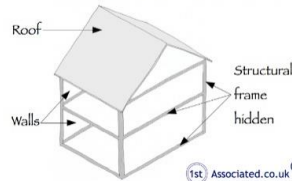


Non Traditional Example Residential Building Survey

Call us for a Quote on Freephone 0800 298 5424

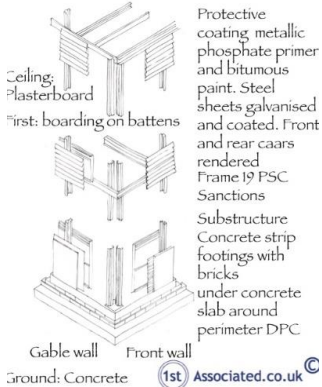


NON TRADITIONAL CONSTRUCTION STRUCTURAL FRAME HOUSE



BISF FRAME

Roof: Profile steel sheets with fibreboard



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GENERAL 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.

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

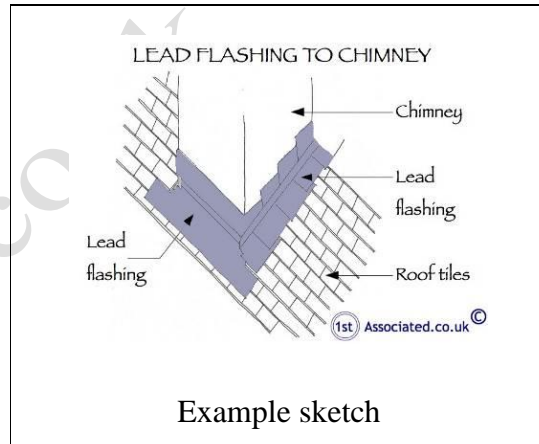
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

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



ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey purpose built property originally likely to have been built by the Local Authority or similar type of institution. It is in an area of similar properties and general residential properties.

The garden to the front is relatively level and has been covered with shingle and is considered a low maintenance garden. There is access to the left side to the rear garden which is similar to the front garden with storage sheds running down the left side of the property.

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.

Type of non-traditional building

This is a non traditional structural framed building; the structural frame is formed of reinforced concrete, with cladding to the sides.

There were 100's of different types of houses built in pre-cast concrete. We believe this particular one is what is known originally as a Cornish House with a pre-cast concrete construction. This construction has been amended which we explain in further detail within this report.

This type of non-traditional construction tended to be built by Local Authorities/Councils/Social Housing and statutory bodies such as the NHS – National Health Service/ Police/Mining. It should be noted that this type of non-traditional construction has been unmortgageable for some time. We have included within the

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Appendices a designated defective housing list together with an explanation of approximately forty houses that have been designated as having inherent defects and therefore are unmortgageable.

Typically these houses were built post war up till about the 1960's. If the exact 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:

1939-1945	World War II
1943	William Morris established the Nuffield Foundation.
1947	The Polaroid camera was invented by Edwin Land, say cheese!
1948	The Manchester Mark 1 was developed, arguably the first digital computer.
1948	Olympic Games held in London, known as the Austerity Games.
1949	The first non-stop flight around the world without landing.
1950's	Average price of a new house was £1,891 and average salary was £520 per year.
1952	Princess Elizabeth became Queen at the age of twenty five.
1956	The TV remote control was invented by Robert Adler.
1957	Celebrations in Ghana as it became independent from the UK.
1958	Ian Donald invented ultrasound to examine babies in the womb.
1959	UK postcodes introduced after a trial run in Norwich.
1960	The average house price was £2,530, with average annual salary £960

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LOCATION PLANS



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

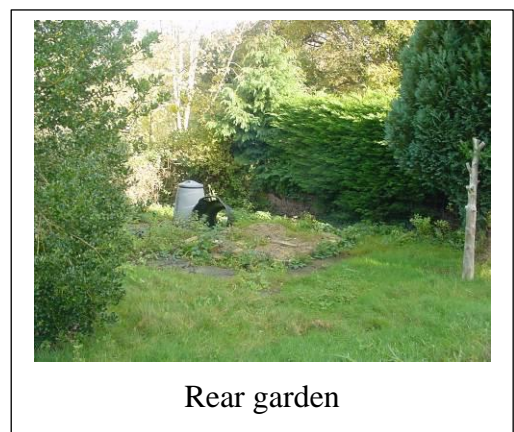
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EXTERNAL PHOTOGRAPHS



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ACCOMMODATION AND FACILITIES

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

Ground Floor

The ground floor accommodation consists of:

- 1) Kitchen front
- 2) Stairs
- 3) Lounge middle
- 4) Conservatory rear



First Floor

The first floor accommodation consists of:

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



Outside Areas

The garden to the front is relatively level and has been covered with shingle and is considered a low maintenance garden. There is access to the left side to the rear garden which is similar to the front garden with storage sheds running down the left side of the property.

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

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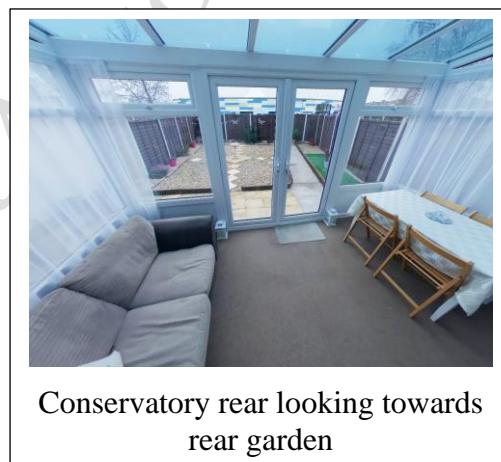
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INTERNAL PHOTOGRAPHS

The following 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



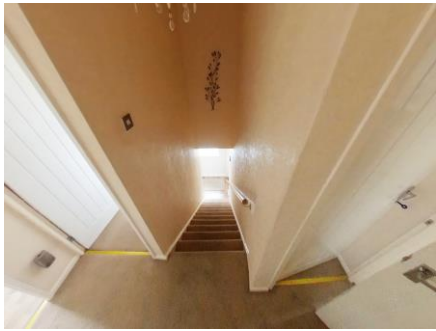
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First Floor



Landing



Bedroom front



Bedroom rear left



Office rear right



Bathroom rear left



Roof space

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SUMMARY OF CONSTRUCTION

External

Chimneys/Flues	Chimney removed. Asbestos flue coming through the roof
Main Roof	Hipped, clad with concrete tiles
Main Roof Structure	Cut timber roof
Rear Conservatory Roof	Glazed
Gutters and Downpipes	Plastic
Soil and Vent Pipe	Internal, visible at roof level
Walls	Stretcher bond brickwork, advised by present owners insulation added, insulation board to base of conservatory
Wall Structure	Pre-cast reinforced concrete columns with pre-cast panels (which is the cladding).
Fascias and Soffits	Plastic finished
Windows and Doors	Plastic double glazed windows without trickle vents

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Internal

Ceilings	Plasterboard or proprietary boarding (assumed)
Perimeter Walls	Dry Lined (assumed), Formed partly in roof at first floor level
Internal Walls	Dense pre-cast concrete block. Studwork.
Ground Floor	Solid underfoot, assumed concrete
First Floor	Timber boarding on timber joists on pre-cast concrete cornice units.

Services

Drainage	Manhole to front
Gas	Gas consumer unit located to front of house
Electrics	The electric fuse board is 1980s-2000s and is located in the kitchen
Heating	There is a wall mounted Worcester boiler located in the kitchen

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.

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EXECUTIVE SUMMARY



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

It is inevitable with a report on a building of this nature that some of the issues we have focused on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 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 normally divide the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues, but in this case we have divided it into 'The Good', 'The Ugly' and 'The Bad'.

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) This is a non-traditional pre-cast concrete building with amendments. Generally, non-traditional buildings can be purchased at a lower price than traditionally built houses in similar areas, albeit that they are more difficult to sell and certainly more difficult to get a mortgage on.
- 2.0) Conservatory extension.
- 3.0) The housing estate is fairly well spread out, as they used to be years ago, particularly when compared with modern housing estates.

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

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THE UGLY

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

1.0) Designated Defective – request for further information

From our database search the Cornish housing type is coming up as Designated Defective, which means in its original form you generally cannot get a mortgage on it, although this does depend on how the market is at the time, therefore will need checking if you do wish to proceed.



Example of non-traditional Cornish house nearby

As you are aware, this house has been altered considerably and now we are advised rather than having the pre-cast concrete it has the more traditional system of brickwork. Unfortunately without photographic evidence it is difficult for us to be 100% certain that alterations have been carried out properly to change this from a non-traditional building to a traditional building.

We have asked the owner for information but he has advised you have told him you are pulling out of the house purchase.

We would make the general comment that we do believe that the open market sale price on these buildings is different from the original Cornish building construction, however it should be remembered that this building is linked to a Cornish building.

In our experience we feel that generally the market is not as keen on these buildings and this affects price.

The BRE (Building Research Establishment) database states these houses were typically built post war 1946-1960. 30,000 of Type 1 and Type 2 were built and they had various different names, such as Cornish, Cornish Unit, Selleck Nicholls and Selleck Nicholls and Williams. They have been designated defective from their original format.

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ACTION REQUIRED: If you do decide to proceed we recommend that your solicitor asks the existing owner for photographic evidence of what work has been carried out and/or open up the structure to confirm how it has been built, as well as the written evidence that they advise that it has been forwarded to us.

We mentioned that we have opened up non-traditional buildings where there is a dispute with regards to their construction, and we have literally done this on Monday of this week (albeit that it is a different type of non-traditional building).

We typically want three openings of one metre squared and to give you an example below are the three openings we made in the other building and this is how we confirm the construction.



Opening One by the front door
(Not your property)



Opening Two next to rear
sliding door
(Not your property)



Opening Three in front right
bedroom
(Not your property)

2.0) Non-traditional building – the overview

You need to be fully aware that you are purchasing a building that was once non-traditional house, which has been amended and altered. Therefore this will not have the same value, in our opinion, as a traditional building and you need to be aware of the risks associated with that, which we explain within this report.

3.0) 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.

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THE BAD

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

General Information

4.0) Mass building after the War Years

This house is of a non-traditional construction (as opposed to traditional brick, stone walls and tile and slate roof buildings).

One of the interesting/difficult facts is that many mortgage companies won't lend on them. 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).

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.

4.1) Types of non-traditional building and mortgages

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.

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ACTION REQUIRED: You need to be absolutely certain that you understand the risks of buying a non-traditional construction house, particularly in this house where there appears to have been a very limited number of them ever built.

4.2) Pre-cast concrete houses

This house has been built using a pre-cast concrete method using a frame and pre-cast concrete panels.

4.3) Cornish House

We believe this particular house is what is known originally as a Cornish House with a pre-cast concrete construction. This construction has been amended which we explain in further detail within this report.

The reason why we have moved away from concrete structures on domestic buildings is that they do not perform as well as traditional buildings.

4.4) Mortgages and non-traditional buildings

One of the interesting/difficult facts is that many mortgage companies won't lend on them. 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).

4.5) Is the structural frame sound?

We simply do not know as we have not had access into the structure of the property. See our comments with regard to opening up the structure within this report.

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.

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4.6) Problems with this type of construction

The Building Research Establishment (BRE) database sheet (see Appendices and also within the report) identifies the following problems:

1. Horizontal and vertical cracking of pre-cast reinforced concrete columns.
2. High rates of carbonation and significant levels of chloride in some pre-cast reinforced concrete columns.
3. Cracking at first floor ring beams.
4. Some asbestos products has been used in some variations of this construction. We have added this one based upon our knowledge and experience of these non-traditional buildings.

4.7) Does any of this matter if the concrete frame and other elements have been removed?

To a greater extent, this doesn't matter if the concrete frame and pre-cast concrete units have truly been removed however without photographic and written evidence from an independent chartered surveyor or independent chartered engineer, as opposed to the contractors who have carried out the work, we cannot be certain this has occurred. We would also say that to some extent there is an association of problems by the fact that it is a converted concrete house and is still attached to a concrete house.

ACTION REQUIRED: We have asked for further information from the owners and they have advised that they are not willing to provide further information due to you pulling out of the purchase.

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4.8) Condensation and moisture within pre-cast concrete non-traditional buildings

General introduction

Generally it is best not to have humid air and condensation conditions in a pre-cast concrete frame building such as this one, as we believe it can accelerate problems. In this particular case, we are going to look at two of the humidity generating areas; the kitchen and bathroom.

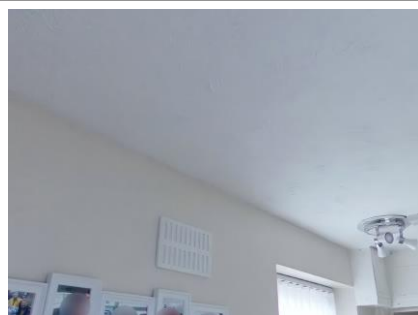
There is an asbestos flue to the front of the property and the textured paint in the bathroom is older style which may contain asbestos. You need to be aware that properties.

4.9) Kitchen

If you recall we showed you an air vent in the kitchen on the left hand wall which is a natural air vent, plus an extract over the cooker but this is purely a filter rather than air removal.



Air vent from kitchen on left hand wall

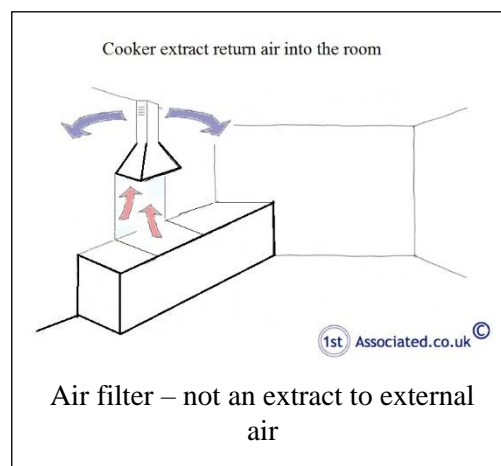


Air vent in kitchen



Air filter over cooker

ACTION REQUIRED: We recommend humidity controlled extract fans are added, also an air removal air filter in the kitchen.



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4.10) Bathroom

If you recall we showed you there was no extract fan in the area other than a window to open and there was some black mould in the window. This area also needs a humidity controlled extract fan added which is easier said than done.



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.

4.11) Key areas on non-traditional buildings

In our experience key areas are generally at ground level, first floor level and roof level where the structural frame is joined together which should be checked for deterioration. This is to the areas where three openings of one metre squared should be carried out. The deterioration in these areas is generally caused by ground water discharging onto the base of the property and condensation to higher level areas.

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4.12) 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.

4.13) Non-traditional houses, can they be made into mortgageable houses?

We ask this question and you no doubt appreciate, this property has had brick walls added, although as we have mentioned elsewhere in this report, we need to find out more information about this.

We would also add that with regard to mortgageability there are other factors that need to be considered as we feel the vast majority of people buy properties with mortgages so it limits the market that can sell them if the mortgage companies are limited.

As is often the case, some companies are more specialist in carrying out work to non-traditional houses to make them mortgageable. We have in our experience found that where the neighbouring property (as you are semi-detached) does not join in with this work, i.e. moving from non-traditional to traditional construction, there will still be an adverse effect on the property and the property value.

4.14) How does a structural frame property work?

What is known as a traditional construction utilises the walls to give strength to support the roof and the floors, whereas a non-traditional building tends to use a structural frame, which in this instance is concrete and tends to have a primary and secondary frame from which concrete panels are then hung.

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4.15) Whatever else you find will very much depend upon what the homeowners have had done after the original construction

This could mean for instance that this property was owned by a Local Authority or Housing Association and built by a Local Authority and there could have been some amendments and adaptations. Another concern often brought up on this type of construction is if they have had insulation added into the wall structure, this can lead to interstitial condensation and the use of asbestos.

Interstitial Condensation Defined

This is condensation within a material rather than on the surface of the material.

ACTION REQUIRED: Whilst we can see no indicators that insulation has been added your legal adviser needs to specifically ask the present owners if insulation has been added and if so what type, as this can increase the risk considerably of rust.

The walls internally are then clad with a plasterboard, proprietary boarding or asbestos. Again, unfortunately unless samples are taken it is not possible to identify by eye, although if you recall us tapping it the deflection and the sound did not feel as if it was asbestos. However, we do expect to find some asbestos in the property, such as to the fascias and soffits and around the ductwork.

Please note we are not asbestos surveyors.

Your legal adviser to specifically ask if there is an asbestos report and if so what date it is and whether it took samples.

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5.0) Asbestos

There is an asbestos flue to the front of the property and the textured paint in the bathroom is older style which may contain asbestos. You need to be aware that properties of this era can contain hidden asbestos.



Also, we noted asbestos to next doors outbuilding roof which is effectively in your garden.



Key for above photo	
Green oval	Mineral felt roof to this property
Orange oval	Next door's outbuilding asbestos roof

Information on Asbestos

When this property was built asbestos was a common popular material which was used almost as commonly as wood. As mentioned it formed the roof material and it also generally formed such things as the fascias and soffits, the gutters and downpipes.

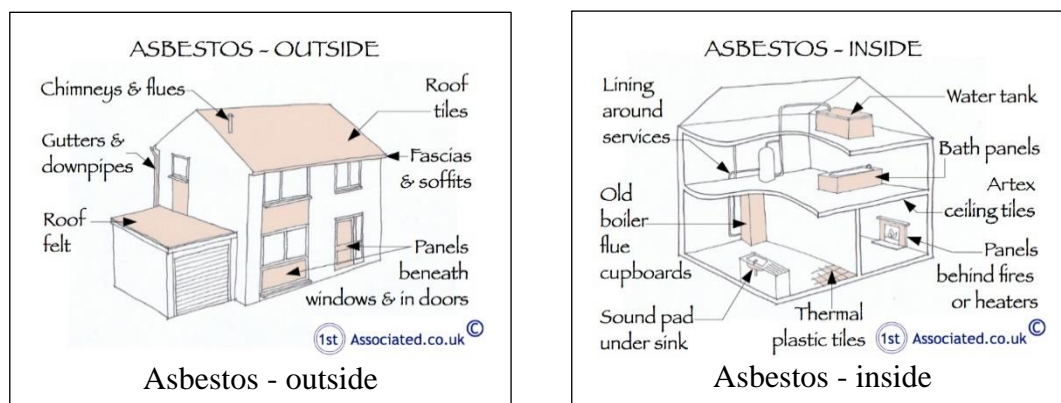
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The generic sketches show typical areas where asbestos can be found in these properties.



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:

- 1) Your legal advisor to specifically ask in writing if insulation has been added to the cavity.
- 2) Your legal advisor to specifically ask if asbestos reports have been carried out and if so what date and whether the asbestos test took samples. If they have not then you need to carry out an asbestos report with samples taken and the recommended action carried out.

We would always recommend any asbestos is removed from a property as it is generally considered dangerous and also it can affect the value of a property.

ANTICIPATED COST: Asbestos costs can vary considerably; we are forever surprised at the variety in quotes. Please obtain quotations before you legally commit to purchase the property.

Please see the Other Matters Section of this Report.

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6.0) Roof

The rear left corner roof tile has come away, we have had experience of this before and it is where the wind catches the tile. Unfortunately, we would classify this as a characteristic of this type of building that you have to be happy with and expect some repairs to the Mansard roof.

ACTION REQUIRED: Periodic inspection.

Please see the Roof Coverings Section of this Report.



7.0) Awkward box gutter

There is an awkward box gutter between the main building and the rear conservatory. Due to the way the roof is finished (known as a hipped mansard roof) it means it is an awkward detail where the conservatory meets the main roof, in fact it doesn't meet the main roof as there is a box gutter separating them. This can get blocked over time if not regularly cleaned. There were no obvious signs of staining at the time of our inspection but the area did look to have opened up slightly.



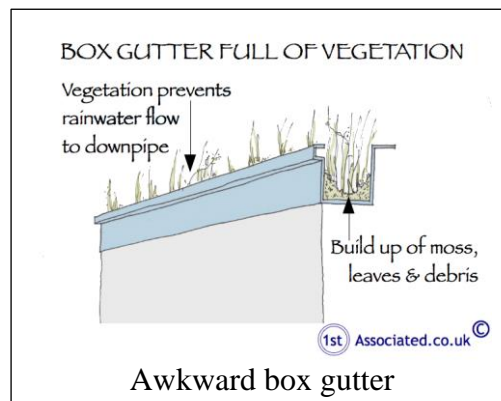
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ACTION REQUIRED: Regularly keep the box gutter clean to ensure that it doesn't block particularly during the autumn and winter months (when leaves, etc fall). If you have a window cleaner you could ask them to clean it (we would recommend you get them to take a photograph of the clean gutter).



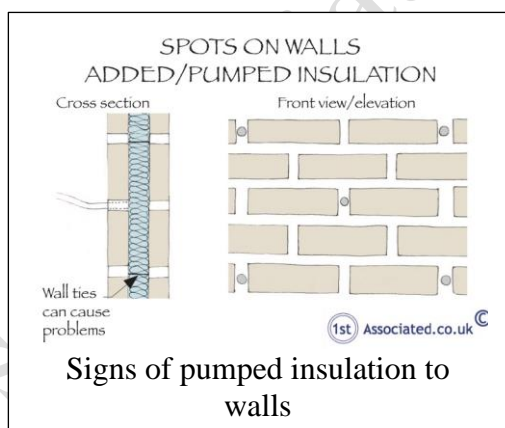
ANTICIPATED COST: A few hundred pounds per year. You just need to make sure you have someone to regularly carry out cleaning of the box gutter, or indeed that you do this, but you do need to make sure it is carried out regularly as it a job that can be forgotten. Please obtain quotations before legally committing to purchase the property.

Please see the Roof Coverings Section of this Report.

8.0) Spots on brickwork mortar

We noted spots to the brickwork which is likely be where insulation has been inserted or there is an outside chance it is wall tie replacement.

What was unusual was that there was no regular pattern of the type we normally come across.



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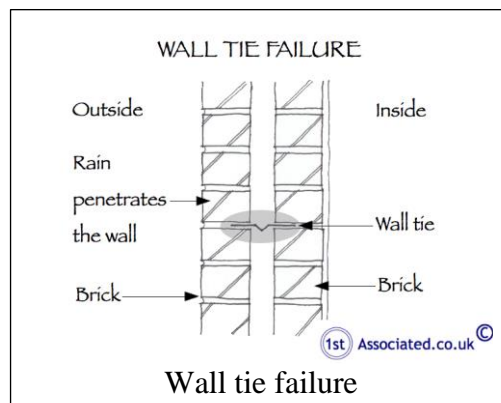
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ACTION REQUIRED: Your legal advisor to check and confirm if there is evidence that insulation or walls ties have been added.

It is important that this information is received before you before you legally commit to purchase the property.



9.0) Adding porch to front

We would suggest adding a porch to the front of the property to limit cold and draughts getting into this area in the winter. It would also be a handy place to keep coats and shoes, etc.

We understand that three metre cubed is the usual maximum without planning permission.



ANTICIPATED COST: In the region of £2,000 - £8,000 depending upon the size and the quality of finish, etc; please obtain quotations before legally committing to purchase the property.

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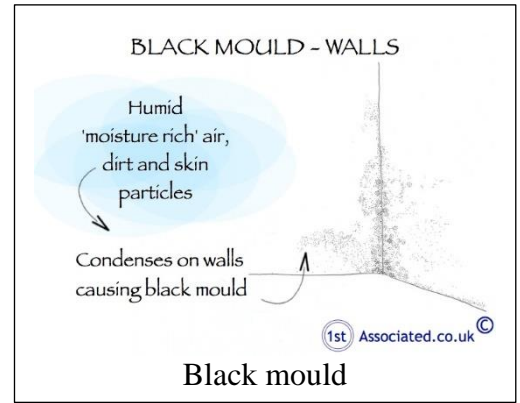


10.0) Thermal/cold bridging

This type property is far more likely to have thermal/cold bridging problems than a traditional property due to their concrete construction which can lead to black mould.

Black mould/Condensation

As mentioned, black mould/condensation is more likely in this type of building than a traditional building.



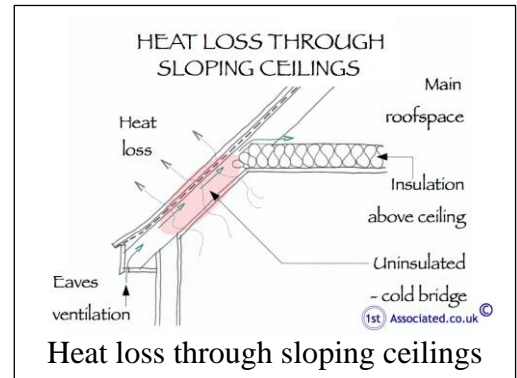
Black mould in bathroom



Black mould around window

This is for a number of reasons:

- 1) The rooms are built partly within the roof and have what is known as cold bridging.



Heat loss through sloping ceilings

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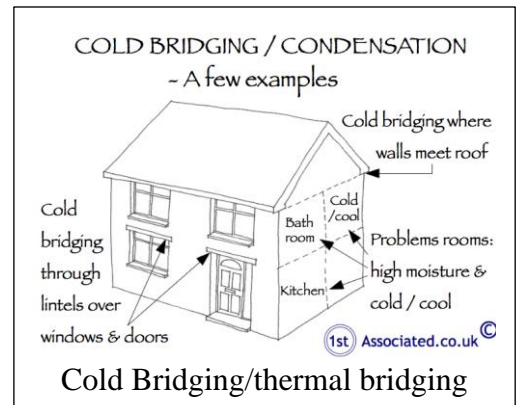
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Cold Bridging/thermal bridging Defined

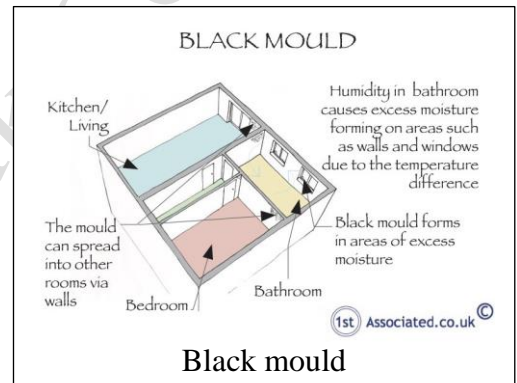
Cold bridging/thermal bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property, often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.



2) Insulation is not as good as a modern property and also is not as consistent where the insulation has been retro-fitted as in this case.

3) As already discussed, there is a lack of humidity extraction in the humidity generating areas of the bathroom and kitchen which leads to humidity travelling around the property picking up dust particles and skin particles and leading to black mould.

You need to be aware that black mould can occur behind furniture.

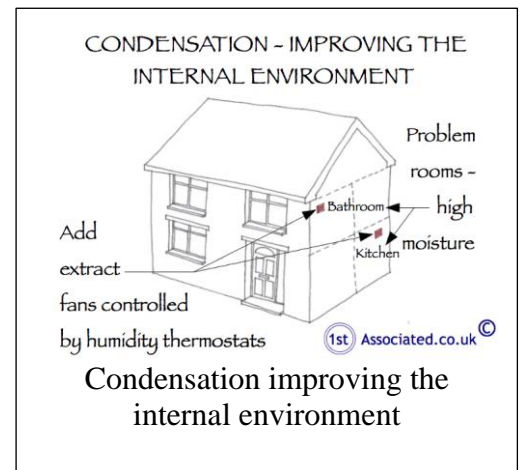


ACTION REQUIRED: It is best to remove humidity as quickly as possible and we would recommend large good quality humidity controlled extract fans are added to the kitchen, bathrooms, plus any humidity generating areas:

For example:

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

By large extract fans we mean 150mm.



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

Also, be aware of how you utilise the building with regard to humidity generating activities.

11.0) Conservatory solar gain and heat loss

Whilst it is a benefit as you have the additional extra space and natural light you do need to be aware that conservatories can be particularly warm during the winter and this heat can affect the rest of the house from solar heat gain and also alternatively during the winter months these can also be a cold area. If we recall correctly, there isn't any central heating in the area, there is just a portable electric heater that has been added.



Conservatory to rear

ACTION REQUIRED: There are ways to improve the environment of this type of conservatory such as adding blinds and/or similar to the roof to reduce the heat gain and heat loss.

ANTICIPATED COST: This can be quite expensive, budget £1,000 plus for purpose made blinds; please obtain quotations before legally committing to purchase the property.

12.0) Floor covering / floating floor

The property has a floating floor. It looks to be a vinyl plank finish, sometimes also known as laminate flooring. It has some soft spots (hollow areas)/bubbling where the floor is lifting from the floor below. This is fairly common with this quality of flooring, particularly in the high use areas. If you recall, we discussed this at the survey.



Floating floor to rear lounge

ACTION REQUIRED: If you want a floor that sits very flat then you will need to replace this flooring with an engineered wood floor or be happy with a

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repair. There are various ways of sliding the vinyl panels together (such as using suction pad tools) and then drilling into the laminate and injecting in a flexible material to fill up the soft/hollow spots. This is not as good as replacing the floor but it is cheaper.

ANTICIPATED COST: To repair it we would expect costs in the region of £250 to £1,000 and to replace it expect costs around £2,500 to £5,000 depending upon the type of timber you choose and the quality of engineered floor. Please obtain quotations before legally committing to purchase the property.

Please see the Floors Section of this Report.

Services

13.0) Dated fuse board

The fuse board looks 1980's-2000, possibly even older, and better are now available.

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

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

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

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

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

Please obtain quotations before legally committing to purchase the property.

14.0) Historic electricity problems

The area to the left side has been dug up and re-bedded. We asked the owner about this and he advised that it was an area where there had been an electricity problem with the house and they and the neighbour on the left side had had to have the electrics dug up and repaired.

ACTION REQUIRED: Your legal advisor to check and confirm exactly what happened and to clarify this problem has now been resolved.



Area dug up due to electric problems

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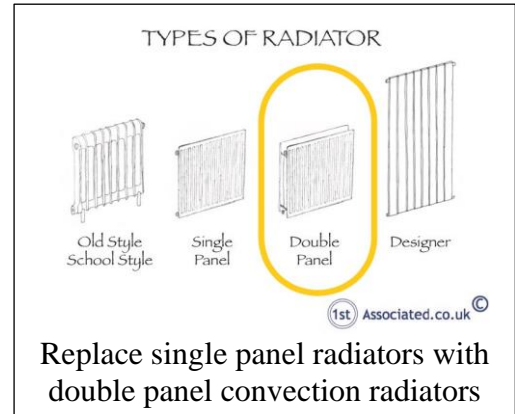
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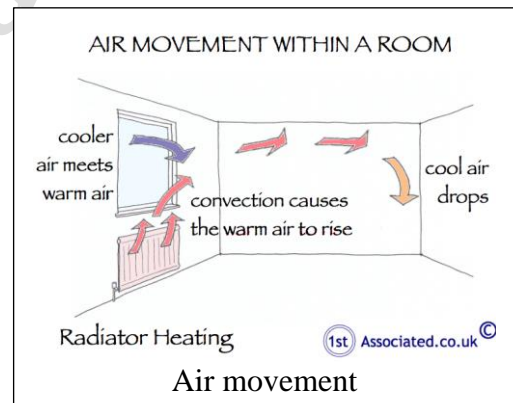
15.0) Single panel radiators

The property has single panel radiators. These may not warm the property to the heat that you desire. We much prefer to see double panel convection radiators.



Internal radiators

In addition, we noted the radiators in some areas are internal/not under the windows which is the usual position. This is often carried out on cheaper central heating systems to save the labour and piping costs of positioning the radiators underneath the windows. However, it then reduces the air movement in the room which can lead to black mould.



ACTION REQUIRED: We recommend you upgrade to double panel convection radiators and move the radiators underneath the windows as this gives a better circulation of air and reduces the chance of condensation.

ANTICIPATED COST: In the region of £150 - £300 (one hundred and fifty to three hundred pounds) per modern double panel convection radiator and a few hundred pounds for power flushing.



Please obtain quotations before legally committing to purchase the property.

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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.

Electrics

The electric fuse board is 1980s-2000s and is located in the kitchen.

ACTION REQUIRED: We recommend a new fuse board with a fire resisting metal case.

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

Heating

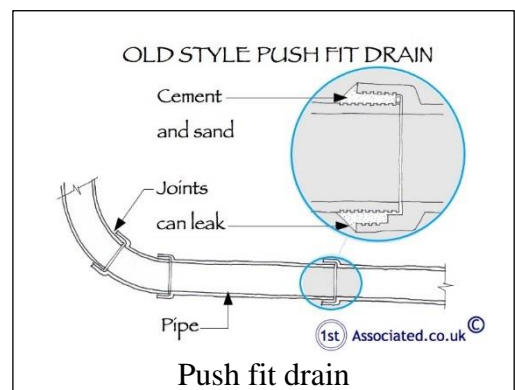
There is a wall mounted Worcester boiler located in the kitchen.

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

Drainage

In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years.

Whilst we have lifted the manhole cover to the front right of the property the only true way to find out the condition of the drains is to have a closed circuit TV camera report to establish the condition of the drains. In this age of property there have often been leaks over the years.



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Water Supply

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

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

Maintenance

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.

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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 the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

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

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SUMMARY UPON REFLECTION



The Summary Upon Reflection is a second summary so to speak, which is carried out when we are 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:

We understand from one of our colleagues who spoke to the owner, that you have decided not to proceed with this purchase. We have not been informed directly so we hope the report is of use to you. We reiterate that this report should not be passed onto the owners as it is our copyright,

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.

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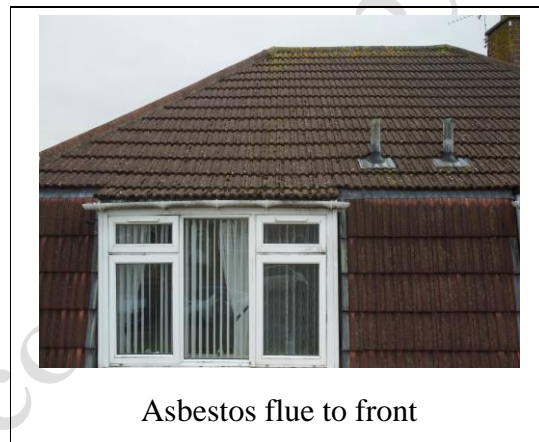
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AERIAL VIEW - 360 PHOTOS

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



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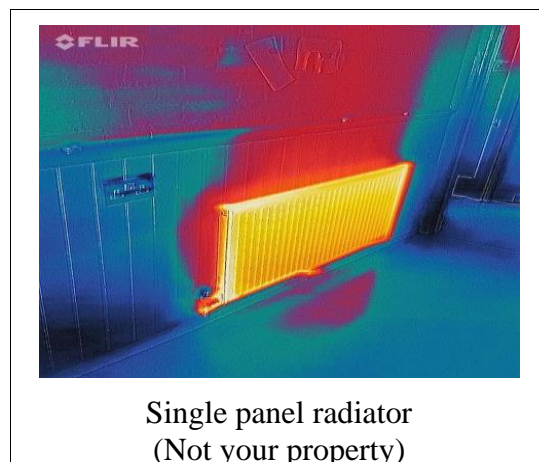
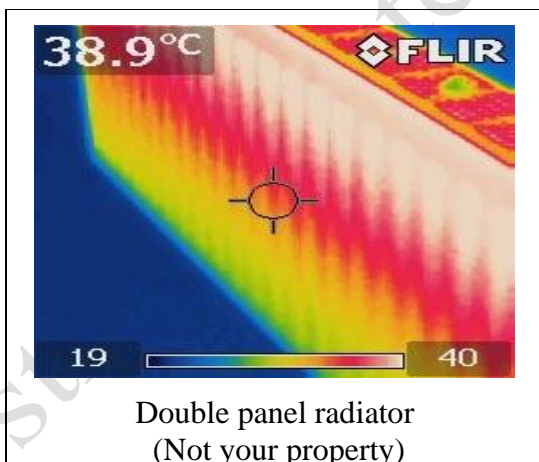
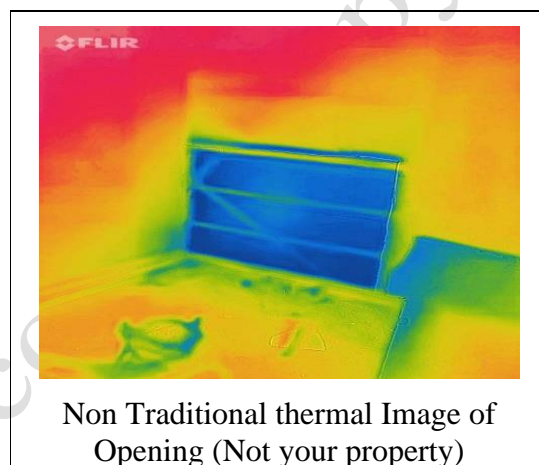
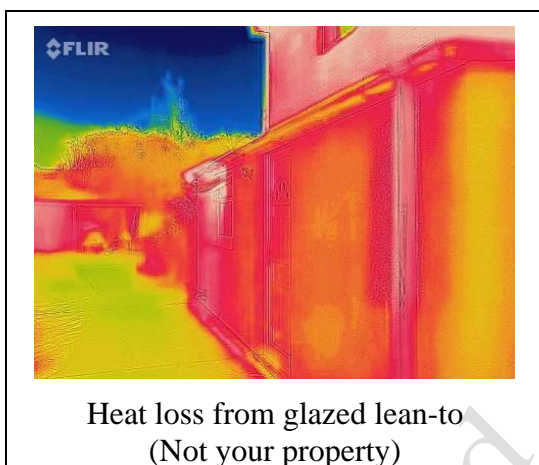


EXAMPLE THERMAL IMAGE PHOTOGRAPHS

– Not Your Property

Thermal imaging photography can establish warm and cold areas, it also helps us to identify materials within the property. In this case we have not carried out any thermal imaging as the weather was too warm on the day of the survey 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)



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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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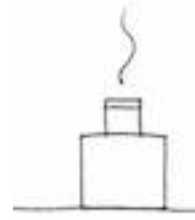
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EXTERNAL

CHIMNEY STACKS



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

Chimney Removed

We could see from within the roof space that a chimney has been removed.

ACTION REQUIRED: It should have in theory had permission. Your legal adviser to check and confirm and advise us if there are any problems with regard to this area.



Roof space removed chimney

PARTY WALLS

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

Party Structures Defined - Party Wall Etc. Act 1996

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

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

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Specifically, in this case it is a blockwork fire wall which looks to have had some repair work.

Ideally we would have liked to have seen the condition of the party wall from the adjoining property.



Fire wall

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

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

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MAIN ROOF COVERINGS



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

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

We will consider the roofs in two areas:

1. Main Roof
2. Conservatory Roof

Main Roof

The property has a hipped roof which are integrally not as stable as gable end roofs as they effectively sit upon themselves.

The roof is clad with a concrete tile and, from ground level, this looks in slightly below average condition considering the roofs age, type and style. We noted a repair to the rear left.



Hipped roof left side



Repair to rear left of roof

From the protective underlayer it does appear that the property has been re-roofed.

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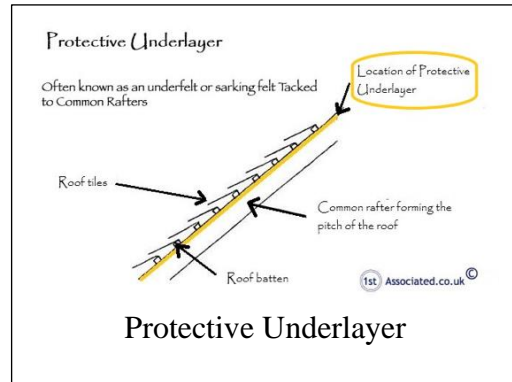
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PROTECTIVE UNDERLAYERS

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 a modern breathable protective underlayer. This type of protective underlayer, as far as we are aware, has been used since 2002 and is meant to allow the roof to breathe and to minimise condensation, which is becoming more prevalent in highly insulated properties. We generally found it to be in average condition with damage in some areas which is what we typically find.



ACTION REQUIRED: It does intrigue us as it would seem the property has been re-roofed. Your legal adviser to specifically ask the existing owner about that.

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LOW LEVEL ROOFS

Conservatory Roof

The conservatory roof is glazed.

ACTION REQUIRED: Please see our comments in the Executive Summary with regards to the awkward detail behind the roof.



Conservatory



Awkward box gutter



Conservatory with awkward detail where it meets tiles

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.

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ROOF STRUCTURE AND LOFT



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

Main Roof

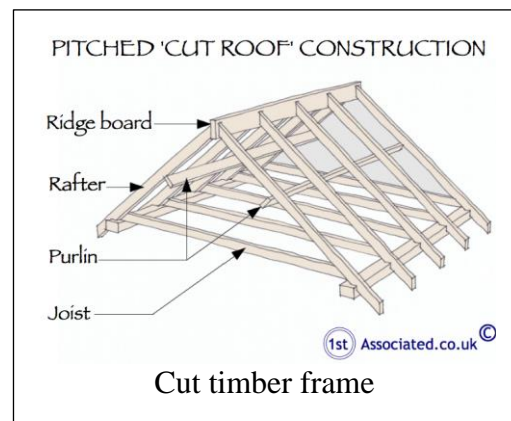
Roof Access

The main roof is accessed via the loft hatch on the landing. There is no loft ladder, but there is an electric light and secured floorboards. We recommend a loft ladder is added to make access safer and easier to use.

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

Roof Structure

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



Common Rafters Defined

Timbers which form the pitch of the roof.

Purlins Defined

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

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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



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 average condition for its age, type and style. It is, however, feasible that there are problems in the roof that are hidden.

ACTION REQUIRED: The only way to be one hundred percent certain is to have the roof cleared and checked.

Firewalls

The property has one blockwork firewall located to the right side (all directions given as you face the property). The firewall is also a Party Wall. It does look like it has been repaired.

Firewalls Defined

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

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Water Tanks

We did not see a water tank, however a property of this age would typically have had a water tank. It may have been hidden by the stored items.

ACTION REQUIRED: If there is a water tank we would always recommend that it is drained down and cleared of any debris, etc. As you are often cleaning your teeth with this water it is best that it is as clean as possible!

Ventilation

The roof is ventilated via a breathable protective underlayer.

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 for us to feel that we could comment.

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

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

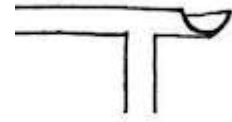
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GUTTERS AND DOWNPIPES



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

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

Hopper heads, Gutters and Downpipes

The property has plastic hopper heads, gutters and downpipes. They are in average condition for their age, type and style.

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.



Gutters and downpipes



Hopperhead

Downpipes feed directly into the ground

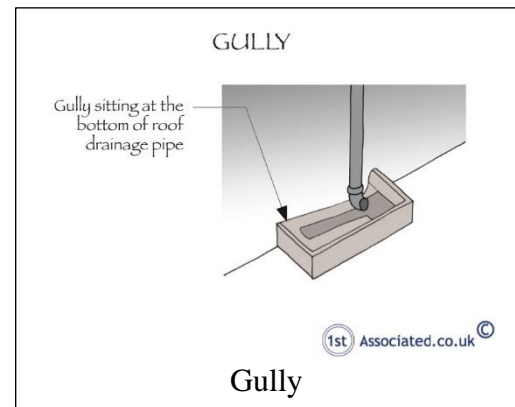
Some of the downpipes feed directly into the ground and we cannot be certain where they go, so if there is a blockage then the drain would have to be opened up. This is a practice we are not particularly keen on; we would much prefer a gully.

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ACTION REQUIRED: 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.

We also recommend gullies are added where the water goes directly into the ground.

ANTICIPATED COST: Few hundred pounds to add a gully. Please obtain quotes before you legally commit to purchase.

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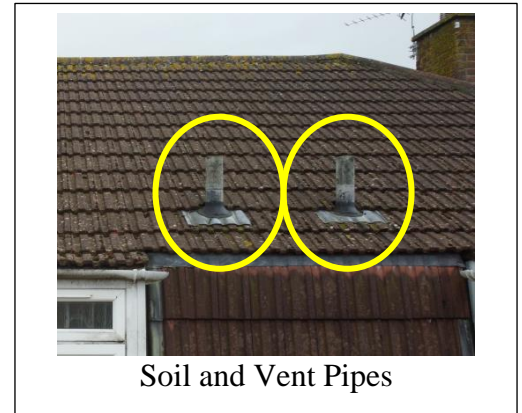
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SOIL AND VENT PIPE

The property has internal (assumed) soil and vent pipes to the front. They look asbestos where seen at roof level, as was common in this type of property.

Internal soil and vent pipes work well, apart from if they leak, as they are hidden from view so a leak is not normally discovered.



ACTION REQUIRED: Please see our comments in the Executive Summary regarding asbestos. We recommend any asbestos be removed.

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

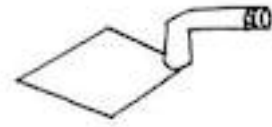
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WALLS



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

Non-traditional building (sorry to repeat ourselves but it is very important)

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 different 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.

In this case we believe it to be a pre-cast concrete construction and from our searches via various data bases that we have we believe it to be what is known originally as a Cornish House with a pre-cast concrete construction which has now been amended.

The original Cornish house type house has been designated as defective. This means it is very difficult, if not impossible, to get a mortgage and finance on it.

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.

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

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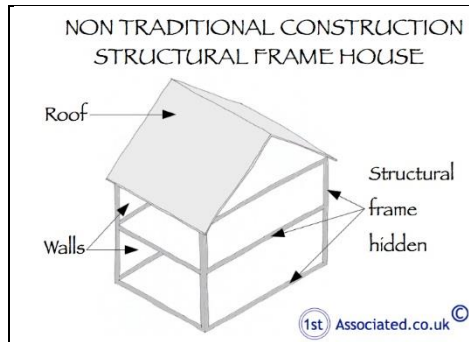
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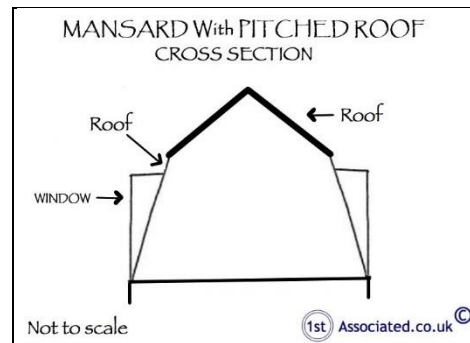


Pre-cast concrete structural frame

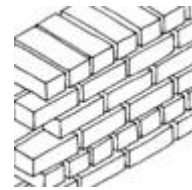
This house has been built using a pre-cast concrete structural frame, with cladding panels. The upper part has been formed within a Mansard roof.



Non-traditional construction



Mansard roof

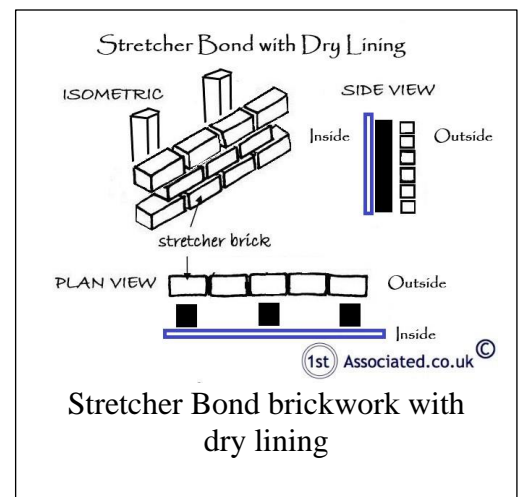


BRICKWORK

The property is finished in a Stretcher bond brickwork.

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

We have not opened up the structure so we do not know what the internal is like, other than when we tap test it internally we are finding it has been dry lined.



Cavity Walls

We have not referred to this as a cavity wall because we have not opened up the structure, so cannot be certain.

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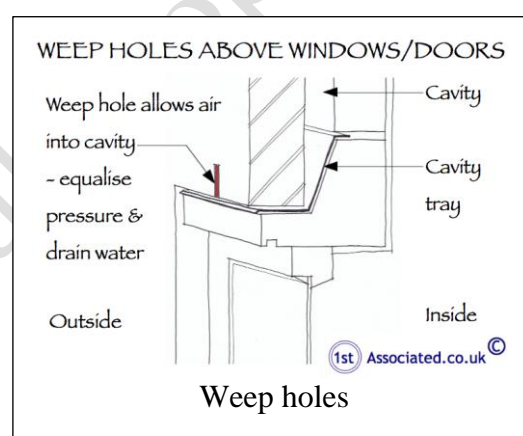
ACTION REQUIRED: Just as a reminder, we recommend opening up in three areas of one metre squared to see what the construction is.

Wall Ties

Walls ties have probably been added, but again without opening up the structure we cannot confirm.

Weep holes

The brickwork has weep holes above the windows as you would expect in a modern building. Once again, we cannot confirm the construction without opening up. Our sketch below shows a traditional construction; we typically do not know what this one is.



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

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 and plasterboard/proprietary system we cannot comment on their construction or condition. In buildings of this age concrete lintels or metal lintels are common which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

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

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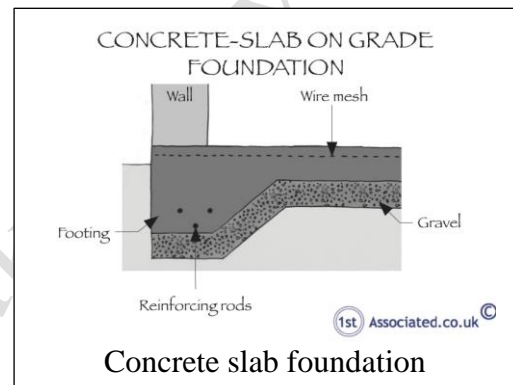
FOUNDATIONS



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

Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a concrete slab foundation, which is a concrete raft with a thickened perimeter.



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.

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.

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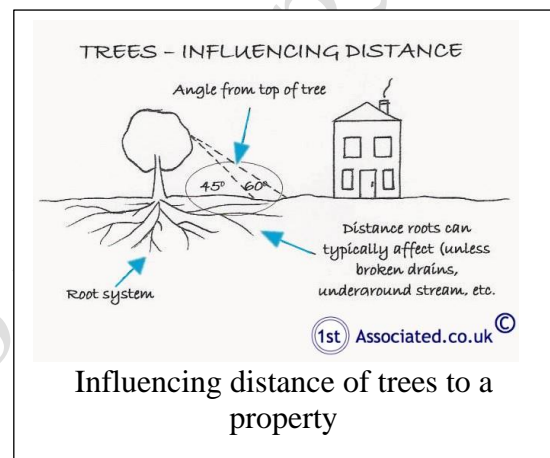
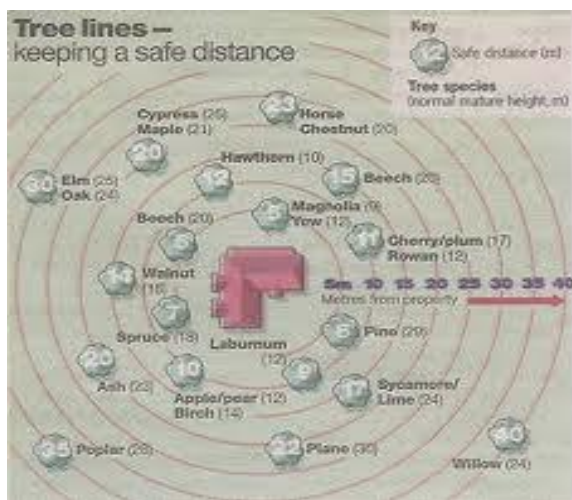


TREES, BUSHES AND VEGETATION



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

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



Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

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

Please also refer to the External Areas Section.

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DAMP PROOF COURSE



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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case we cannot see a DPC due to the render/concrete plinth to the base of the wall, which could have incorporated a DPC.



Render/concrete plinth to base

ACTION REQUIRED: Again, opening up the structure and/or photos during construction would help us confirm and advise on the construction.

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

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

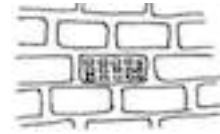
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AIR VENTS



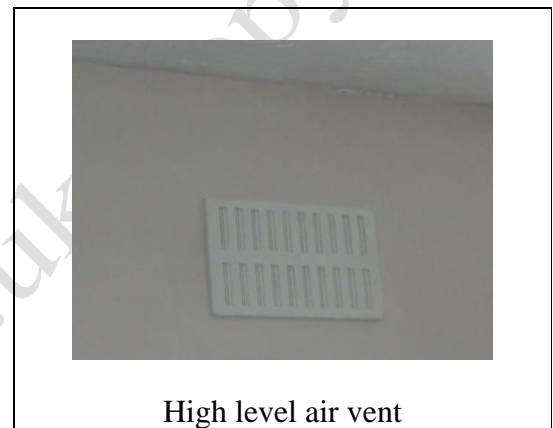
In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of air vents. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances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

High Level Air Vents

High level air vents are to help air circulation within the property. In this case, there are vents at high level in the kitchen which we were pleased to see, as it is better than nothing.



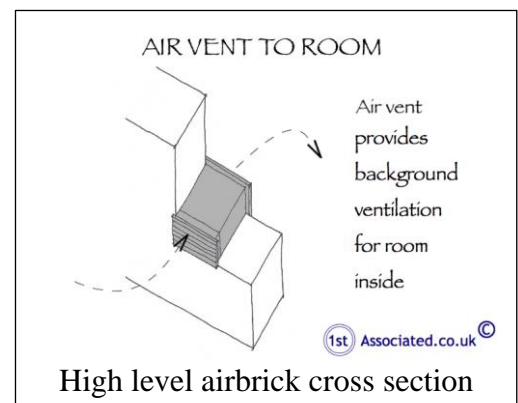
Vent on left side of building



High level air vent



High level air vents



High level airbrick cross section

ACTION REQUIRED: We recommend adding a humidity controlled extract fan in the kitchen; see our comments in the Executive Summary.

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

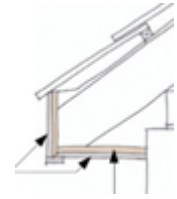
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FASCIAS AND SOFFITS



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

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

The fascias and soffits are finished in plastic. We have not opened them up but we think it may be on top of a horizontal pre-cast reinforced concrete beam, unless this has been removed.



Plastic fascias and soffits



Fascias and soffits

A known problem on these properties is cracking to the first floor ring beam so it could be hiding defects. However, without opening up we cannot confirm further.

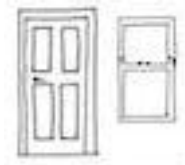
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WINDOWS AND DOORS



The property has plastic double glazed windows with trickle vents. Generally we would comment they are slightly below average quality for their age, type and style. They would benefit from a good clean.

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 vent to window



Windows need cleaning

ACTION REQUIRED: Clean windows with a suitable detergent.

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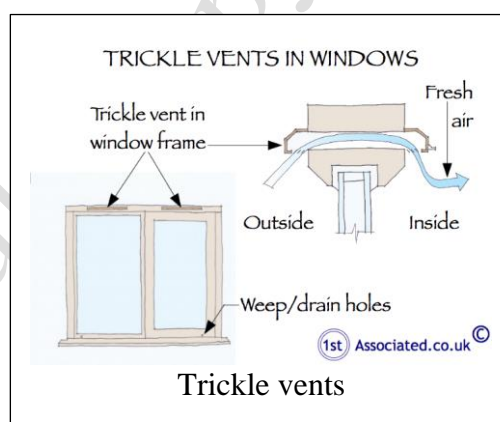
Building Regulations Approval/Transferable Guarantees/FENSA certificates

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

Trickle Vents Defined

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



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

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EXTERNAL DECORATION



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.

As far as we can see, the external decorations would consist of the redecorating of the plinth to the base to the property.

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.

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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES



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

Ceilings

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

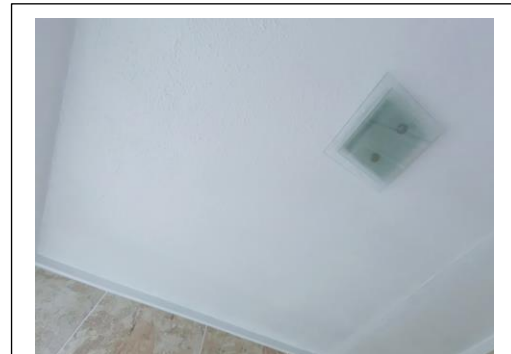
Plasterboard Defined

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.

Textured paint ceiling

Some of the ceilings have a textured paint finish (commonly known as artex). You should be aware that textured paint is generally used where there are uneven walls or possibly even where dampness is coming in through the walls.

In this case in the bathroom we noticed the older style textured paint. Care should be taken with textured paint as textured paint prior to 1984 may contain an element of asbestos.



Older style textured paint ceiling in bathroom possibly asbestos

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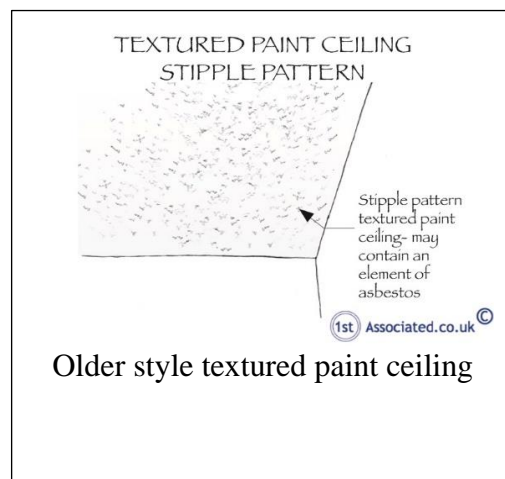
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We advise we are not asbestos surveyors and we recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

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



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

Please see our comments in the Executive Summary.

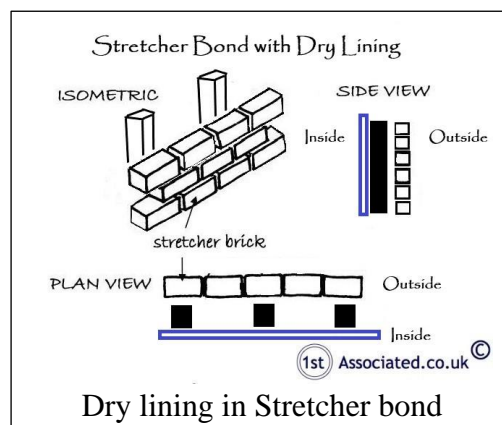
Internal Walls and Partitions

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

Perimeter Walls

These are, we believe at ground floor level Stretcher bond with dry lining, also known as a false wall. We cannot be one hundred percent certain of the wall construction without opening them up which goes beyond the scope of this report.

At first floor level, due to the Mansard roof it is a mixture of dry lining and tiled roof construction.



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).

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In some cases, the materials employed cannot be ascertained without samples being taken and damage being caused.

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

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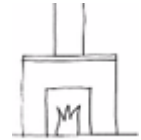
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CHIMNEY BREASTS, FLUES AND FIREPLACES



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

We note a chimney has been removed. In theory this should have had building regulations permission to remove it.

ACTION REQUIRED: Your legal adviser to check and confirm.



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

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

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

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

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FLOORS



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

Ground Floor

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

There is a floating floor/engineering floor finish, which has soft spots in it.

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



First Floor

We believe this is timber boarding onto timber joists on a pre-cast concrete cornice unit. This is taken from the BRE database; no opening up has been carried out.

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

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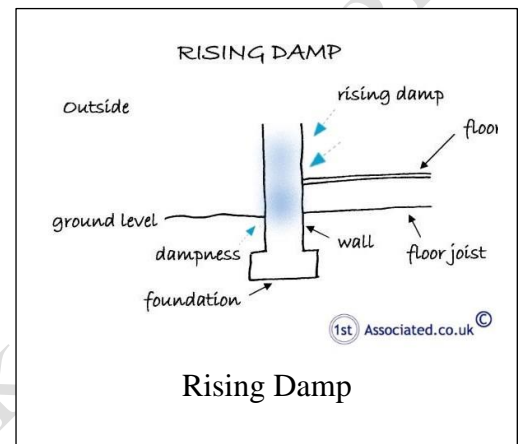
DAMPNESS



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

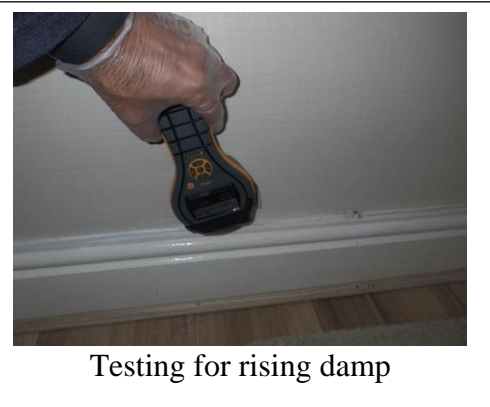
Rising Damp

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.



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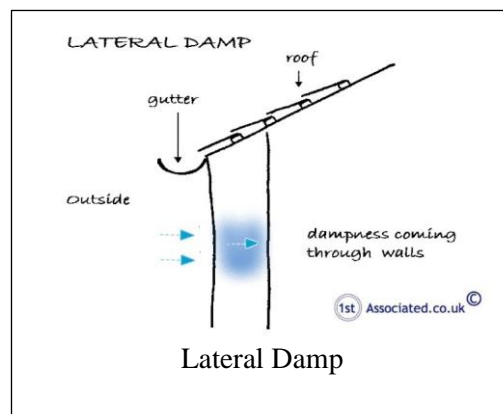
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Lateral or Penetrating Dampness

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



We used a resistance meter on the external walls.

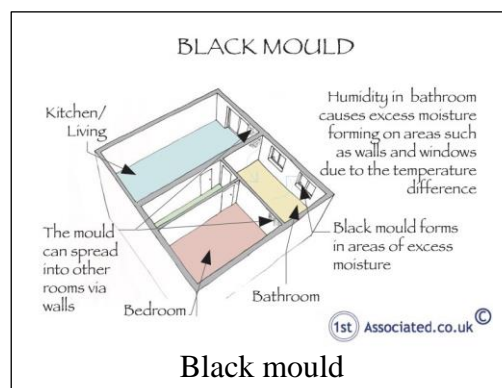
Again, in this case, we were unable to obtain readings due to the dry lining.



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. Condensation 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.



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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 kitchen, bathroom and any rooms where you intend to dry clothes.

Please see our comments in the Executive Summary regarding the kitchen air vent.

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.

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INTERNAL JOINERY



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

Doors

The property has painted grooved central panel doors.



Painted groove door



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.

We did not access the cupboard under the stairs as it was the area where the dogs were being contained during the course of the survey.

Kitchen

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

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

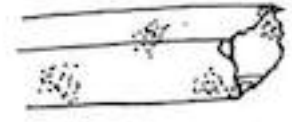
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TIMBER DEFECTS



This section considers dry rot, wet rot and 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, walls or ceilings and we had a limited view of the roof.

Wet Rot / Brown Rot

We have not visually seen any signs of structurally significant wet rot during the course of our inspection.

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

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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.

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.

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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 internal decorations are in average/slightly dated condition in some areas. The present owners advised the property was last decorated internally in the bathroom.

You may wish to redecorate to your own personal taste.

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

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THERMAL EFFICIENCY



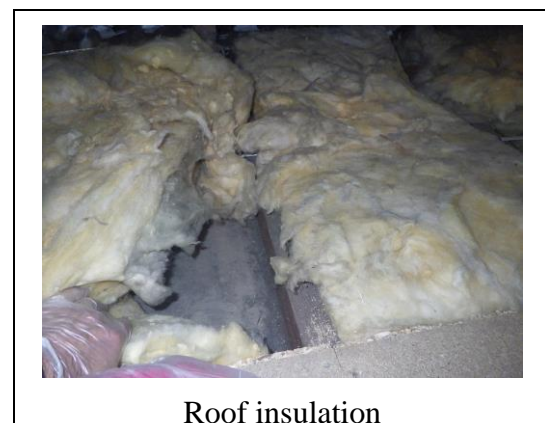
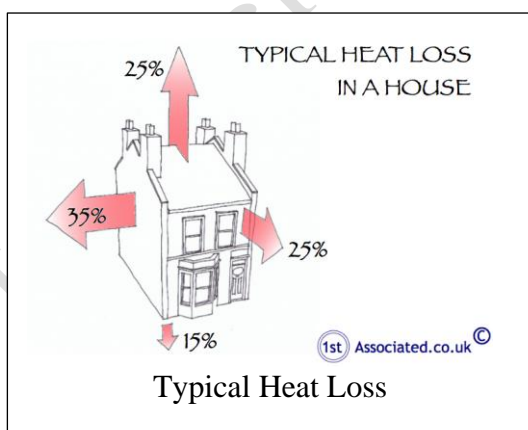
Up until the mid-1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation.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

General

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

Roofs

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



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Walls

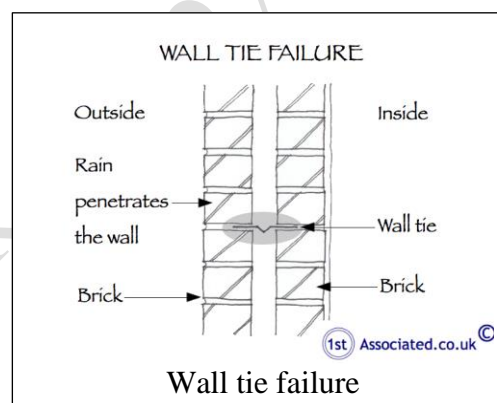
The property has a stretcher bond construction. In this age of property it was not usual to have insulation.

We noted spots to the brickwork which is likely be where insulation has been inserted or there is an outside chance it is wall tie replacement. We simply do not know without opening up.

ACTION REQUIRED: Your legal advisor to check and confirm what written information is available with regard to the construction.

Our adjacent sketch is of a traditional built wall, we simply do not know what wall construction has been carried out here.

Please see our comments in the Executive Summary and our recommendations about opening up the structure.



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.

Please note we have not seen the Energy Performance Certificate.

Summary

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

From what we could see looked in average condition considering its age, type and style.

Further information

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

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

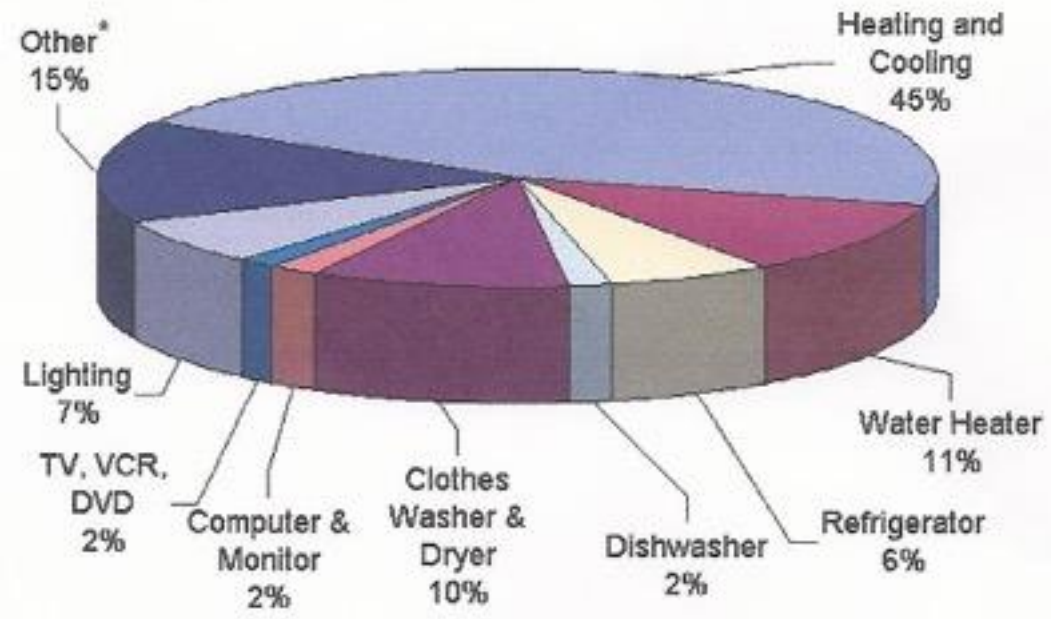
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What does my energy bill pay for?



*"Other" represents an array of household products, including stoves, ovens, microwaves, and small appliances. Individually, these products account for no more than about 2% of a household's energy bills.

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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

Some battery operated smoke detectors were noted.

ACTION REQUIRED: We would always recommend adding more battery operated alarms for safety. Ideally a hard wired fire alarm system should be installed 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.

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Asbestos

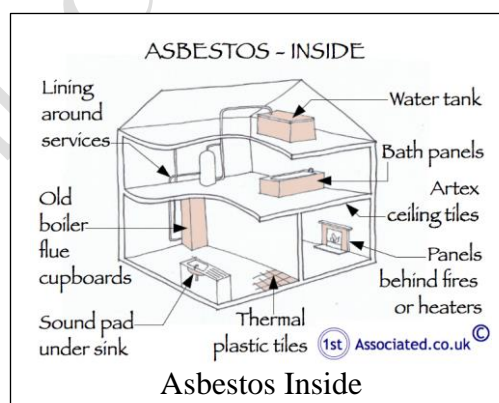
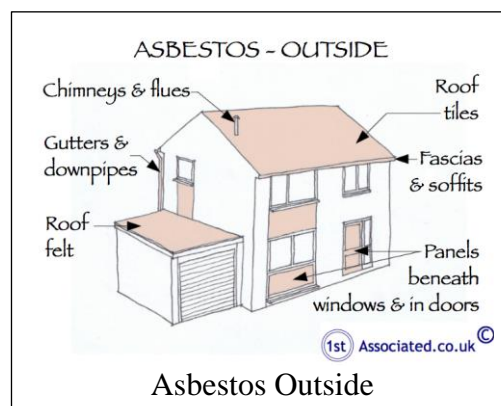
In this case, we have noted an asbestos soil and vent pipe and textured paint which may contain asbestos; please see our comments in the Executive Summary.

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.

Please see our comments in the Executive Summary.



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SERVICES

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

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

BROADBAND CONNECTIVITY



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

<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.

We would also recommend speaking to the neighbours to see what they have used and of course it is always good to get to know your neighbours.

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ELECTRICITY



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

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the 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. It looks 1980's-2000's, possibly even older.

The fuse board looked dated and better are now available.



1980's-2000 fuse board

Earth Test

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



Earth test

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ACTION REQUIRED: We recommend a test and report and 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 hands. Any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved.

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

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

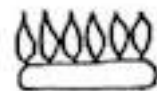
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GAS



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

We believe that the property has mains gas.
The consumer unit is located to the front of the property.

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

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

No carbon monoxide monitors were noted. However many fire alarms also incorporate this.

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

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PLUMBING & 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 behind the lower cupboard under the boiler and the external stopcock is located on the pavement outside the house. 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 copper piping. No significant leakage was noted on the surface, although most of the pipework is concealed in floors, walls and ducts.

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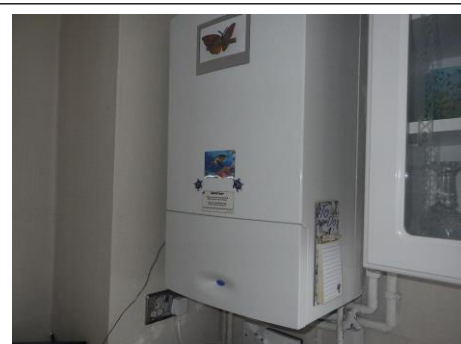
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Heating

There is a wall mounted Worcester boiler located in the kitchen.

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.



Worcester boiler

Ten Minute Heating Test

The heating was on during the course of the survey and it was pleasantly warm. However, we would also comment it was a relatively warm day, particularly for the time of year and we would say non-traditional buildings are known for being colder than traditional buildings.

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

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

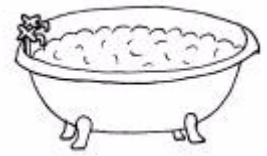
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BATHROOM



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

First Floor Bathroom

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

ACTION REQUIRED: See our earlier comments about adding humidity controlled extract fans. Also note our comments regarding black mould.

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

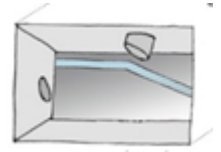
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MAIN DRAINS



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

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

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

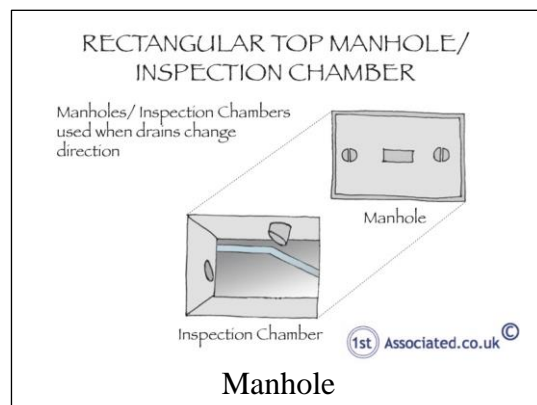
Inspection Chambers / Manholes

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 one inspection chamber / manhole.

Manholes Defined

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



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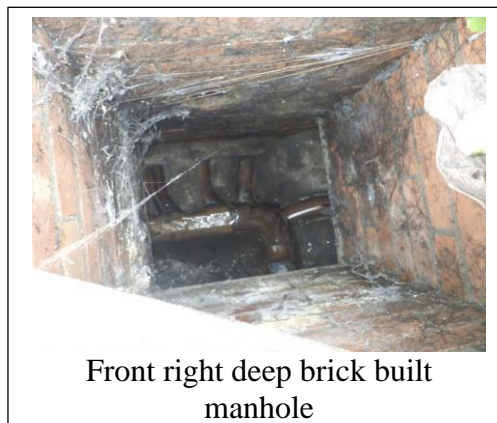


Inspection Chamber/ Manhole One - located to the front right

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

From what we could see it is finished with brick and was relatively deep.

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.

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Rainwater/Surface Water Drainage

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

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

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

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

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

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

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OUTSIDE

Sun Map

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



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OUTSIDE AREAS



GARAGE / PARKING

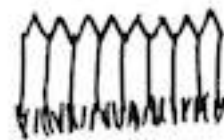
Garage

The property does not have a garage.

Parking

Parking is on the roadside on a first come first serve basis. There was good parking available close by on the day of the survey.

EXTERNAL AREAS



Front Garden

The garden to the front is relatively level and has been covered with shingle and is considered a low maintenance garden.



Front garden



Front garden gravelled

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Grassed area in front of property

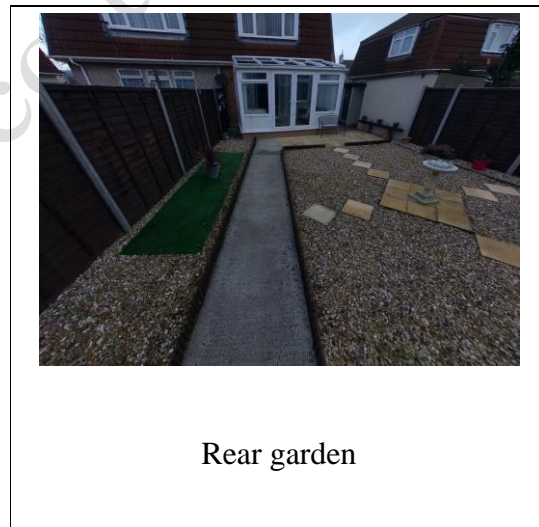
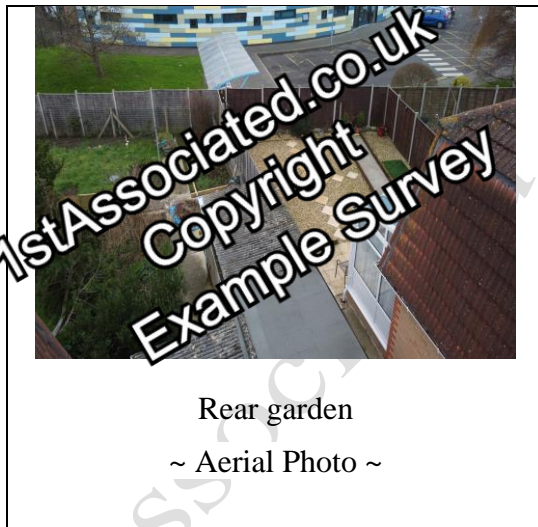
There is a grassed area to the front of the property. Typically this is maintained by the Local Authority.

ACTION REQUIRED: Your legal adviser to check and confirm.



Rear Garden

There is access to the left side to the rear garden which is similar to the front garden with storage sheds running down the left side of the property.



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OUTBUILDINGS

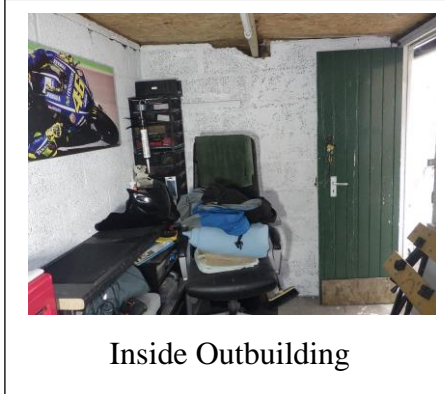
The main focus of this report has been on the main building. We have taken a cursory inspection of the outbuilding and would be happy to return and carry out a survey if so required.



Outbuilding roof basic with felt tacked on



Outbuilding next doors has asbestos roof



Inside Outbuilding



Outbuilding

Over your outbuilding is a mineral felt which has been tacked in position, from what we can see. This would probably be our least favoured way of fixing felt. We much prefer a three layer bonded system, although we do appreciate why people do not have this type of system on outbuildings.

The neighbour's outbuilding looks to have an asbestos roof, although this is effectively in your garden.

ACTION REQUIRED: Please see our earlier comments.

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Boundaries

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

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

ACTION REQUIRED: We recommend you chat to the neighbours.

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POINTS FOR YOUR LEGAL ADVISOR

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

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

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

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

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

LOCAL AUTHORITY ENQUIRIES

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

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

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

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

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

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REFERENCES

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
Source: Sunlife.co.uk

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LIMITATIONS

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

CONDITIONS OF ENGAGEMENT

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

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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 and dry winter's 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.

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FLOODING

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

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

NOT LOCAL

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

OCCUPIED PROPERTY

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

JAPANESE KNOTWEED

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

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

<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

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be aware that Japanese knotweed could be in neighbouring properties which you do not have direct control over.

INSPECTION LIMITED

Unfortunately in this instance our inspection has been limited as:

- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists and general configuration of the roof and mass of stored items.
- 2) We did not open up the ceilings, walls or floors as we could not see a way of doing this without causing damage.
- 3) The stored items generally in the property limited our inspection.

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.

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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.

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APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. Designated Defective Information
4. BRE Database Search on Cornish Buildings
5. Examples of non-traditional housing
6. Non Traditional Housing
7. Condensation and Cold Bridging Article

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

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

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

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

There will be two ways in which to prove compliance:

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

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

Work You Cannot do Yourself

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

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INFORMATION ON THE PROPERTY MARKET

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

www.landreg.org.uk

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

www.rics.org.uk

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

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

Surveys have been carried out by these two companies, one now a bank and the other a building society for many years. 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

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

www.motleyfool.co.uk

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

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www.rightmove.co.uk

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

www.zoopla.co.uk

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

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Sources of information

Our source of this investigation of non-traditional houses has been produced from our data base, by examination of Building Research Establishment (BRE) material on traditional houses and a visual inspection.

Designated Defective

<p>Manufacturers: Central Concrete Co. Ashford Stone Co. Selkirk Products & Co. X.L. Insulcast F. Tappin</p> <p>Period built: 1944-1960s</p> <p>Number built: 30,000 (Types I and II)</p>	<p>Alternative names: Central Central 100 Selkirk Products Selkirk Products & Refrains</p>			
	<p>IDENTIFICATION CHARACTERISTICS</p> <p>Singlestorey and 2-storey semi-detached and terraced houses.</p> <p>Manselet medium pitch topped roof covered with concrete tiles, asbestos cement slates or cedar shingles.</p> <p>External walls of slurry height PRC columns and horizontal PRC panels.</p> <p>Flushed PRC corner units.</p>	<p>NOTES FOR SURVEYORS</p> <p>Horizontal and vertical cracking of PRC columns.</p> <p>High rates of carbonation and significant levels of chloride in some PRC columns.</p> <p>Cracking of first floor ring beams.</p> <p>The system was also used for flats.</p>	<p>CONSTRUCTION</p> <p>Substructure: Concrete strip footings. Concrete block underbuilding. Concrete slab, BPC.</p> <p>External walls: PRC slab units (1) with raked joint, single jointed together with mortar. Slurry height 1' x 4' PRC columns (2) with sea process. Steel tie rods (3). 1' or 1 1/2' x 2' PRC panels (4). Corners, PRC panels (5). Overlaid sloped PRC corner units (6). RWA to panels (7). PRC beams and PRC energy walls laid to base.</p> <p>Separating walls: 1' PRC block or brick.</p> <p>Partitions: Loadbearing walls of 4' dense PRC blocks. Non-loadbearing walls of 4' dense PRC blocks.</p> <p>Ground floor: Concrete.</p> <p>First floor: Timber boarding on timber joists on PRC corner walls.</p> <p>Chillings, (Underfloor).</p> <p>Roof: Timber truss structure roof, battens and concrete tiles.</p>	<p>WARNINGS</p> <p>Thin PRC columns.</p> <p>Minor variations in PRC panel sizes.</p> <p>Non-loadbearing partitions of timber stud beam with plasterboard.</p> <p>4' x 4' PRC block or brick separating wall in roof space.</p> <p>Roof cover of asbestos cement slates or cedar shingles.</p> <p>Brick cladding to external walls throughout.</p>
<p>REFERENCES</p> <p>BSI Report BR 25</p> <p>NTDC</p>	<p>BSI Report BR 25</p> <p>NTDC</p>	<p>BSI Report BR 25</p> <p>NTDC</p>	<p>BSI Report BR 25</p> <p>NTDC</p>	

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Cornish Houses

The Non-Trad Search Engine

Search at: 08:41 03-Feb-22

England
by house type

matches so far: 309

P039	Adur
P040	Adur
P039	Arun
P040	Arun
P039	Ashfield
P040	Ashfield
P039	Aylesbury Vale
P040	Aylesbury Vale
P039	Babergh
P040	Babergh
P039	Barnsley
P040	Barnsley
P039	Basildon
P040	Basildon
P039	Bassetlaw
P040	Bassetlaw
P039	Bath & North East Somerset
P040	Bath & North East Somerset
P039	Bedford
P040	Bedford
P039	Bexley
P040	Bexley
P039	Birmingham
P040	Birmingham
P039	Blaby
P040	Blaby
P039	Bradford
P040	Bradford
P039	Breckland
P040	Breckland
P039	Bridgnorth
P040	Bridgnorth
P039	Brighton & Hove
P040	Brighton & Hove
P039	Bristol
P040	Bristol
P039	Bromley
P040	Bromley
P039	Broxtowe
P040	Broxtowe
P039	Cannock Chase
P040	Cannock Chase
P039	Caradon

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P039 Newcastle-under-Lyme
P040 Newcastle-under-Lyme
P039 North Cornwall
P040 North Cornwall
P039 North Devon
P040 North Devon
P039 North Dorset
P040 North Dorset
P039 North Hertfordshire
P040 North Hertfordshire
P039 North Kesteven
P040 North Kesteven
P039 North Somerset
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P039 North Wiltshire
P040 North Wiltshire
P039 Nuneaton & Bedworth
P040 Nuneaton & Bedworth
P039 Oswestry
P040 Oswestry
P039 Oxford
P040 Oxford
P039 Penwith
P040 Penwith
P039 Plymouth
P040 Plymouth
P039 Purbeck
P040 Purbeck
P039 Redbridge
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P039 Redditch
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P039 Reigate & Banstead
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P039 Restormel
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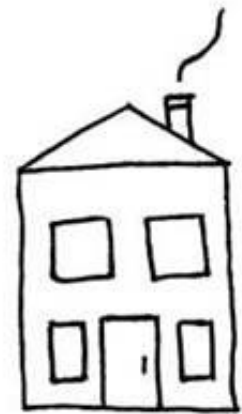


Non-Traditional Housing

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.

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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 were the undisputed experts on construction and building problems along with a few

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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.



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.

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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.

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.

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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.

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.

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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.

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.

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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. 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.

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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.

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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

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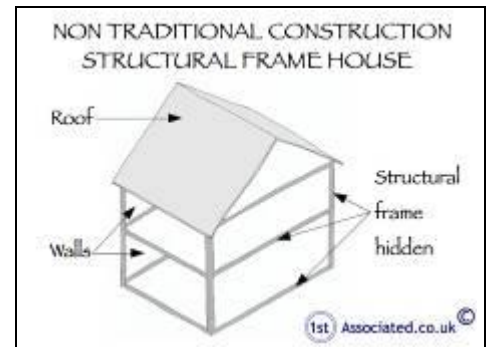
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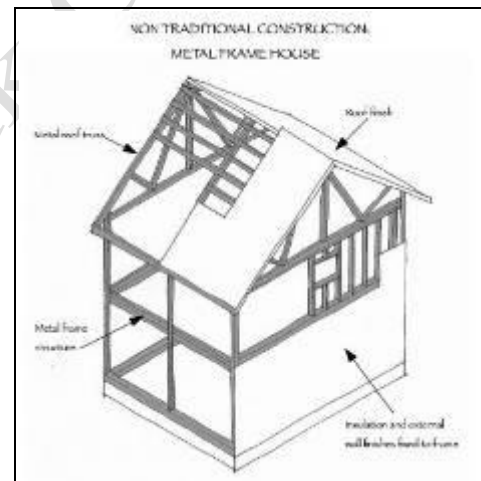
Structural frame

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.



Non-traditional metal frame house



Original condition of non-traditional house with roof replacement



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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



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Original asbestos soil and vent pipe on a non-traditional house

New plastic soil and vent pipe on a non-traditional house

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

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The adding of modern things can affect the building

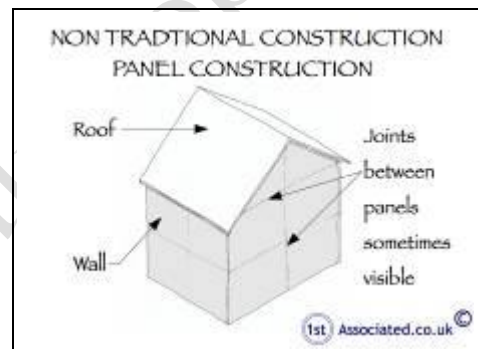
It is very common these days to have a shower/bathroom with an extract system. Does that extract system discharge into the roof or does it discharge out of the building? If it discharges into the roof then there can be problems with rusting and corroding of metal and dampness to timber.



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.



Large panel concrete non-traditional house



Jointing to a non-traditional house



General view of a development of non-traditional houses

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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.

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.

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).

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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.

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.

Ventilation is important

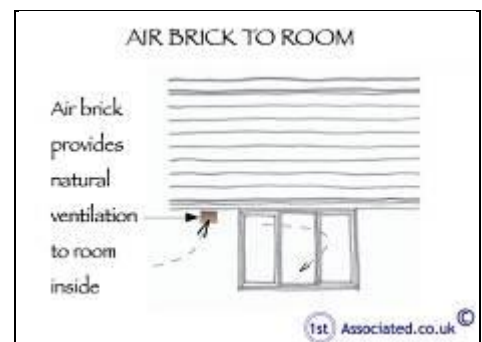
It could, in commercial properties, be a large gathering of people breathing (this can cause a lot of humidity) in a building that has stood cold and empty for some time such as a church, village hall, sports centre or a crèche. These human atmospheres create a climate, which can result in condensation on the cold elements of the structure and fabric if the room is not ventilated properly.



Non traditional house mainly asbestos



British Steel frame house (BISF)



Airbrick provides ventilation

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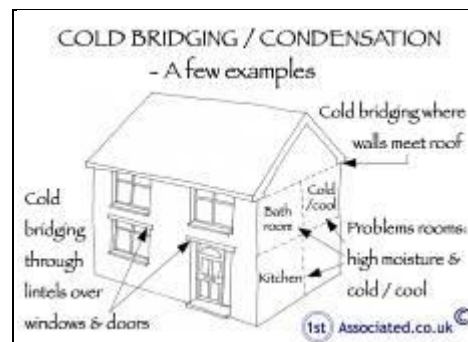
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Condensation and Cold Bridging in certain susceptible constructed properties

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

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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

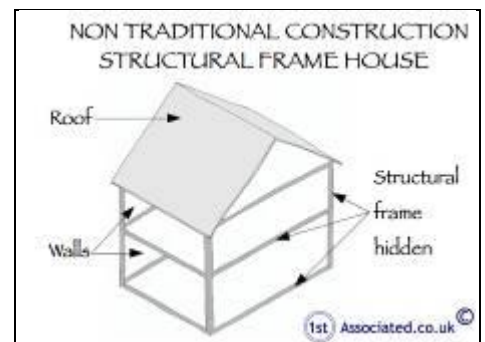
Let us take a look at the 1970's/1980's era of property to give an example of the problems we have come across with this era.

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

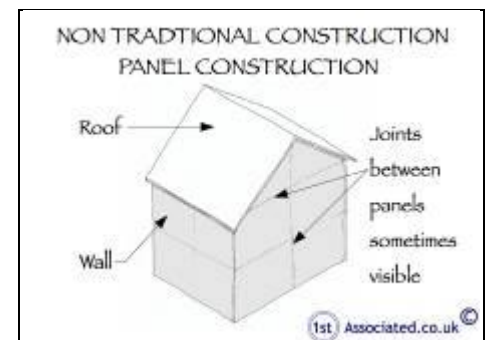
For example with:

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 important. This results in condensation that we commonly see above windows in this age and era of property.



Non traditional structural frame house



Non traditional panel construction

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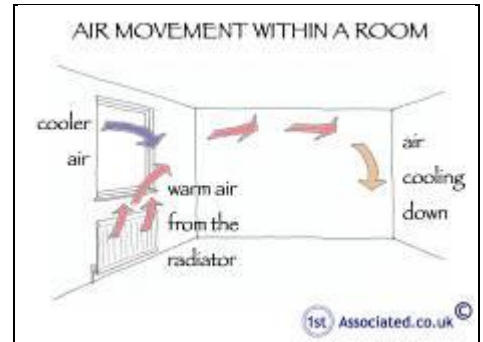
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How to solve Cold Bridging

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

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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?

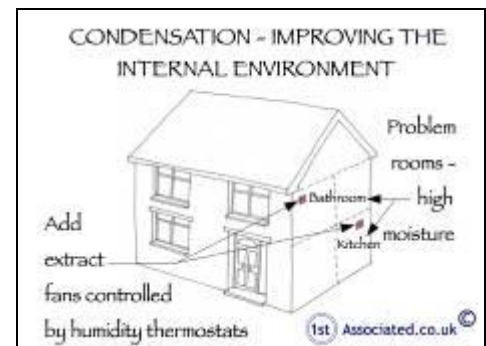
This really is a difficult question to answer. We have been involved in a number of cases as expert witnesses or advocates and the answer can vary. We would comment that there are factors that can be changed and factors that can't be changed. For example, the occupiers' lifestyle can in most cases can 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

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.



Condensation

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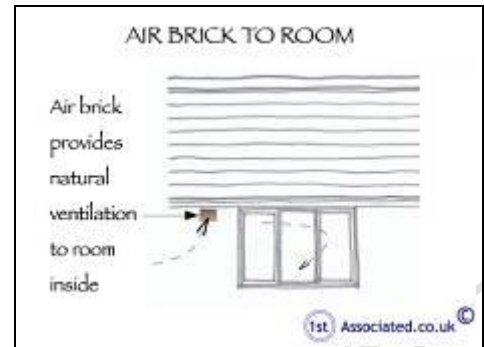
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Things to remember about an air brick

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.

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.

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