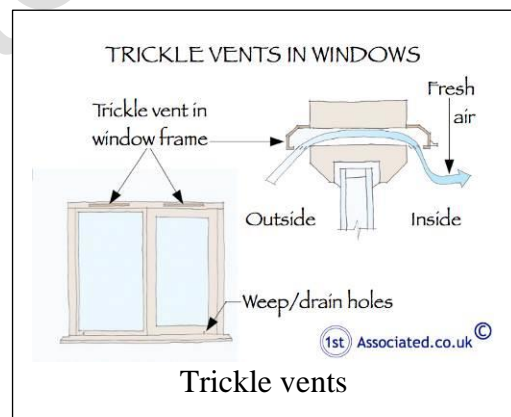


Black mould to window

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution.

### Trickle Vents Defined

Trickle vents allow a trickle of air through, therefore stopping/reducing the likelihood of condensation occurring within the property.



Trickle vents

### Building Regulations Approval/Transferable Guarantees/FENSA certificates

Enquiries should be made as to the existence of any Building Regulations Approval/transferable guarantees/FENSA certificates by your Legal Advisor. Generally, it is considered that double glazed units have a life of about ten to twenty years.

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

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

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

0800 298 5424





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

1stAssociated.co.uk

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

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

0800 298 5424



## **EXTERNAL DECORATION**



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

There is minimal external decoration with the exception of timber to the outbuildings, fences and the decking if you keep it however we recommend it is removed.

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

Please see our comments in the External Joinery section.

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

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

0800 298 5424



## INTERNAL

# CEILINGS, WALLS, PARTITIONS AND FINISHES

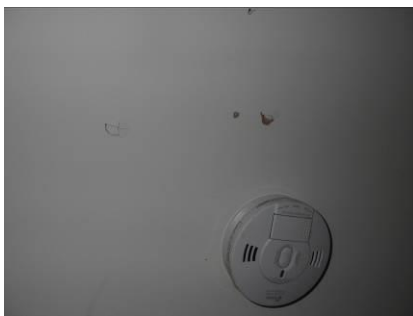


*In this section, we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.*

### Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction, we believe that the ceilings are likely to be plasterboard and/or proprietary boarding.

We can see condensation within the rear bedroom. We also noted popping of the plaster indicating that dampness is coming through one way or another from the roof. There was also a water leak from the toilet; you should confirm with the owners this has been resolved.



Popping plaster due to dampness coming through



Popping plaster



Water leak from toilet

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

### Plasterboard Defined

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

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

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

0800 298 5424



### Proprietary boarding Defined

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

## **Internal Walls and Partitions**

These are, we believe studwork construction which can mean there is transferred noise between rooms.

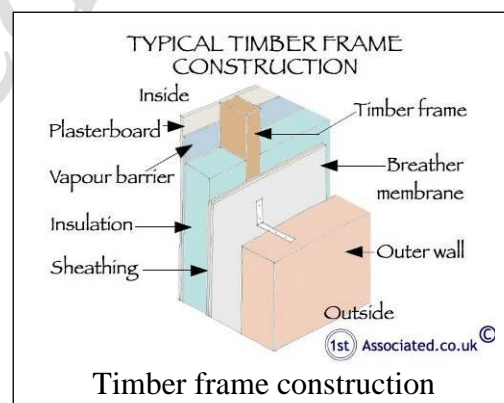
It is of course impossible to determine the construction without opening up the walls and we have therefore taken an educated guess.

## **Perimeter Walls**

The perimeter walls are proprietary boarding and we could see the timber frame within the roof.

Again, we cannot be one hundred percent certain of the wall construction without opening them up which goes beyond the scope of this report.

This comment has been based on the visual look of the wall which is relatively “smooth” and normally means a modern finish.



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

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

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

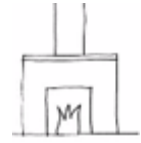
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





# CHIMNEY BREASTS, FLUES AND FIREPLACES



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

A chimney for a real fire has been added and a flue. We would comment it is very important to check that this has been carried out properly and that whoever did it knew that this is a timber frame construction.

Generally, we would add that on timber frame properties we do not find working chimneys.



Fireplace closed up in lounge

**ACTION REQUIRED:** Your legal advisor needs to check the HETAS register [www.hetas.co.uk](http://www.hetas.co.uk) and also confirm this has Building Regulations / local authority approval.

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

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

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

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

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

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

0800 298 5424



# FLOORS



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

## Ground Floor

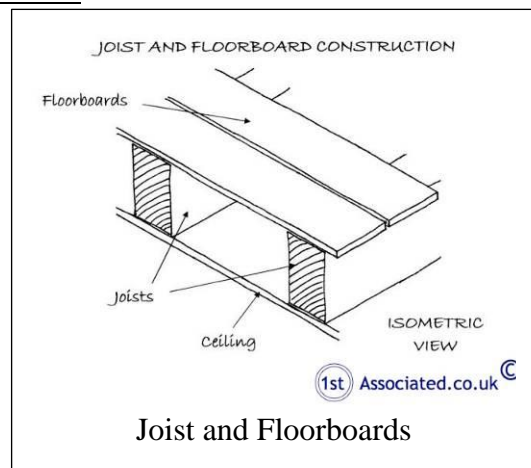
The floors felt solid under foot so we have assumed that they are constructed in concrete.

## First Floor

We have assumed that the first floor construction is joist and floorboards secured onto the timber frame or onto joist hangers. Without opening up the structure it is not possible to confirm.

### Joist and Floorboard Construction Defined:

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



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

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

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

0800 298 5424



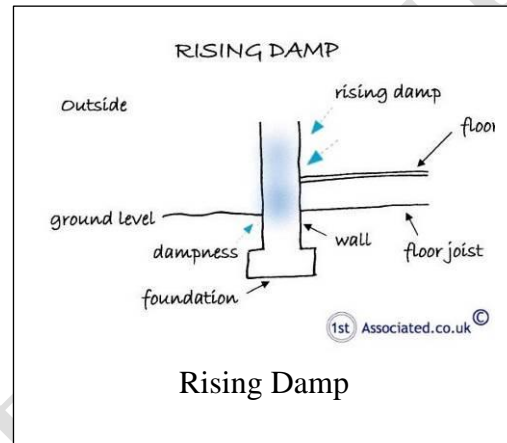
# DAMPNESS



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

## Rising Damp

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



A random visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case, we were unable to obtain readings due to the dry lining.



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

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

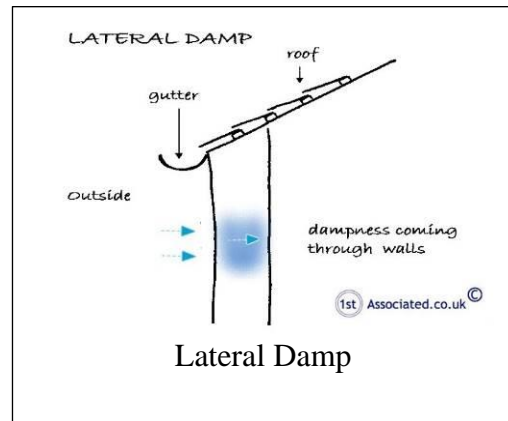
0800 298 5424



## Lateral or Penetrating Dampness

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

We used a resistance meter on the external walls. Again, we were unable to obtain accurate damp meter readings due to the dry lining.



## Condensation

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

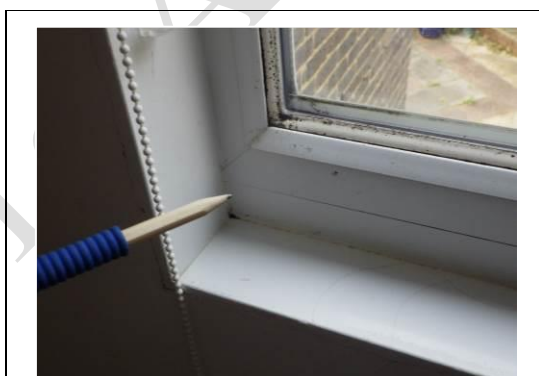
At the time of the inspection there were significant signs of condensation/black mould.



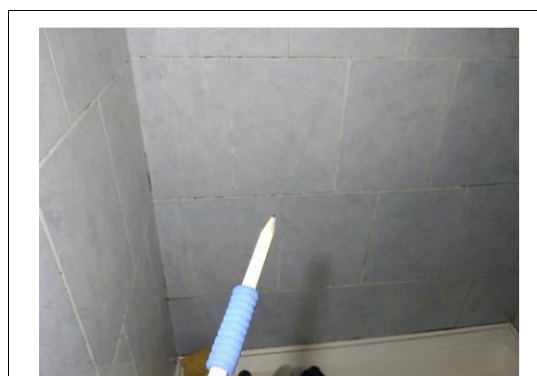
Dampness or condensation to main bedroom on rear left



Black mould in shower room



Black mould to window



Black mould in shower

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

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

0800 298 5424

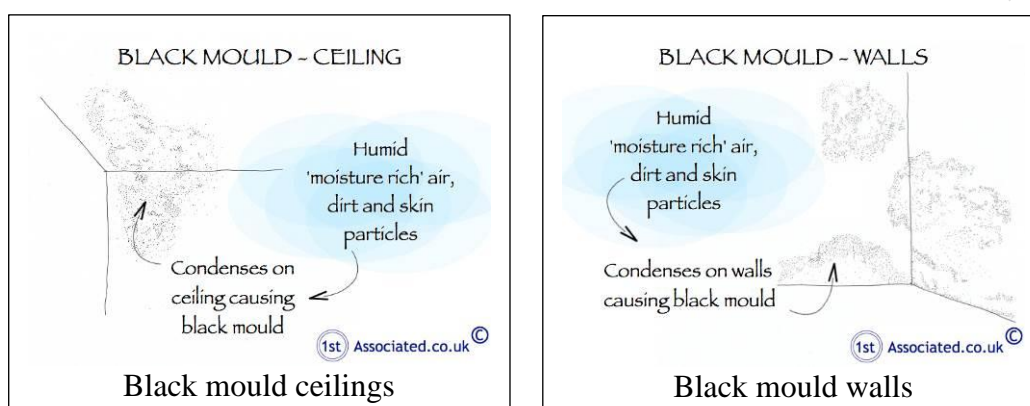




However, it depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation. You need to have a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.

#### Black Mould Defined:

It is a combination of dirt, dust and skin particles that are carried by moist air in cold areas to create a black mould/fungi that can be bad for health (there are on-going investigations on this).



#### **Extract fans in kitchens, bathrooms and drying areas**

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

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

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

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

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

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

0800 298 5424



# INTERNAL JOINERY



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

## Doors

The property has timber panel doors which are marked.



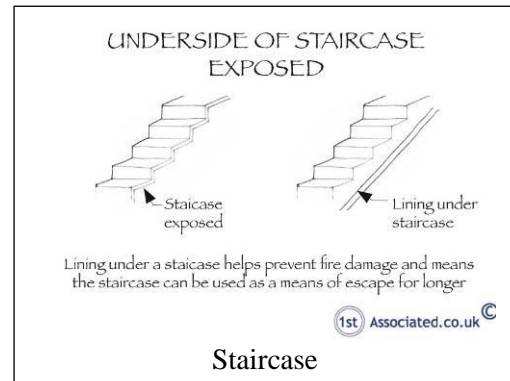
Doors marked

## Staircase

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



Staircase lined



Staircase

We would also add that handrails, newel posts, etc are important to Building Regulations and should have a maximum 100mm gap so you need to improve these.

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



Balustrade missing on staircase

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

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

0800 298 5424



## **Kitchen**

We found the condition in average condition subject to some wear and tear as one would expect in a family home. We have not tested any of the kitchen appliances.

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

1stAssociated.co.uk

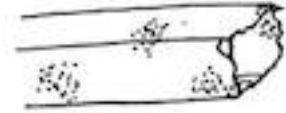
Marketing by: \_\_\_\_\_

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

**0800 298 5424**



# **TIMBER DEFECTS**



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

## **Dry Rot / White Rot**

We have not visually seen any structurally significant dry rot during the course of our inspection. We would advise that we have not opened up the floors and we had a limited view of the roof.

## **Wet Rot / Brown Rot**

We noted mould/rot within the roof.

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



Mould to roof

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

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



The roof is usually the main area where we look for wood destroying insects. Within the roof we found no obvious visual signs of significant wood destroying insects activity or indeed past signs of significant wood destroying insects activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of wood destroying insects that are not active.

### Wood Destroying Insects Defined

By this we mean wood boring insects. Historic England identify between 20 and 30 different types. For the avoidance of doubt, we would refer wood boring insects to include beetles and/or similar however we do not identify specific types.

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

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

0800 298 5424





Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings.

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

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

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

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

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

0800 298 5424



## **INTERNAL DECORATION**



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

The whole of the property, we believe, was in average to dated condition and as such you will need to look to redecorate the whole of the property.

In our vendors questionnaire the present owners advised the hallway was the last room decorated in 2020.

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

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

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

**0800 298 5424**



# THERMAL EFFICIENCY



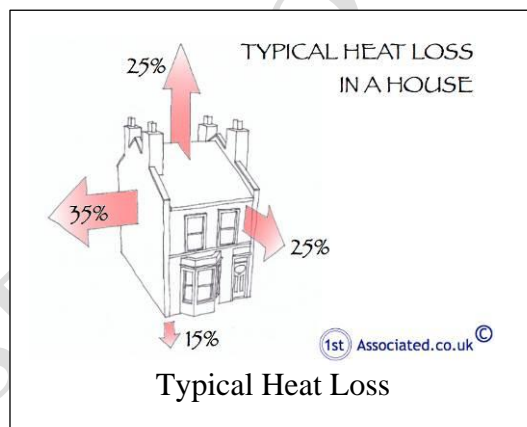
*Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation.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

## General

Properties of this era will generally not be as thermally efficient as a modern property. We really started adding insulation following the oil crisis in the 1970's. Having said that, modern properties range considerably in their thermal efficiency as we develop and improve our methods of insulating buildings.

## Roofs

The property had boarding throughout which limited our view. There were rolls of insulation in the roof. Current Building Regulations require 300mm of insulation.



**ACTION REQUIRED:** You need to check the level of insulation in the roof. You need to bear in mind that over insulating in a timber property without good ventilation can cause problems.

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

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

0800 298 5424



## Walls

The property has a stretcher bond external wall with a timber internal wall and we do not know whether there is any insulation. We believe the insulation is likely to be poor.

## Windows

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

## Services/Boiler

The property has a boiler - service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

**ACTION REQUIRED:** We would recommend that you ask for service bills for the past few years; the more that you can get the better.

## Summary

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

Please note we have not seen the Energy Performance Certificate. We are not sure whether an Energy Performance person would understand the type of construction they are looking at.

## Further information

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

- 1. [www.gov.uk](http://www.gov.uk), Google: 'Energy Grants' and 'Energy Efficiency'. There is generally information available on the website which is constantly being updated.*
- 2. [www.cat.org.uk](http://www.cat.org.uk) , <<http://www.cat.org.uk>> Centre for Alternative Technology*

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

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

**0800 298 5424**





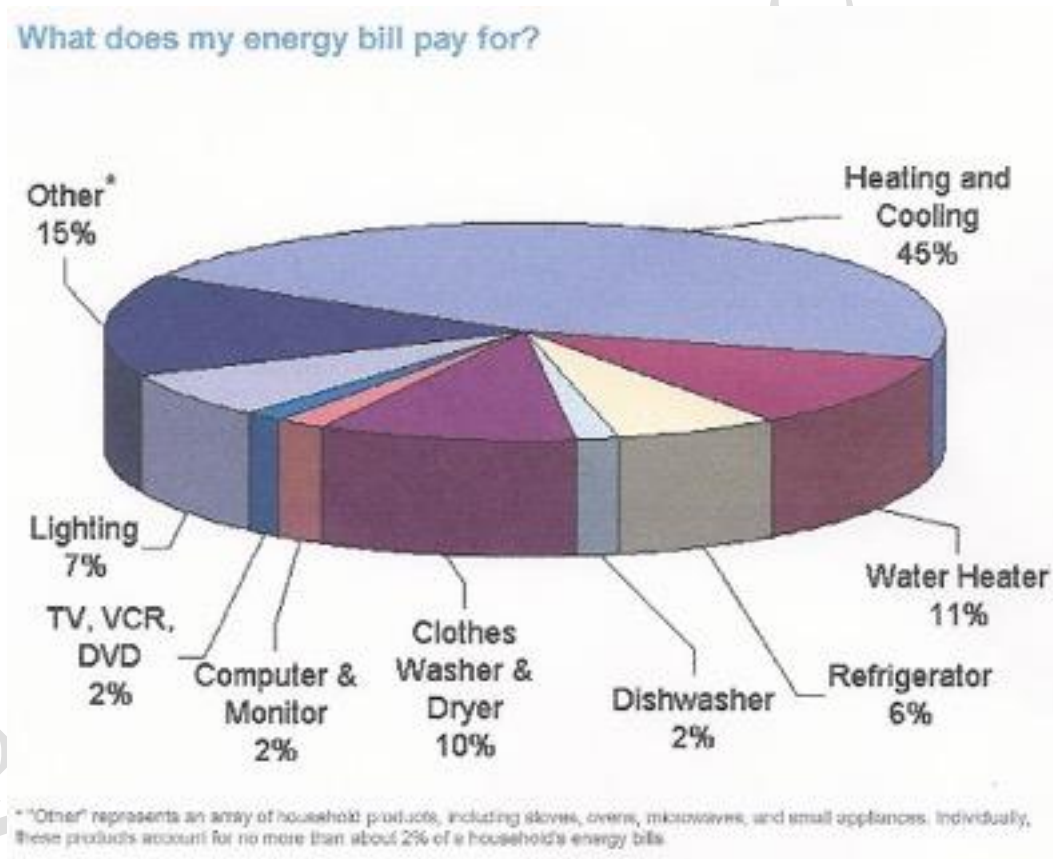
3. You Tube Video: *The Hypocrisy of Being Green* by Belinda Carr

4. It is worth watching the video *How Many Light Bulbs?* by David J C MacKay – can be viewed on YouTube.

## HIPs

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

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



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

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

0800 298 5424



## OTHER MATTERS



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

### Security

No security system was noted. It is a personal decision as to whether you feel one is necessary. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NSI (National Security Inspectorate), obtainable through directory enquiries, or your local Police Force for advice on a security system.

### Fire/Smoke Alarms

No smoke detectors were noted. In a timber frame property we would prefer to have a hard wired fire alarm system.

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

### Insurance

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

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

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

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

0800 298 5424



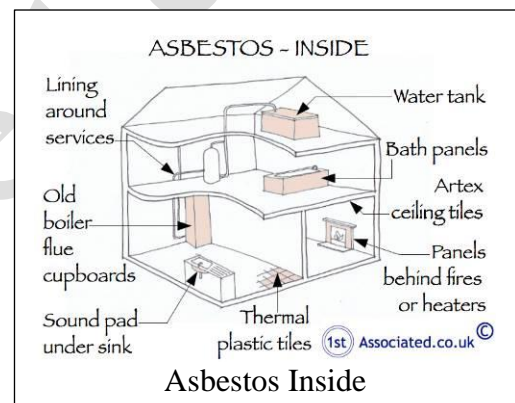
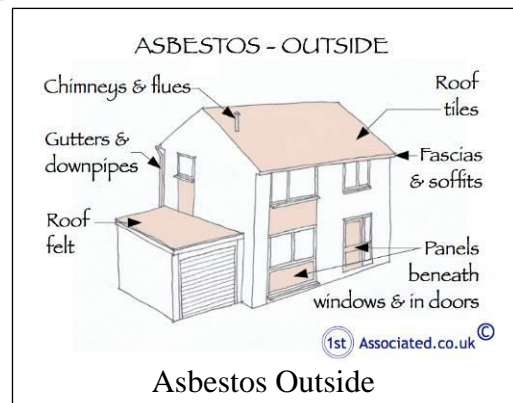
## Asbestos

In a property of this age there may well be some asbestos. In this case, we have not noted asbestos although this property is of the age when asbestos was used.

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

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

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



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

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

0800 298 5424



## SERVICES

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

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

## BROADBAND CONNECTIVITY



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

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

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

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

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

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

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

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

0800 298 5424



# ELECTRICITY



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

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

## Fuse Board

The electric fuses and consumer units were located in the kitchen.

The fuse board looked dated and better are now available.



1960's-1980's Fuse board in right side area



Electrics in bar



1980's-2000 fuse board in kitchen

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

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

0800 298 5424





## Earth Test

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



**ACTION REQUIRED:** We recommend a test and report as this is a dated fuse board and we also noted other dated areas of electrics. We would also advise that the Institution of Engineering and Technology (IET) recommend a test and report as the property is changing occupancy. Any recommendations from the electrical report should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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

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

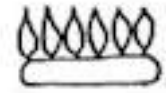
Marketing by: \_\_\_\_\_

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

0800 298 5424



## GAS



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

We are advised that the property has gas canisters which are located to the front right.

**ACTION REQUIRED:** The canisters need chaining/securing.

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



Gas canisters to front right

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

### Carbon Monoxide

The owner advised in the Vendor Questionnaire that there is not a fire alarm system and we did not note any carbon monoxide monitors and would recommend these are added. It should be noted that carbon monoxide monitors can also be incorporated in many fire alarms.

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

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

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

0800 298 5424



# PLUMBING & HEATING



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

## Water Supply

We were advised by the owner that the internal stopcock is located under the kitchen sink and they do not know the location of the external stopcock. The stopcock and other controlling valves have not been inspected or tested for operational effectiveness.

## Water Pressure

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

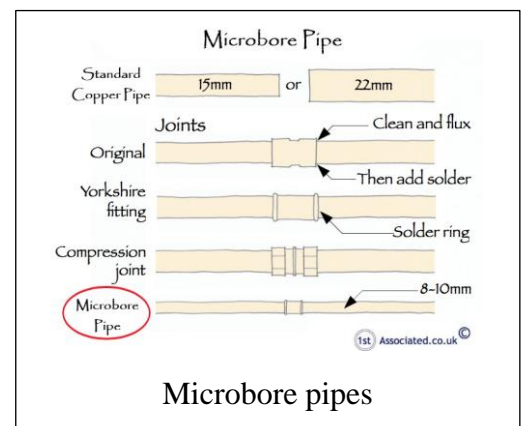
## Cold Water Cistern

We have not found a water tank. We can only assume that the water is directly fed to the taps. The original idea behind a water tank was to help water pressure and to give an emergency supply of water.

## Plumbing

The plumbing, where visible, comprises micro-bore pipes.

From our experience these tend to get blocked more easily than a traditional heating system that uses a 12/13mm pipe. However, micro-bore pipes are cheaper than a traditional system and easier to put in from a plumbers' point of view, which is why they are so popular with plumbers! No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.



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

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

0800 298 5424



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

## **Heating**

There is a wall mounted Glow worm gas boiler located in the utility room which is ran from gas canisters. In our vendors questionnaire the present owners advised the boiler was last serviced in 2020.



Glow worm boiler in utility room



Flue from boiler

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

## **Ten Minute Heating Test**

The heating was on during the course of the survey and it was pleasantly warm.

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

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

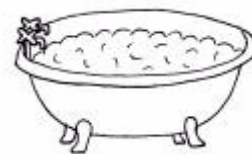
Marketing by: \_\_\_\_\_

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

0800 298 5424



## **BATHROOM**



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

### **Bathroom**

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

**ACTION REQUIRED:** There is a lot more black mould than we typically see. Please see our comments in the Executive Summary about adding large humidity controlled extract fans.

### **Cloakroom**

The property also has a cloakroom with wash hand basin and WC, which looks in average condition.

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

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

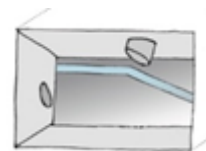
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424





## MAIN DRAINS



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

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

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

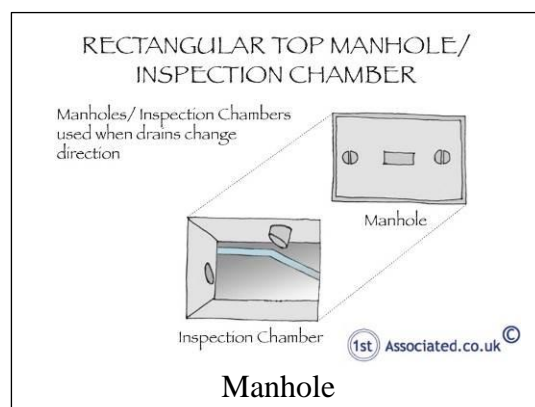
## Inspection Chambers / Manholes

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

We have identified four inspection chambers / manholes.

### Manholes Defined

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



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

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

0800 298 5424



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

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

From what we could see it is finished with concrete.



**Inspection Chamber/ Manhole Two - located in courtyard near workshop**

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

From what we could see it is finished with brick.



**ACTION REQUIRED:** Clear manhole. We would recommend a closed circuit TV camera report of all the drains.

Please see our comments in the Executive Summary.

**Inspection Chamber/ Manhole Three - located near the fence**

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

From what we could see it is finished with concrete.



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

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

0800 298 5424



### **Inspection Chamber/ Manhole Four - located near path leading to bar and pool area**

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

From what we could see it is finished with concrete.



Manhole four near path leading to bar and pool area

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

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

### **Future Development and Drains**

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

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

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

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

0800 298 5424



## **Rainwater/Surface Water Drainage**

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

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

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

In this era of property, they are likely to be combined/shared drains which are where the foul water and the surface water combines. These can be a problem during heavy rainfall and peak periods, such as the 8/9 o'clock rush to work.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

Please also see our comments within the Gutters and Downpipes section.

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

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

**0800 298 5424**





# OUTSIDE

## SUN MAP

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



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

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

0800 298 5424





# OUTSIDE AREAS



## GARAGE / PARKING

### Garage

There is a garage and a parking space adjacent to the property.

Please see our comments in the Executive Summary with regards to the roof. The roof decking may be a stramit board, we are not one hundred percent certain. This was a board used in the 1970's which unfortunately if it gets damp can deteriorate and not have any strength therefore you may need to replace some of the decking when you re-roof.



Row of garages



Your garage



Side of garage



Garage flat felt roof



Garage roof

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

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

0800 298 5424



## Parking

There is a parking space adjacent to the garage.

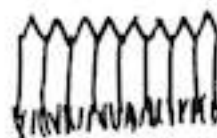
## OUTBUILDINGS

*The main focus of this report has been on the main building. We have taken a cursory inspection of the outbuilding and would be happy to return and carry out a survey if so required.*

There are numerous outbuildings including a workshop next to the garage, a store next to the left gable of the house, a small above ground swimming pool and a changing area shed with heater, etc and a bar all of which has associated timber decking.

**ACTION REQUIRED:** Please see our comments throughout the report.

## EXTERNAL AREAS



### Front Garden

There is a small garden which is mainly paved.



Front garden

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

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

0800 298 5424



## Back Garden

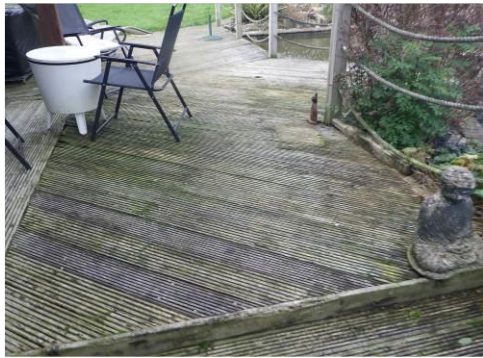
This is a very large garden on a sloping site with a patio area and numerous carp ponds, some of them particularly large.



Rear garden



Carp pond



Decking in front of bar



Moss on decking

## Decking

There is decking in the rear garden.

We are finding decking is becoming slippery over the years when not regularly maintained and can be an ideal space for wildlife to live under.

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

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

0800 298 5424



## **Boundaries**

Since 1948 the left-hand boundary (all directions given as you face the property) is usually the responsibility of the subject property.

Often with properties like this which we would consider as an unusual development the boundaries have to be identified; there is normally a 'T' marking which boundary is yours on the Deeds which you can obtain from the Land Registry.

**ACTION REQUIRED:** Your Legal Advisor to check whose boundary is whose.

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

## **Neighbours**

We had a very brief chat with the right neighbours (all directions given as you face the front of the property).

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

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

0800 298 5424





## **POINTS FOR YOUR LEGAL ADVISOR**

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

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

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

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

0800 298 5424





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

However, with regard to Environmental reports or similar general reports on the environment please see our article link on the [www.1stAssociated.co.uk](http://www.1stAssociated.co.uk) Home Page.

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

## **LOCAL AUTHORITY ENQUIRIES**

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

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

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

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

**0800 298 5424**



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

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

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

1stAssociated.co.uk

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

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

**0800 298 5424**



## **REFERENCES**

The repair and maintenance of houses  
*Published by Estates Gazette Limited*

Life expectancies of building components  
*Published by Royal Institution of Chartered Surveyors and  
Building Research Establishment*

Surveying buildings  
*By Malcolm Hollis  
Published by Royal Institution of Chartered Surveyors Books.*

House Builders Bible  
*By Mark Brinkley  
Published by Burlington Press*

Period House Fixtures and Fittings  
*By Linda Hall  
Published by Countryside Books*

The Rising Damp Myth  
*By Jeff Howell  
Published by Nosecone Publications*

Putting Life into Perspective House Price Information  
*Sunlife.co.uk  
Wikipedia.org –We have used Wikipedia with regards to our historic references.*

———— Marketing by: ————

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

**0800 298 5424**



# **LIMITATIONS**

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

## **CONDITIONS OF ENGAGEMENT**

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

## **ENGLISH LAW**

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

## **SOLE USE**

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

## **APPROVALS/GUARANTEES**

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

## **ONLY HUMAN!**

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

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

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

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

**0800 298 5424**



## **LAYOUT PLAN**

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

## **SKETCHES**

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

## **WEATHER**

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

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

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

2018 being the driest start to a summer on record

December 2015 was the wettest month on record

August 2004 the wettest August on record in many areas

2003 was the driest year on record

2000 was the wettest year on record

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

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

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

**0800 298 5424**





## **FLOODING**

Times enough to be able to advise of the certainty on this matter, other than the obvious that if you are near rivers, springs and on a sloping site you are more likely to flood than most. We have, however been involved in some cases where flooding has occurred when it has not occurred for many decades/in living memory and this we feel is due to new weather patterns; we do not believe there is a one hundred percent accurate way to establish if a property will flood or not.

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

## **NOT LOCAL**

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

## **OCCUPIED PROPERTY**

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

## **JAPANESE KNOTWEED**

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

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

<https://buildingsurveyquote.co.uk/japanese-knotweed-buildings-and-resveratrol/>

**ACTION REQUIRED:** You need to carry out your own research on this matter/due diligence before you legally commit to purchase the property and be aware that Japanese knotweed could be in neighbouring properties which you do not have direct control over.

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

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

0800 298 5424



## **INSPECTION LIMITED**

Unfortunately in this instance our inspection has been limited as:

- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists and general configuration of the roof.
- 2) We were unable to view the entrance area roof as it was fully lined.
- 3) We did not open up the walls as we could not see a way of doing this without causing damage.
- 4) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 5) The stored items in the property limited our inspection.
- 6) We have not inspected the outbuildings in detail.

## **THANK YOU**

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

## **BUILDING INSURANCE**

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

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

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

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

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

**0800 298 5424**



## **EXAMPLE SURVEY**

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

## **TERMS AND CONDITIONS**

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

1stAssociated.co.uk

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

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

**0800 298 5424**



# APPENDICES

1. The Electrical Regulations – Part P of the Building Regulations
2. Information on the Property Market
3. Five different types of timber frame construction
4. Non traditional housing
5. French Drain
6. Condensation and Cold Bridging

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

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

0800 298 5424



# **THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS**

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

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

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

There will be two ways in which to prove compliance:

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

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

## **Work You Cannot do Yourself**

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

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

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

**0800 298 5424**





## **INFORMATION ON THE PROPERTY MARKET**

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

[www.landreg.org.uk](http://www.landreg.org.uk)

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

[www.rics.org.uk](http://www.rics.org.uk)

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

[www.halifax.co.uk](http://www.halifax.co.uk) and [www.nationwide.co.uk](http://www.nationwide.co.uk)

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

[www.hometrack.co.uk](http://www.hometrack.co.uk)

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

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

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

**0800 298 5424**



[www.motleyfool.co.uk](http://www.motleyfool.co.uk)

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

[www.rightmove.co.uk](http://www.rightmove.co.uk)

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

[www.zoopla.co.uk](http://www.zoopla.co.uk)

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

1stAssociated.co.uk

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

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

0800 298 5424



# FIVE DIFFERENT TYPES OF TIMBER FRAME CONSTRUCTION

There are five eras of timber frame construction:

## Original timber frame property

Possibly the era we think of for timber frame construction was the Tudor era. These are the buildings that people often think are traditional black and white buildings.

The only timber frame property that we are really happy to recommend, once you have had a survey of course, is a traditional timber frame building from the Tudor era.



Example of traditional timber frame

## Post war timber frame construction

More recently there is post war timber frame construction which we have seen several different versions of over the years, which in our search for quick/more economical ways to build we used forms of construction that had been used more traditionally on the continent (and as such were appropriate for the continent but adapted them in ways for our own use). Some of these adaptations were good, some were not so good and some of them were bad however it is very difficult to be certain which particular example you have (not just you, any particular case of this type of timber frame property).

## 1970's property boom and the wave of timber frame construction

In the 1970's architects, builders and developers looked for quick ways to build timber frames that fit that criteria and did not need any drying time and generally cheap however we are still not aware of the long term impact of this type of building.

The building of timber frame properties came to a drastic halt when the World in Action BBC television program 'exposed' the bad and poor practices that were taking place on building sites, which were used in this type of construction, such as leaving the timber frame out in the rain (wet wood is never good) and there are examples of timber covered in mud where it had been stored incorrectly or damage to the

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

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

0800 298 5424



membrane that was meant to keep the timber frame dry when built and numerous other issues.

The effect the World in Action programme had on timber framed properties in Britain was to almost stop the building of this type of property overnight, as no one wanted to purchase them. Many builders went under/into receivership/had bad times because of this. Google this and we think you will be able to watch parts if not all of the programme.

### **1990's building**

Again, there was a resurgence of timber frame construction now in a more refined form and a much more insulated building was now required. We still do not understand how timber frame constructions will in the long run form in the UK. We have been involved with timber frame properties where interstitial condensation has been occurring (condensation within the structure) that has caused problems in houses that were very new. We simply do not feel that these houses have been tested sufficiently in use in the UK.

### **2000's timber frame building and Modern Methods of Construction**

A newer version of timber frame construction using engineered timber and more insulation. Again, how these buildings will last long term is not known or indeed how our modern desire to have a highly insulated airtight building will last in the long term.

Also, not specific to timber frame but specific to all of this production type construction is a new term called Modern Methods of Construction.

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

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

0800 298 5424

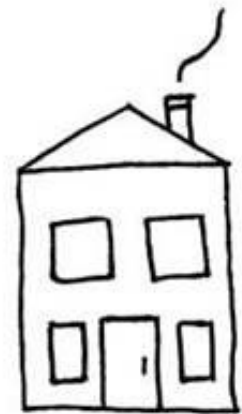


# Non-Traditional Housing

If you need help and advice with regard to independent valuations, property surveys, building surveys, structural reports, engineers reports, defects surveys and structural surveys matters please free phone 0800 298 5424 for a friendly chat with one of our chartered surveyors.

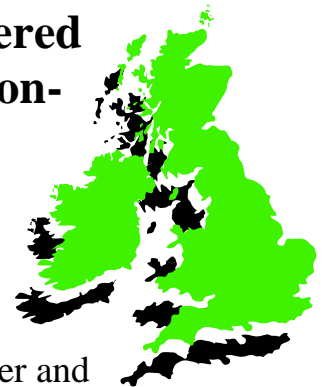
## Non-traditional housing, what is it?

We have recently had a phone call asking what non-traditional housing is, as it had been referred to in a valuation that they had had carried out on their property and the lender had decided not to lend on the property because of this. Yet, from what they could see the property was in good order and they knew the person who had lived in it for the past thirty years, with no problems whatsoever. They went and had a look at the property again and it still looked to them like a traditional house and to be in good order. What was more they liked it and it had a big garden too and they were mystified why they couldn't get a mortgage on it.



## What do Valuers, chartered surveyors and chartered building surveyors mean when they say non-traditional construction?

It would probably be a better term if the term non-typical construction was used. If you think of a house or a flat and think how they are traditionally built, from the Victorian era it is of brick and tile, or brick and slate, or stone and slate, or possibly render and tile, or render and slate depending upon which part of the country you are from this will be the traditional construction in the area of England, Wales, Scotland or Ireland that you live in. Often traditional construction is as local as the county or Town you live in. Nevertheless it is known as traditional construction.



What is traditional construction? Because equally we could argue that timber frame construction is the traditional type of construction in most areas of the country, but we will leave that argument up for another day.

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

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

0800 298 5424





## Where did the term non-traditional construction and traditional construction come from?

We believe it came originally from the mortgage companies as a chartered building surveyor would certainly be more specific with regard to what the construction type is. We believe it was generated by the mortgage companies because they wanted to establish how the vast majority of properties were built and so appeared the terms traditional construction and non-traditional construction.

### Non-Traditional construction

Non-traditional construction can really be classed as construction techniques that utilise systems of building, focused on speed and economy of construction. It is the sort of construction that is used where a great deal of housing is required quickly, so it is often used by local authorities to mass build (although today it is also used by commercial construction companies and developers). We have carried out surveys on many different types of non-traditional construction.

This resulted in some one-off designs but the majority of them fall into the category of:

1. Metal frame
2. Concrete frame
3. Timber frame
4. Concrete panel construction
5. Structural insulation panels
6. In situ concrete
7. One-offs

We know we are cheating really with the last category but it is the best way we can think of explaining it.

The absolute bible for this, although it is getting slightly dated is:

Non Traditional Houses – Identifying Non-Traditional Houses in the UK 1918 to 1975 BR469

Compiled and Edited by

Harry Harrison, Stephen Mullin, Barry Reeves and Alan Stevens.

Published by BRE Press (Building Research Establishment).

Many years ago the Building Research Establishment (known as BRE) were part of a Government organisation with the Property Services Agency (PSA) which we would say

———— Marketing by: ————

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

0800 298 5424



were the undisputed experts on construction and building problems along with a few Universities such as Reading and Salford Universities who looked on the more academic side. However we would also say that things have changed with commercialism.

We cannot recommend this book highly enough although it will set you back several hundreds of pounds, possibly worth using a search engine to see if you can pick up a second hand copy somewhere.

## **After the Great Wars we needed houses and homes**

In the UK after World War I and World War II our housing stock had been bombed and made safe by being demolished so there were fewer houses. There had also been a lack of maintenance over the war years, as the workforce had been at war, and then the armed forces men were returning and they needed houses quickly. Various methods of non-traditional construction were proposed and built in the 1940's, 1950's and 1960's.

Also, this type of construction has been used during boom years, such as the early 1970's and the late 1980's, where it was hard to build quickly enough for supply and demand. Our comments relate to the UK, there are even variations in the UK.

## **Non-traditional construction by another name**

After the war years we had to build fast and we used many new forms of construction techniques. We will name a few here; these names may have been given to you when you looked at buying a house. We will carry out a brief description of them or you could telephone us on 0800 298 5424:

### **Airey Houses**

These have a concrete plank externally supported on a pre-cast concrete frame with steel tube reinforcements.

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

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

0800 298 5424





Airey houses were made up of concrete planks and are now generally being knocked down and rebuilt as they are not habitable



Street view.

They were named Airey houses after the Member of Parliament that was involved with them rather than the fact that the wind blew through them and they suffered badly from condensation.

### **Boot**

Believed to be named after the contractor of that name. Built on a concrete frame with more traditional brickwork or render typically found externally.

### **Cornish Unit**

Although they are called Cornish Units, we have found them all over the country. They come in various makes and models as do the other houses that we mention. They were traditionally constructed with a concrete frame. The unusual thing was the mansard roofs that ran all the way down to the first floor level.

### **Dorran**

These were pre-cast concrete panel buildings with a concrete ring beam at first floor level with a timber frame internally.

### **Dye Construction**

This was concrete panels which were a storey height secured by metal angle brackets (believed to be steel) with concrete beams forming the first floor.

### **Gregory**

This is pre-cast concrete, storey height columns with ring beams. These have mansard roofs to first floor level.

### **Myton**

These are concrete panels.

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

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

0800 298 5424



## **Newland**

Steel frame.

## **Orlit**

A feature of these is that they may have a flat roof with an asphalt finish.

## **Parkinson**

These are concrete column construction with a render or pebbledash finish externally.

## **Reema**

Hollow panel. These are structural concrete columns and beams cast in situ.

## **Stonecret**

This is pre-cast reinforced concrete frame with concrete panels, two storeys in height.

## **Tarran**

Pre-cast concrete panels with first floor ring beam. The panels are very wide.

## **Unity and Butterly**

Pre-cast concrete column, metal plated beams. An unusual external finish of a small looking concrete panel.

## **Wates**

Believed to be named after the contractor of that name. Pre-cast reinforced concrete panels with ring beams at first floor level.

## **Wessex**

Pre-cast reinforced panels.

## **Wimpey No Fines**

In situ mould type no fines concrete with a variety of different thickness of walls depending upon the age and type.

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

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

**0800 298 5424**



## **Laing Easyform**

Comes in both solid and cavity wall forms built from a no fines concrete.

## **Arrowhead**

Steel structural frame albeit that it is lightweight. They tend to have cladding to the front of them.

## **British Iron and Steel Federation House known as a BISF**

These are relatively common although they are now very well disguised with brickwork being built around them. They are a lightweight structural steel frame.



British Iron and Steel Federation House (BISF)



Asbestos roof on BISF house

## **Dorlonco**

They have a very well hidden structural metal frame.

## **Hawthorn Leslie**

This is a mixture of both a metal frame and a timber frame.

## **Howard**

We have come across quite a number of these in our surveys. This uses a lattice work of metal beams.

## **Lowton Cubit**

Possibly named after the contractor. Again this is a steel framed building.

## **Thorncliffe**

Cast iron panels bolted together.

## **Swedish timber dwelling**

Built with a timber frame.

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

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

0800 298 5424





## **Reema conclud**

This is a good example of a large panel concrete house.

This is but a brief run-through of some of the non-traditional houses. There are many, many different types. We have surveyed ones where there are only a few thousand ever produced and we have also surveyed other types of non-traditional houses where there are many thousands produced. In our experience as chartered surveyors they all need their own individual survey as they have their own unique problems.

## **It may look traditional construction even though it is non-traditional**

With the purchasing of these houses over the years and the need to get a mortgage there have been many ingenious ways of making these houses mortgageable as per the following photographs of houses where we have carried out surveys; these are the ones that have been spotted by mortgage company valuers:



Modified non-traditional house



Brick clad modified non traditional house



Brick cladding and other alterations make a non traditional house mortgageable

## **A mortgage company surveyor may miss a non-traditional house construction**

We have now been called in several times to do a Building Surveyor where the owners have not known that the type of construction is non-traditional construction even though they have had a mortgage company valuation. Unfortunately this is due to a lack of knowledge and experience with mortgage Valuers. After all, valuation experts are not building construction experts. We have come across the issue, if it looks traditional construction even though it is constructed in a non-traditional way it may be counted as traditional construction! This tends to be the case where a Valuer has failed to notice the construction type and when we come to carry out a building survey we then identify it.

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

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

0800 298 5424



Unfortunately this then means that whoever is purchasing has a very limited mortgage market available to them.

## **Who lends on a non-traditional construction building?**

The answer is the companies interested in lending in this market vary depending on many factors. What is also true is that lenders do vary their lending policies and they may be lending on it one minute and then not lending on it the next.

## **Modern timber frame houses – are they non-traditional construction?**

It could be argued that the houses being built, in what is known as modern timber frame, are as far away from traditional construction as houses that have been classed as non-traditional construction! They have, for example, been built out of concrete.

## **And this is where non-traditional construction gets really confusing**

However, this is where non-traditional construction really is confusing as some non-traditional construction techniques look very similar to traditional construction techniques and can only be identified by the trained experienced eye (we are more than happy to chat about this, please free phone us on 0800 298 5424). As mentioned, even more confusing is there are some non-traditional constructions that are accepted by the banks, building societies and mortgage lenders and others that are not, assuming that the bank valuation surveyor spots them. It is so important to know whether banks, building societies and mortgage lenders will lend on this type of construction if you are considering purchasing.

## **Is it the way the structure works that makes a building traditional or non-traditional construction**

To expand on this, a traditional old style timber frame property is built of oak to a one-off design. It certainly could be classed as the original traditional construction, as most houses were built in this form. However, in more recent times traditional construction has been thought of as brick and tile, or brick and slate, or stone and tile, stone and slate, etc, we mentioned earlier.



as

When the original non-traditional housing was built there wasn't too much thought given to making it look externally like a traditional building. Therefore, some complained that they seem to have concrete finishes, be it painted concrete, which looks similar to render, or concrete planks, as in the Airey buildings. We would argue as these were easily identifiable and stood out they were more a target for mortgage lenders not lending on non-traditional construction that looks like traditional construction.

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

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

0800 298 5424



## Modern timber frame construction that is non-traditional but will be lent on

Let us first of all explain what modern timber frame construction is. They are very much an engineered timber frame that is an absolute minimum of timber and maximum strength characteristics. The majority are factory made and factory assembled and are built in mass, rather than being a one-off design and they have an external cladding for protection, often brickwork, although in more recent years we have noticed in our surveys that render has been used, or cladding panels of timber and also plastic lookalike timber. Modern timber frame properties are also finished with a membrane to stop any dampness from the external walls getting through (we have seen in our surveys where it does happen it can distort or rot), as it can be in a traditional timber frame property.

The whole idea behind a modern timber frame construction is completely different; we would term a water construction. This is completely different to the traditional timber frame property that was built to breathe. However, the modern timber frame property is then clad with brickwork or stone or cladding, such as vertical tiling, and looks very much like a traditional property.



The whole construction is based around the economics of cheap construction and fast construction, and this type of construction is very much assembled, rather than built by tradesmen, the de-skilling being another element in the economics of the construction. However when all is said and done the mortgage companies, such as the banks and building societies do lend against it.

We have seen during our surveys other more recent innovations within the modern timber frame market, such as using composite wood products for floor joists and also for the flooring, together with an increased use of external cladding, as it is more economical and faster to put up than brickwork.



### Not lending against non-traditional construction

Interestingly, the techniques utilised for non-traditional construction after the war years tended to use more robust materials and more innovation. They fall into three categories:-

- Structural frame
- Large panel construction
- Innovatory construction

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

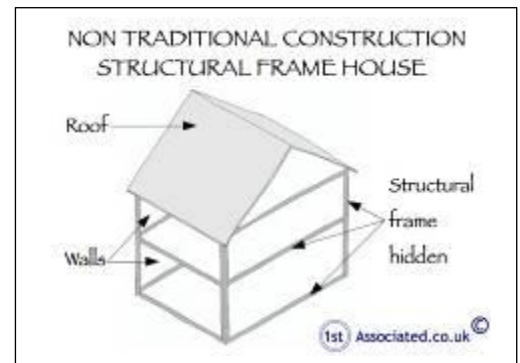
[www.1stAssociated.co.uk](http://www.1stAssociated.co.uk)

0800 298 5424



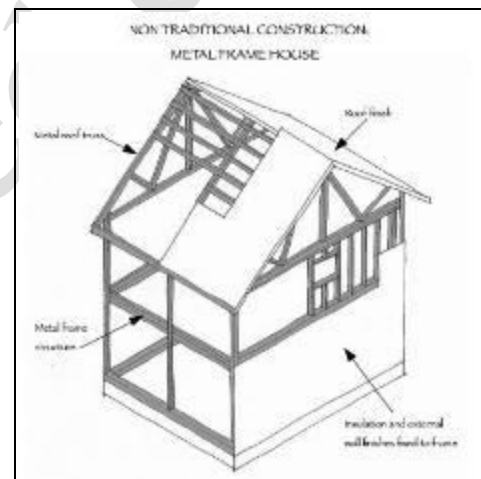
## Structural frame

This was very much where a structural frame was erected. The walls were then hung off it. The structural frames can be metal, concrete or wood. The danger factor for a mortgage company lending on this is if there is deterioration within the structural frame that is hidden, we would pick this up during a survey therefore it is critical that a Building Survey is carried out prior to purchasing a non-traditional property. A lot of Local Authority housing was built in this manner, and other National companies requiring housing, such as the Coal Board, and utilising mass production techniques lowered the cost of the housing. These types of houses also tended to use techniques that we hadn't used before in the housing market, although often we would use them in the commercial market.

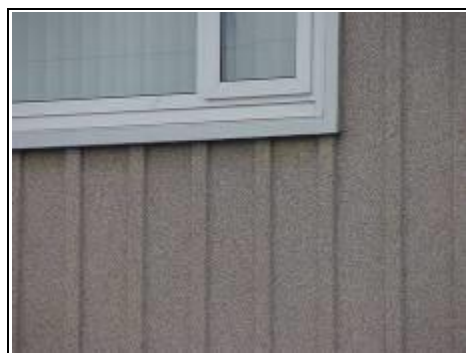


## Metal Frame Structure

Below are photographs of a metal frame house that we have recently surveyed.



Original condition of non-traditional house with roof replacement



Close up of cladding on non-traditional house



Non-traditional metal frame house

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

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

0800 298 5424







Painted cladding to non-traditional property



Close up of old metal windows in a non-traditional house

## Features to look out for in non-traditional houses

We thought we would give you some tips on the sort of things to look out for:

### Chimneys

Asbestos was a very popular material (yes really) when non-traditional houses were being built.



Asbestos original chimney non traditional house



New chimney on a non-traditional house

### Soil and vent pipe



Original asbestos soil and vent pipe on a non-traditional house



New plastic soil and vent pipe on a non-traditional house

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

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

0800 298 5424





## Roof Construction

It is important to get in the roof and have a close look or for you to employ a chartered building surveyor that will get in the roof and have a close look (Valuers no longer need to view roofs when carrying out valuations – did you know that?). The below photos are what our surveyor saw on a recent survey:



Rusting to a lightweight metal frame or damage or deterioration to the metal frame of a non-traditional house



Some fixings replacements/repairs to a non-traditional house

## The adding of modern things can affect the building

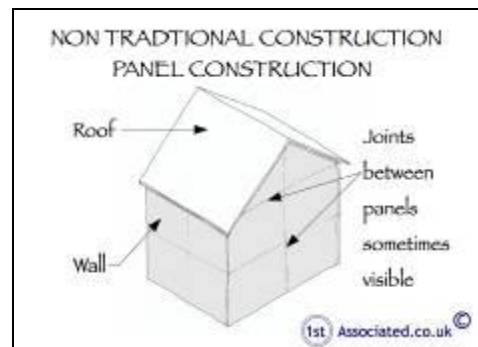
It is very common these days to have a shower/bathroom with an extract system. Does that extract system discharge into the roof or does it discharge out of the building? If it discharges into the roof then there can be problems with rusting and corroding of metal and dampness to timber.



Extract vent to outside often discharges into roof which is essential that they do not in this type of roof

## Large panel construction

This, as the name suggests, is where rather than building small brick after small brick we used large panels, usually of concrete, which in themselves were a storey height and similar width, about two and a half metres square, and they literally interlocked. There have been problems with the reinforcement used in these and the connections of them, but we haven't come across these problems in the many years that we have been surveying.



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

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

0800 298 5424





Large panel concrete non-traditional house



Jointing to a non-traditional house



General view of a development of non-traditional houses

## Innovatory construction

We couldn't think of a better title for this section, but we basically mean constructions that used innovation to look at building houses in a completely new way. An example is the Wimpey no fines concrete system, which is popular and, as far as we know, mortgage companies will lend upon it. It utilises almost a moulding system using form work. There is also pod construction, which is drilling pre-fabricated units, craned and positioned into place and then an outer protective shell put around them. Lots of this type of construction was originally carried out by local authorities, as they had the pressure on them to build a large number of houses, and more recently by commercial companies, which had the pressure on them to make profits or returns for their investors.

## Non-traditional houses becoming traditional houses?

We have seen during our surveys over the years there has been a need to convert non-traditional housing into traditional housing. It could be argued that the right to buy Council Housing stock made this an important factor, as it is those people who required a mortgage that required the amendments, as in many cases there was nothing physically wrong with the properties.

Also, large companies holding a large amount of housing stock, such as Council Housing and Housing Associations requiring the housing to be brought up to more modern standards for thermal efficiency, etc, have utilised innovative ways of upgrading (although we are not sure whether that's the right term). Their housing techniques normally involve a cladding system to improve thermal efficiency, along with the check on the structural elements. We have surveyed some of them where they practically re-build the original buildings, which ironically can be very difficult. Whilst we don't know the exact figures we imagine it would be almost as costly as building the property from scratch.

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

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

0800 298 5424



## **Whistle-stop tour of the non-traditional housing market**

There are whole books dedicated to this area, so an article such as this can hardly present the subject of non-traditional housing in detail, but we hope this has given you a flavour and an interest for the subject.

If you truly do want an independent expert opinion from a chartered surveyor, or a chartered building surveyor and are particularly interested in carrying out work on modern timber frame properties and if you are buying such a property please look at our survey examples. We feel our surveys are quite unique, as they are written to your level of knowledge. The surveys include photos and sketches and definitions. The survey will also include an action required section and an estimate of costs in the executive summary. We are more than happy to meet you at the property whilst carrying out the survey to discuss any specific issues you may have or have a general chat about what we have found at the end of the survey. Please contact 0800 298 5424 for a chartered surveyor to give you a call back.

We hope you found the article on Non-Traditional Housing of use and if you have any experiences that you feel should be added to this article that would benefit others, or you feel that some of the information that we have put is wrong then please do not hesitate to contact us (we are only human).

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

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

0800 298 5424



# French Drain

## Using a French drain to resolve a dampness problem

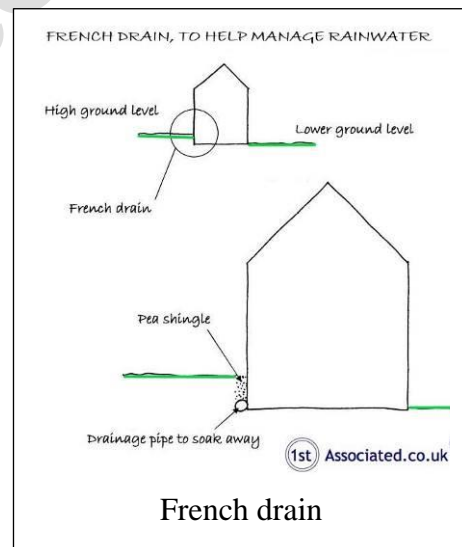
We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, although there is a bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost. However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

## What use is a French drain?

A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.

The French drain acts as an area where water soaks away quickly. We often recommend them being close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away.



For example, where a patio has been put in place which aims any rainwater at part of the wall.

As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

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

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

0800 298 5424



## French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should be on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good-sized gravel. You can leave it at that, or in addition you can cover with a stand and then turf over. This is how a basic French drain is carried out.

## The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980s. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

## The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dyno-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

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

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

0800 298 5424





# Condensation and Cold Bridging in Non Traditional houses

## What is cold bridging, how does it work?

Cold bridging is a term and a problem we believe will become more common in years to come. We are finding more and more examples of Cold Bridging. This happens in certain types of property and to some extent it could be argued that it is a characteristic of that type of property and quite a complex issue to resolve. Unfortunately it means condensation is more likely.



Non traditional house mainly asbestos

## Cold Bridging

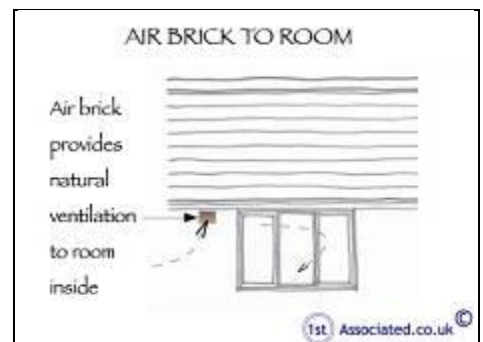
Cold bridging is caused by a colder element in the structure or fabric of the building allowing coldness to pass through. When warm moist air is present in the property and it passes through the colder elements of the structure we have what is known as Cold Bridging. This is often caused by a combination of issues. It can occur from things such as having a shower or a bath, cooking or clothes washing, particularly if you are drying washing on the radiators.



British Steel frame house (BISF)

## Ventilation is important

It could, in commercial properties, be a large gathering of people breathing (this can cause a lot of humidity) in a building that has stood cold and empty for some time such as a church, village hall, sports centre or a crèche. These human atmospheres create a climate, which can result in condensation on the cold elements of the structure and fabric if the room is not ventilated properly.



Airbrick provides ventilation

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

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

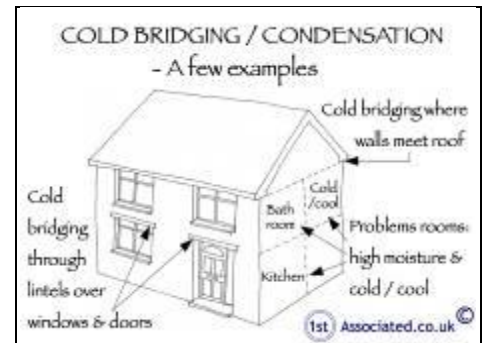
0800 298 5424



# Condensation and Cold Bridging in certain susceptible constructed properties

## Survey sketch on Cold Bridging

This is a good indication of the typical things that cause Cold Bridging in a house and how extraction from humidity generating areas such as the kitchen and the bathroom can reduce problems. You do need to look at how you live in the house.



Cold bridging/condensation

## Cold Bridging isn't just about condensation on mirrors

Cold Bridging isn't just about condensation on mirrors. Not only can it be an original characteristic of the building it can be encouraged by all types of extension and alterations.

Cold bridging is far worse than condensation as it is caused by an element in the structure, which you can do very little to change without great expense.



Rusting within the roof between the insulation and plastic protective underlayer

## Buying a modern building

If you buy a 1980's property for example, with concrete lintels that cause cold bridging, this is a characteristic of the property and it is very difficult to change. However not only could it be a characteristic of the building it could also be caused by alterations that you make to the building.



Metal frame non traditional construction

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

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

0800 298 5424



## When is Cold Bridging Likely?

In our experience we have seen cold bridging occurring in:

- 1) Eras of properties where there are warm elements and colder elements to the building.
- 2) Where you have a mixture of warm rooms and cold rooms.

For example: Lounges and main bedrooms tend to be warmer than guest or spare bedrooms most of the time. Also sometimes rooms can warm up due to large areas of glass and thermal heat gain, which is very true in some conservatories also.



Black mould and high damp meter readings

- 3) Humidity internally is high
- 4) Where it is colder but by no means very cold outside

## Problems with 1970/1980 era properties relating to Cold Bridging

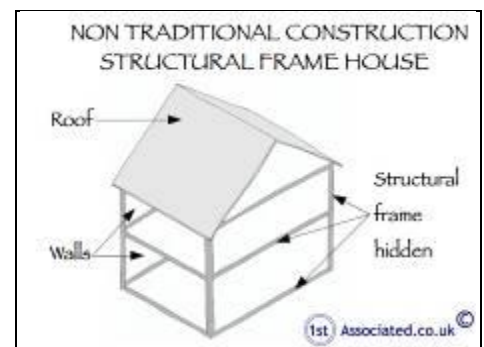
Let us take a look at the 1970's/1980's era of property to give an example of the problems we have come across with this era.

The 1970's is an era where we had just begun to think about insulating due to the oil crisis and where we added insulation into our structures

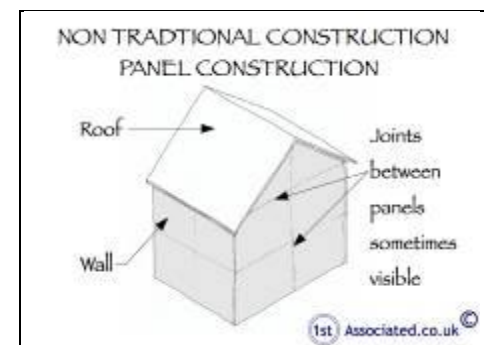
For example with:

1. cavity wall insulation or
2. double glazed windows.

This meant they were warmer which has meant the significance of a lintel, over a door or window, being colder and allowing the transfer of coldness becomes much more



Non traditional structural frame house



Non traditional panel construction

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

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

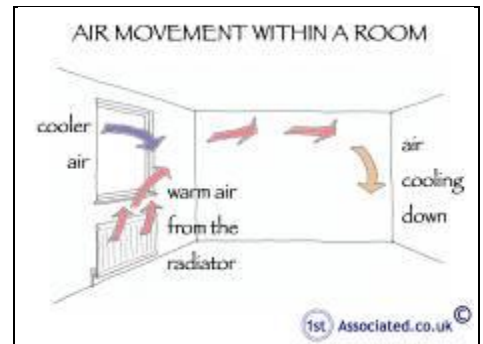
0800 298 5424



important. This results in condensation that we commonly see above windows in this age and era of property.

## How to solve Cold Bridging

The difficulty is resolving cold bridging. Normally, where condensation is involved, if you get the balance of warm and coolness of the air, ventilation and movement you can reduce considerably the chances of condensation. Airing the room by opening the windows, which seems to have gone out of fashion, can help considerably.



Air movement within a room

## Where do we most commonly find Cold Bridging?

Our thoughts on this have very much changed as we used to say that cold bridging was typically found in properties from the 1960's/1970's. However we are increasingly finding it in a broader range of properties, particularly Victorian properties, where people are trying to live to modern standards of heating and insulation without understanding that the properties need to breathe as well. We have also found cold bridging in properties where extensions have been carried out and where the extension has been built to a different standard to the original property.



Metal cladding roofs

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

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

0800 298 5424





## Can lifestyle be a factor in Cold Bridging?

This is often a contentious and difficult question, particularly where the occupier is a tenant and there is a disagreement between the landlord and the occupier as to why there is mould in the property. In our experience the major factor is the size of the family living in a property. This is especially the case with large families with young children and where in turn there is a lot of washing of clothes being done. This is particularly the case in the winter months, with the wet washed clothes being dried on radiators. Also general hygiene washing and not to mention cooking to feed everyone all lead toward a more humid atmosphere.



Cooking produces steam and requires ventilation

This is generally known as the lifestyle of occupants and can be a major factor particularly where there are legal cases as to the problems within a property.

## Is Cold Bridging and Condensation a design problem or a lifestyle problem?

This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed. For example, the occupiers' lifestyle can in most cases can be amended. This may involve the occupier having an understanding of the problems they are causing. For example, drying lots of washing on a radiator inside may be causing excessive moisture in the atmosphere. Equally not opening the windows and closing or sealing up vents can be a problem.



Non traditional BISF property

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

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

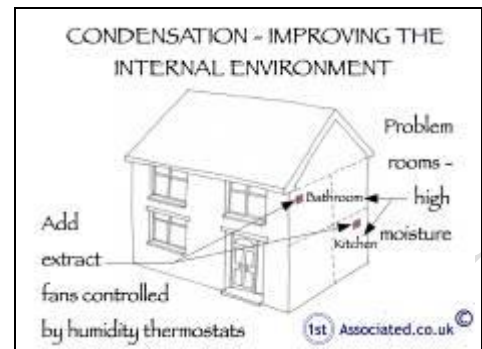
0800 298 5424





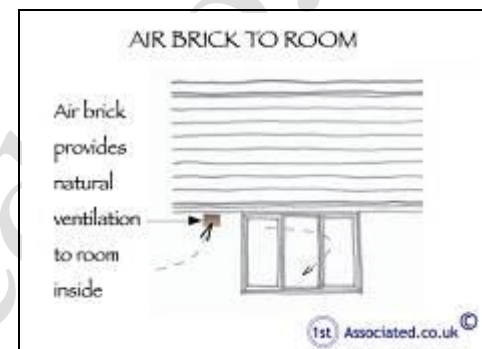
## Design of the Building

Sometimes it really is down to the design of the property. Where there are cold elements in it, such as a concrete structural frame or concrete lintels, when these are in contact with moist air condensation occurs. Sometimes this is impossible to stop but often it is possible to reduce it by having a better circulation of air with a better heat and coolness balance and the removal of any moist air.



## Things to remember about an air brick

If you are thinking about adding an air brick then you need to be aware that airbricks don't actually allow that much air through. Although externally a nine by three inch air brick has a lot of gaps, as these gaps taper, it is generally considered that only about one inch square of air regularly passes through the grills.



Air brick may not ventilate room enough

## In the winter we have condensation problems but in the summer we don't

The different seasons mean that the building reacts differently. Anyone who has lived in an old property will know that windows and doors, particularly sliding sash windows, will swell during the winter months.

There can be similar issues with a property where, regardless of your lifestyle, during some of the different seasons, for example the winter or a wet spring, taking a shower can relate in condensation even with extract fans running (although this is far less likely).



Removing electric points to view construction

It also depends on what the humidity level is outside as this can be greater than inside. The moisture/humidity will then seek out colder rooms such as spare bedrooms and the corners of cupboards. When you open these at a later date you will be surprised to find black mould.

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

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

0800 298 5424



## **Cold bridging what can we do?**

There are limited things you can do with regards to cold bridging as it is about the original design of the property and needs to be considered as a characteristic. However, we do always recommend large humidity controlled extract fans are added into the bathrooms, kitchens and any areas that you intend to carry out drying of clothes to ensure moisture is removed as quickly as possible.

1stAssociated.co.uk

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

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

0800 298 5424

