

JOB REFERENCE: XXX

# COMMERCIAL BUILDING SURVEY

XXX

XXX

Worcestershire  
WR8 XXX



FOR

Mr X

Prepared by:

XXXX

INDEPENDENT CHARTERED SURVEYORS

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## **INTRODUCTION**

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

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

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

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

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

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

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

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# **REPORT FORMAT**

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

## **GENERAL/HISTORICAL INFORMATION**

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

## **TECHNICAL TERMS DEFINED**

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

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



We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.

## **ORIENTATION**

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

## **ACTION REQUIRED AND RECOMMENDATIONS**

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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## SYNOPSIS

## SITUATION AND DESCRIPTION

This is a two storey Public House with various extensions and amendments carried out over the years. There are garage buildings to the rear, a shingle car park to the front and beer gardens to side and rear. We there are surrounding residential properties and a busy road to the front of the property.

We believe that the property was built originally built in the 18<sup>th</sup> century although much of the original building has been altered and amended together with being rebuilt. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

The property was under temporary management and the temporary management company were unhappy to complete our questionnaire at the time of our survey.

### Location Plan



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## Location Maps



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## EXTERNAL PHOTOGRAPHS



Front Elevation



Rear View



Car park and adjoining busy road



Left hand view



Right hand view

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## **ACCOMMODATION AND FACILITIES**

(All directions given as you face the property)

### **Ground Floor – Trading Area**

#### **Front of House**

- 1) Lounge/restaurant bar
- 2) Ladies toilets – including disabled toilet
- 3) Gentlemen's toilets – including disabled toilet

#### **Back of House**

- 4) Large catering kitchen
- 5) Cellar with washing area and walk in fridge (ground level)

### **Private Living Accommodation**

#### **First Floor**

Accessed via external spiral staircase

- 6) Left hand bedroom
- 7) Bathroom
- 8) Middle bedroom
- 9) Kitchen
- 10) Right hand bedroom
- 11) Rear walk through bedroom

### **Outside Areas**

There is a beer garden to rear and side of the property with car park to the front and garages to the rear. There is a sunken LPG tank, conifers trees to rear of the car park.

Your Legal Advisor needs to check and confirm what your legal rights are with regard to access and parking and permitted hours of work.

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## INTERNAL PHOTOGRAPHS

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

### Ground Floor – Trading Area



Bar looking towards the left hand side



General view bar area



Bar looking towards the right hand side



Bar servery area to front



Bar looking towards the left hand side

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Ladies toilets



Gentlemen's toilets



Catering kitchen



Cellar



Washing area

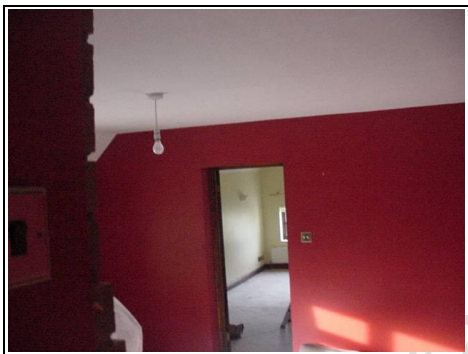
**First Floor – Private Living Accommodation**



Rear right hand room



Right hand bedroom



Middle room walk through lounge



Domestic kitchen



Left hand room



Bathroom

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## **SUMMARY OF CONSTRUCTION**

### **External**

|                        |  |
|------------------------|--|
| Chimneys:              | Two brick chimneys   |
| Main Roof:             | Pitched, clad with concrete tiles  |
| Entrance Porch Roof:   | Pitched, clad with clay tiles  |
| Rear Roof:             | Flat roof  |
| Roof Structure:        | Cut timber roof with metal purlins   |
| Gutters and Downpipes: | Plastic  |
| Soil and Vent Pipe:    | Plastic  |
| Walls:                 | Painted brickwork mixture of different types of brick bonds including Flemish Bond and Stretcher Bond Brickwork and painted render |
| Fascias and Soffits:   | Painted timber and plastic   |
| Windows and Doors:     | Painted timber windows   |

### **Internal**

|                       |  |
|-----------------------|--|
| Ceilings:             | Lath and plaster and plasterboard (assumed)                    |
| Walls:                | Mixture of solid and hollow and studwork dry lined (assumed)   |
| Floors: Ground Floor: | Concrete (assumed)   |
| First Floor:          | Lintels, joist and floorboards with embedded timbers (assumed) |

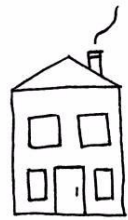
### **Services**

We believe that the property has a mains water supply, mains drainage, electricity and LPG gas (assumed). There is a Valliant boiler which is located in the catering kitchen on the ground floor and the electrics are located in the domestic kitchen on the first floor and also in the electric cupboard adjacent to the cellar area. There is a Rayburn heater in the main bar that the temporary manager has not been able to get to work and the gas is from a LPG unit that has been sunk below ground level.

The above terms are explained in full in the main body of the Report.

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





## **EXECUTIVE SUMMARY**

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

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of 300 photographs (a CD copy of all photographs is enclosed) during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

We have divided the Executive Summary into 'Plus Points', 'Medium Priority' and 'High Priority', to allow you to clarify and focus on exactly what the issues are.

### **Plus Points**

*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) The property has potential to be developed.
- 2) The property has a good size commercial kitchen (for the existing number of covers).
- 3) The property has a good size private living accommodation (compared with what we normally see) albeit that it has an external entrance.

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

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## **Medium Priority**

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

### **1.0) Movement**

Movement can be seen to have occurred to the property that looks to have been present for some time from the rebuilding work that we can see and the tie bar. We believe that the problems still exist and are a combination of issues:-

#### **1.1) Roof with metal purlins**

The roof with metal purlins has been added changing the roof from being a uniform distributed load (common in this type of building) to a point load roof without, as far as we could see, thought being given as to how the weight transfers through the structure as a whole.

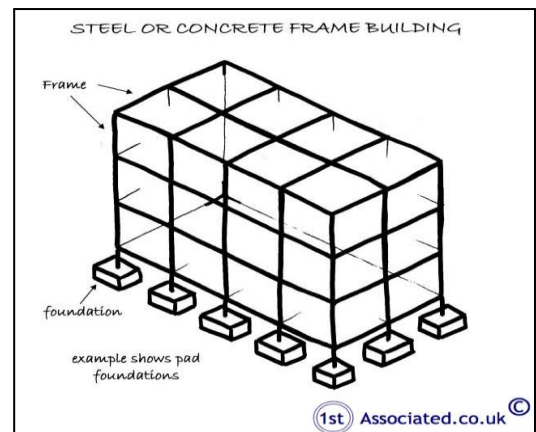


Metal frame roof

A metal frame roof such as this would normally form part of a structural frame building in a similar manner to what we have shown in the adjacent sketch with the weight being transferred down to the point load is supported by a pad foundation which we do not have in this instance.

#### **Purlins Defined**

The purlin is the horizontal timber member usually running from gable end to gable end and parallel with the walls which supports the jack or common rafters (the angled rafters forming the slope to the roof).



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### 1.1.1) Point loading

Point loading (from the structural frame type alteration) has been cracking both externally and internally.

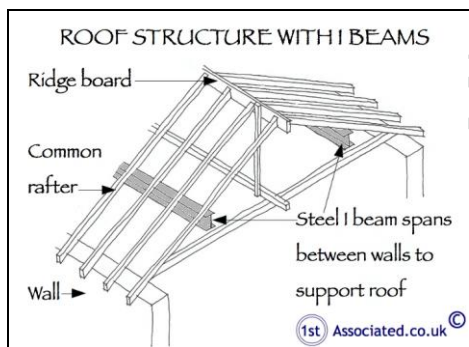
Externally this is around the weaker areas which are to the windows and internally not directly this is below the metal "I" beam which is visible in the form of hairline cracks with the exception of the walls where it is hidden by dry lining covering (sometimes known as false walls) or plaster or similar.



Cracking to corner of window

#### "I" Beam defined

These are metal beams in the shape of an "I".



"I" beam



Cracking to right hand side

### 1.2) Drains

We believe that the drains may be leaking and contributing to the movement of the structure.

There are two types of drains to the left hand side of the property (all directions given as you face the property) these are the foul water drains and rainwater drains.



Rainwater drains to left hand side

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We have run the taps on the foul water drains and would err on the side of caution as we do not believe the amount of water coming from the taps was that seen within the foul drain itself.

**ACTION REQUIRED:** We would recommend a closed circuit TV camera report is carried out to establish if there are any problems with the drains, this could relate to cracking from the drains to open joints.



We would recommend that this is carried out to all drains.

Foul water drains

### 1.3) Is the property still moving?

From what we can see there has been movement to this property over many years. From the re-building work that we can see it has included both different types of brickwork and different brick bonds (Flemish and Stretcher bond).



Cracked glass could indicate movement is still occurring

We can also see signs that it is still moving such as the cracked glass pane to the front of the property which whilst it could have occurred from an accident could also have occurred from movement in the structure (as well as movement in the timber window itself). The way it has cracked would indicate movement to the left hand wall.

We would add from a one off inspection it is impossible to be one hundred per cent certain and most insurance companies and the Building Research Establishment (commonly known as BRE) recommend monitoring for at least a year which is what we would recommend in this case.

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**ACTION REQUIRED:** With regard to structural issues monitoring for a year the present owner to place an insurance claim in relation to this matter and for you to continue with the insurance company thereby limiting your liability to the excess on the policy.

We would not proceed unless you receive written confirmation from the insurance company that they have accepted the claim and started proceedings. We feel this would be an unacceptably high risk without this information.

Please see the Walls Section of this Report.

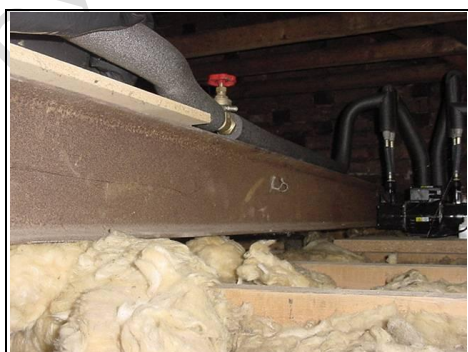
## 2.0) Roof spread?

The roof has been constructed and amended in a variety of ways over the years. Either side we now have an “I” beam support in the form of purlins to the roof adding point loads to the building as described earlier.

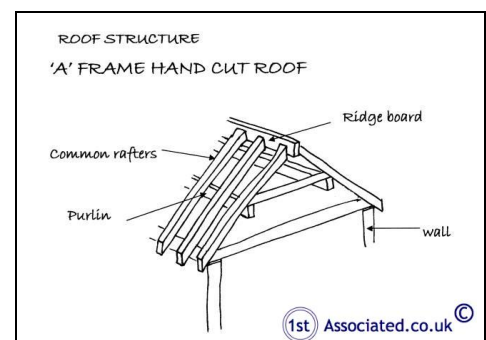


Middle roof “A” frame

In the centre of the property you have an “A” frame roof (we can also see a steel to the middle roof as well) these mixtures of construction indicate to us that there has been problems with the roof.



“I” beam in middle roof section



“A” frame

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However this is very much needs to be thought as a cause and effect scenario – is the roof the cause of the problem or is it the effect of the problem?

We will probably never know what it is a cause of the problems in the property but we do feel that the combination of the roof and the movement of the walls/the drain problems need to be resolved.

As a final comment on this we would add that an extension to the left hand side should be carried out in such a form that it minimises further movement in this area for example the adding of a steel frame although this does need to be thought through.

Please see the Roof Section of this Report.

### 3.0) **Flat Roof**

To the rear of the property is a large flat roof. The main problem with this flat roof is that it is flat without a typical fall of fifteen degrees. This means that water sits on the roof and causes the moss that you can see as well as reducing the life of the roof which will of course cause problems with leaks coming in as can be seen in the corridor downstairs (although the temporary management company advised that as far as they were aware it was not a problem when it rains anymore).

We would also add with this older style roof probably from the 1960s/1970s that usually there is next to no insulation in the roof which is not ideal in the ever increasing energy costs.



Flat roof with moss



Moss to flat roof

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**ACTION REQUIRED:** Ideally we would recommend a pitched roof is added however we also find flat roofs that have insulation cut to falls added and then a high performance felt have an increased thermal efficiency level and of course an extended life. We would also look at the detailing which currently has felt flashings and replace these with lead flashings. We would add that patch repair will no doubt continue the life of the roof for some years to come however it is an ever increasing problem.

**ANTICIPATED COST:** In the region of £10,000 to £15,000 (ten to fifteen thousand pounds) for high performance flat felt roof in the region of £25,000 to £30,000 (twenty five to thirty thousand pounds) for a pitched roof; please obtain quotations this does of course depend upon the design, obtaining Local Authority Approval, Planning Permission and Building Regulations.

Please see the Roof Section of this Report.

#### 4.0) Drains

Drains are a very important element within the smooth running of a business and as well as the possibility of leaking for many years and causing structural problems as mentioned earlier.

We also noted that there was no grease trap present. With a food based public house we believe this is essential as it stops not only you blocking your own drains but other people's drains.



No grease trap present in drains

**ACTION REQUIRED:** Have a closed circuit TV camera report and also add a grease trap. We believe it is likely that you will need to line the drains.

**ANTICIPATED COST:** This initial investigation will cost a few hundred pounds ideally it should be carried out before you commit to purchase the property. Adding a grease trap £2,500 - £5000 (two and a half to five thousand pounds); please obtain quotations.

Please see the Drainage Section of this Report.

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## 5.0) Dampness

We found rising damp to the property on external and internal walls. We believe that predominately this relates to a combination of issues:-

- 5.1) The high ground level particularly to the right hand side (all directions given as you face the property) of the property. Please see further information regarding French drains in the Appendices

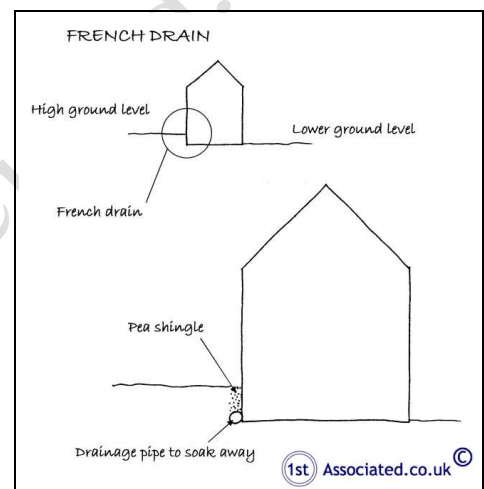


Rising damp detected

**ACTION REQUIRED:** Add a French drain. It needs to be placed into the drainage system.

**ANTICIPATED COST:** £5,000 to £10,000 (five to ten thousand pounds); please obtain quotations.

You do need to ensure that your drains are not leaking as it is pointless putting all the water into drains that are leaking.



- 5.2) The rainwater pipes as you correctly noted discharge to the rear of the property and into the property itself.

**ACTION REQUIRED:** We would recommend a view of all the rainwater drains and this combined with your new drainage system should alleviate the problem of the rainwater being discharged into your cellar!



Rainwater discharges and goes through door to cellar

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We would be looking at adding such things as a deep flow gutter which minimises blockages. The problem with rainwater pipes is that they are a very forgettable feature of your business which is why we recommend they are sorted out once and for all right at the start of your ownership of this property.



Cellar area behind door where rainwater can get in.

We would always recommend that the rainwater goods are cleaned out the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

**ANTICIPATED COST:** Likely to be a few hundred pounds up to a thousand pounds ; please obtain quotations.

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### 5.3) Sump pump

We would much prefer to have a sump pump in the cellar, this is a lower area which the water runs to and is useful if rainwater gets in and when it is being cleaned.

**ACTION REQUIRED:** Add sump pump.

**ANTICIPATED COST:** £200 to £500 (two hundred to five hundred pounds); quotations required.

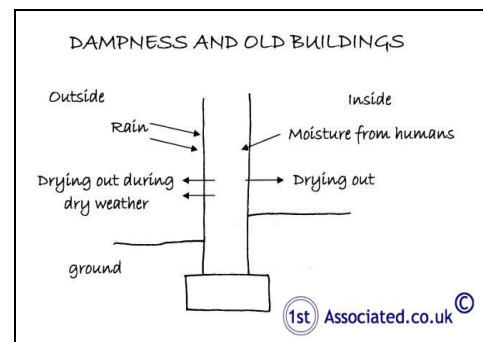


Degrading cellar floor

### 5.4) Dampness and allowing the property to breathe

In an old property such as this the walls need to be allowed to breathe which we do not think is occurring due to the modern paint which we believe is plastic based (you cannot be certain without a test and analysis) and the internal modern gypsum plaster.

We would refer you to the adjacent sketch.



**ACTION REQUIRED:** We would recommend that the existing paint is removed and a micro-porous breathable paint is added.

Please see the Dampness Section of this Report.

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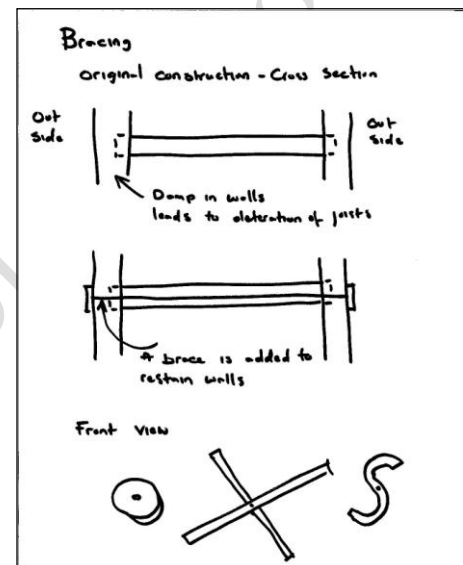
## 6.0) Floor deflection and tie bars

The floor deflects more than we would expect at first floor level. This again points us to there being problems with the structure as mentioned elsewhere in this section. We believe that some of these problems are long term as we can see a tie bar externally (as well as cracking and movement and re-building).

Tie bars have normally been added where lateral restraint from the floor joists has deteriorated or failed for some reason or other. This can mean that the floor joists have rotted or may have been attacked by woodworm or that walls have been removed having their resistance reduced/removed. In this case there is no way of knowing without opening up the structure.



Tie bar



We have in the past where we have opened up the structure found that the tie bar that looked to be in place has broken or corroded or has never been put to use.

We would also add that it is quite unusual to have one tie bar as we can see in this instance.

## 7.0) Not to Environmental Health Standards

We noted many issues that would not meet Environmental Health Standards although this does very much depend upon your relationship with Environmental Health.

For example:-

### 6.1) Degrading floor in the cellar area



Cellar floor degrading

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6.2) Possibly the detergents and washing powder adjacent to the beer cellar and the walk in food store

6.3) The Altro style flooring in the kitchen that is breaking up.

6.4) Textured finish to the ceiling in the cellar and kitchen



Altro style flooring in kitchen deteriorating

**ACTION REQUIRED:** We would recommend a “cup of tea meeting” with Environmental Health officers before you purchase the property to establish a list of work to be completed.

Please see the Floors Section of this Report.



Textured ceiling to kitchen (often known by its trade name Artex)

## 8.0) Fire Hazard

As far as we could see the property only has battery operated fire alarms which we do not feel it acceptable for a public house. We would recommend a hard wired fire alarm system is installed ideally with indicators to exactly where the fire is.



Battery operated fire alarms

**ACTION REQUIRED:** Install a hard wired fire alarm system. We discussed your future proposals to change the skittle alley into a function room and it is likely that it will need an upgrade with your fire alarm system with regard to this so it is an ideal time to improve everything.

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**ANTICIPATED COST:** In the region of £3,000 £5,000 (three to five thousand pounds) often your fire alarm system can be improved in conjunction with your security system as well which may be worth including; please obtain quotations.

Please see the Other Matters Section of this Report.

#### 9.0) Cup of tea meeting with neighbours

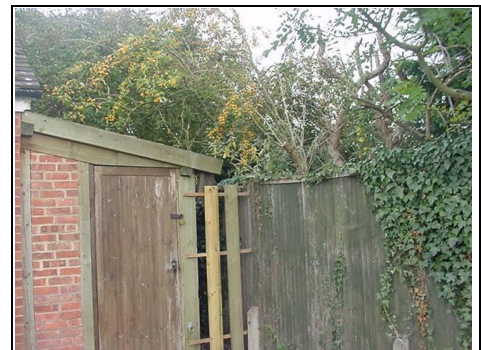
It is always best to get on with your neighbours, if you recall during the course of the survey a neighbour came to introduce themselves to you with their concerns over the boundaries.

**ACTION REQUIRED:** We recommend that you have a “cup of tea meeting” with them prior to committing to purchase the property to listen to their concerns and develop a plan of action.

Please see the Outside areas Section of this Report.



Boundary wall to rear



Boundary to rear

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## **High Priority**

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

We have found more than the average number of things that we would classify as medium priority. The movement we would put into the High Priority Section if you cannot come to agreement over an insurance claim being made by the existing owner. We would add that we would be looking for a substantial discount of the purchase price if you taken on the property in its current condition.

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## **Other Items**

Moving on to more general information.

## **Maintenance**

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of the property's overall character and style. Such defects are considered acceptable and may not have been specifically referred to as defects within the context of this Report.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration.

## **Services**

We have carried out a visual inspection of the services and no tests have been carried out. We would comment as follows in brief. More detail is within the main body of the report.

## **Electrics**

For the electrics we would recommend an NICEIC registered and approved electrical contractor or equivalent carries out an inspection, test and report to Institute of Electrical Engineers standards (IEE).

## **Heating**

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.

## **Lighting**

We have not checked the lighting of the public house, lighting can be a major marketing feature during the darker months.

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## **Drainage**

As detailed earlier we would recommend a closed circuit TV camera report. In older properties, such as this, drainage was often push fitted together rather than bonded together.

## **Water Supply**

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

## **Services in General**

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

## **Estimates of Costs**

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

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

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## Design

With regard to design alterations we would always consider how viable a business is in its existing layout as it generally adds additional pressure on the business to be recouping costs with regard to extension expansion plans before the true value of the business is known.

In this case we can see the idea behind the extension and indeed the extension to the left hand side (all directions given as you face the property) would also be of benefit for helping to stabilise problems with the building.

### First floor alterations

We can see how the first floor alterations are quite practical and re-arrange what is a good size private living accommodation although it does not appear to have been originally thought through very well.



Design first floor

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### Ground floor alterations to the skittle alley

Again we can see the benefits of these alterations having a function room but it may in turn require you to upgrade your fire alarm system and also the licensing magistrates will probably want you to think through how this area will be supervised and staff generally managed.



Ground floor alterations

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### Atmosphere sketches

The sketch is excellent we do however very much prefer to have a business running for some time and then see how our thoughts develop than at the outset.



Atmosphere sketch rear courtyard

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### Extension to the left hand side

We would make a few comments.

We agree that something needs to be carried out to the left hand side of the property (all directions given as you face the property) it is very much lost space with not much more than the drainage in the area.

The extension proposed is in keeping with the property and we would certainly agree that a feature fireplace is a good idea. We would comment that a single storey extension is not that much cheaper than a two storey extension and you may wish to have the benefit of this extra space and/or an internal access.

We would also suggest that you consider how the building looks as it is approached from the road as this is how many people will approach the building.

We would also recommend consideration is given to signage and lighting of the building as this can really pick a property out during the many darker months that we have.



Atmosphere sketch left hand side extension

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## **SUMMARY UPON REFLECTION**



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

You need to understand the risk that you are taking on with regard to this property we ask that you re-read the Executive Summary. We would be more than happy to talk to you as much as you like until you are happy to make a decision on the property. We do suggest that you negotiate hard to as we certainly feel that it is currently a buyer's market and that this property is at the risky end of the market. You have some work to carry out with regard to negotiation and other areas that we have identified earlier.

We would refer you to our comments in the Plus Points, Medium Priority and High Priority Sections 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 and contact us on any issues that you require further clarification on.

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## **MORE ABOUT THE REPORT FORMAT**

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

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

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

### **ESTATE AGENTS – FRIEND OR FOE?**

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We as your employed Independent Chartered Surveyor represent your interests only.

### **SOLICITOR/LEGAL ADVISOR**

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

### **TERMS OF ENGAGEMENT/LIMITATIONS**

This report is being carried out under our terms of engagement for Residential Building Surveys, as agreed to and signed by yourselves. If you have not seen and signed a copy of our terms of engagement please phone immediately.

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

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

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



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## **EXTERNAL**

### **CHIMNEY STACKS AND ROOF WINDOWS**

#### **Chimney Stacks**

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

There are two chimneys to this property they are located to the left hand side and middle (all directions given as you face the property).

#### **Chimney One – left hand side**

This chimney is a brick finished with a lead flashing and one flue. This is a very unusual chimney as it looks to have been completely re-built at ground level in quite recent times. We could see that the brickwork is weathered and suffering from damp/sulphate attack at higher level and there may be damage and deterioration to the lining, although, as mentioned, we can see a flue at the top which normally indicates that a new lining has been added. Unfortunately we were unable to see the flashing, we therefore cannot comment upon them.



Chimney one

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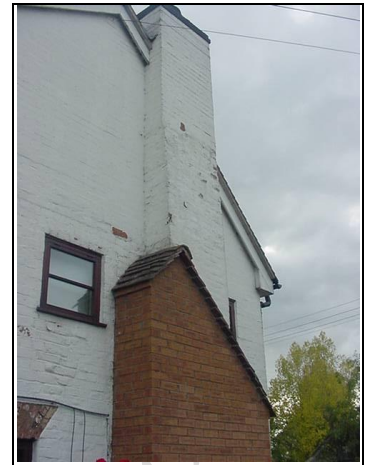
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**ACTION REQUIRED:** On the exterior it needs to be redecorated and the flashings checked, internally if the fire is used the flue needs to be checked.

**ANTICIPATED COST:** Re-painting is likely to be expensive as scaffolding will probably be required; quotations required.



Chimney One

### **Chimney Two - middle**

This chimney is a brick with a paint finish and a lead flashing. It is a relatively small chimney with numerous flues. From what we could see from ground level it looked in average condition considering its age, type and style. Unfortunately we were unable to see the flashing, we therefore cannot comment upon them.



Chimney two

#### Flashings Defined

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

#### Flaunchings Defined

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

#### Spalling Defined

Spalling occurs to brick or stone when water penetrates the surface and via freezing and thawing starts to cause deterioration to the surface. This in turn allows further water penetration and the surface breaks up further. This ultimately can lead to water damage or structural damage to the area.

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## **Roof Windows**

The roof window is located to the rear of the property and gives light to the rear room. It is a purpose made roof light, which looked in reasonable condition. The important factor with roof lights is the flashing around them, in this instance we would comment we could not see any defects with it (we could only see approximately fifty per cent of the flashings) however we would add that it seems inevitable with roof windows that they will sooner or later leak. If this doesn't occur then they seem prone to condensation. Keep a cloth handy!



Roof window to rear

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

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

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## **ROOF COVERINGS AND UNDERLAYERS**

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

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

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

### **Main Roof**

The roof is pitched and clad with a small concrete tile and, from ground level, this looks in average condition considering the roofs age type and style. Quite unusually part of the concrete tiles are not covered with moss and part are covered with moss; there was no obvious visual reason for this at the time of the survey.



Main roof

The roof sits relatively true and in line although there is quite a lot of moss and lichens to the valley gutter.

### **Moss and lichens**

There is quite a lot of moss to the rear roof indicating that it does not get much sunlight and we find that it is best to remove the moss as it can cause deterioration to the roof tiles.



Moss to main roof

**ACTION REQUIRED:** Remove moss and lichens together with carrying out periodic inspections and maintenance of the roof, as required.



Moss to rear roof

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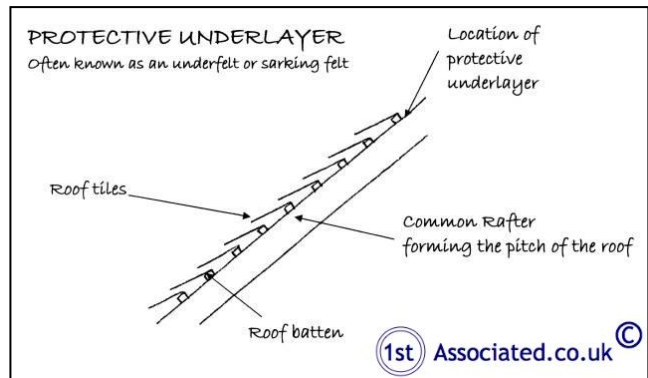
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## **Protective Underlayer (Often known as the sarking felt or underfelt)**

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



We have accessed the main roof via three different loft hatches and have found a Hessian base Bitumen membrane to each. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.

### **Left hand side roof**

In each photo it shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the protective underlayer. In some areas you can also see the "I" beam.



Sarking felt

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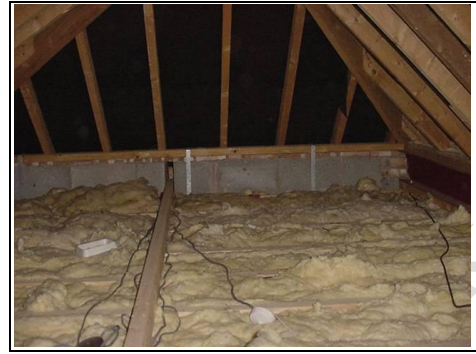
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### Right hand side roof



Sarking felt

### Middle “A” frame roof



Sarking felt

### Low Level Roofs – Entrance Porch Roof

There is a single storey porch double pitched roof clad in clay tiles (our notes say it is a clay tile although from the photo it looks to be concrete tile) to the front of the property.



Porch roof

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## **Rear Flat Roof**

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

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

The flat roof to the rear is accessed from the domestic kitchen and is a large awkward flat roof. We have used the term awkward as it is a flat roof that looks to have been amended and extended over the years.

Some parts of the flat roof are poorer than others. Our general overall comment is the flatness of the roof and that there is some deflection when we stood on it.



Asphalt covered flat roof to rear with moss

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



Moss to flat roof

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

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

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**The outbuilding roofs to the rear of this property.**

Our main focus is on the main building.

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

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

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

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## **ROOF STRUCTURE AND LOFT**

### **(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)**

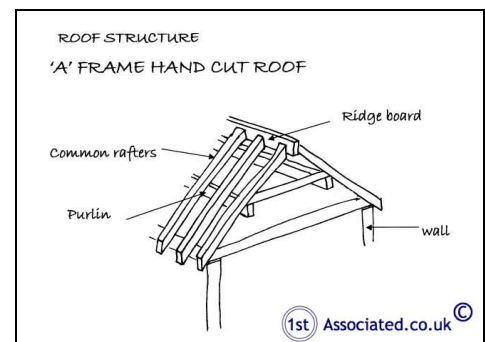
*The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.*

### **Main Roof**

#### **Roof Access**

The main roof is accessed via three different loft hatches. There is one loft hatch located in the left hand bedroom which has a ladder, one in within the domestic kitchen which does not have a ladder and a very small loft hatch in the right hand side bedroom (all directions given as you face the property). We would recommend that the domestic kitchen and right hand bedroom loft hatches are enlarged and the left hand bedroom loft hatch would also benefit from a ladder. The domestic kitchen loft hatch and right hand bedroom loft hatch would benefit from good lighting.

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



### **Roof Structures**

There are two different roof structures. In the middle there is a “A” frame as you can see from the adjoining sketch.

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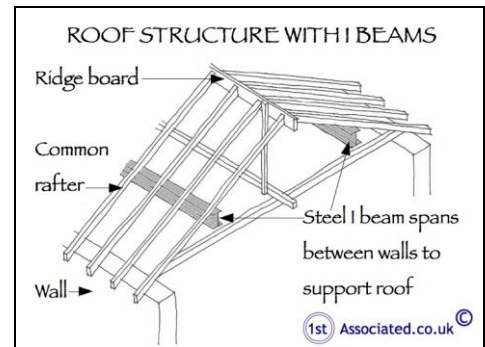
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To the left and right hand side you have a timber framed roof sitting onto “I” beams. This looks to be part of the original construction due to size and spacing of the common rafters which are smaller and wider than we would normally find.

However to the centre part of the roof there is a “A” frame visible it therefore looks like the original roof remains with the “I” beams being inserted into it.

The “I” beams take support from the walls as far as we can see there are no pad stones to spread the load which we would normally expect and this has resulted in cracking down through the external side walls.



### **Water Tanks**

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

### **Ventilation**

We did not see any ventilation in the roofs. Ideally this should be added, it probably can be added easiest to the gable end soffit boards.

### **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 due to the mass of insulation in the roof space there was insufficient quantity to comment.

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

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

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## GUTTERS AND DOWNPIPES

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

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

### Gutters and Downpipes

From ground level the gutters and downpipes looked to be plastic. There is a terrible detail to the rear where all of the rainwater from the rear roof is discharging onto and around the flat roof areas and then down a downpipe and into the cellar area as far as we can see, as you rightly drew to our attention.



Gutters and downpipes

**ACTION REQUIRED:** We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes. Please see our comments in the Executive Summary.



Downpipe allowing rainwater to discharge into cellar

### Soil and Vent Pipe

The soil and vent pipe is plastic indicating that it is relatively new (last thirty years) in this particular case.

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per



Soil and vent pipe in the centre of the photo

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cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions

There may be some painted asbestos pipes at high level. It is very difficult to identify these from ground level. Our comments are therefore based upon 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.*

Most of the walls have painted brickwork with a variety of brick bonds and unpainted brickwork in some areas such as the chimney and rear of the property.

## Brickwork

The vast majority of the property is finished in a painted brick. There is a mixture of several different types of brick bond including predominately Flemish Bond and Stretcher Bond brickwork indicating that work has been carried out over the last hundred years or so on this property; this is a very long term problem.

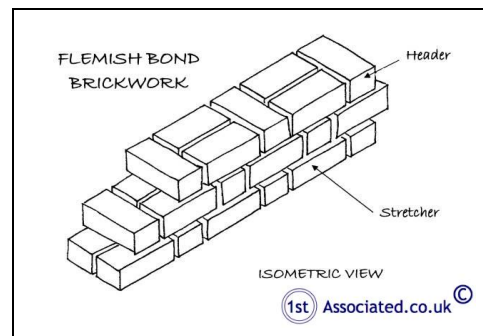


Painted and unpainted brickwork

## Flemish Bond brickwork

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

The solid external walls may be liable to penetrating dampness internally, dependent upon their condition and their exposure to the weather. External faces should be kept in good condition.



Flemish Bond brickwork

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## **Bonding timbers**

Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case.

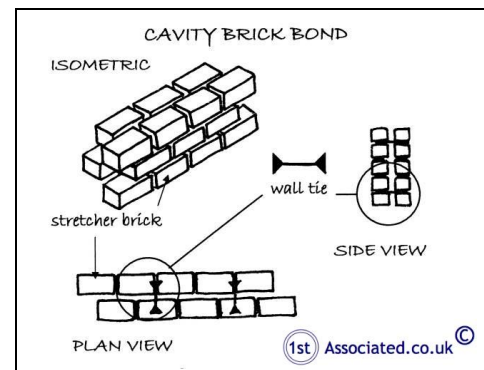


Bonding timber

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather. In this case it is essential that external faces be kept in good condition.

## **Stretcher Bond brickwork**

In a similar way "Stretcher Bond" brickwork without going into too much detail it 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.



Example of Stretcher Bond brickwork to the right hand side of the property.

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## **Cavity Wall Construction**

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

Walls of cavity construction should incorporate ties to hold together the inner and outer leaves of masonry. As there is no access to the cavity it has not been inspected and we cannot comment on the presence or condition of wall ties.

We can see blockwork and brickwork internally.

### **Tie bar**

Please see our comments in the Executive Summary.



Tie bar

### **Cracking**

Please note our earlier comments in the Executive Summary regarding movement in the property.



Cracking to Stretcher Bond  
brickwork



Cracking to rear

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### Spalling brickwork

Spalling brickwork is occurring, this typically occurs on this type of property a softer red brick where dampness is getting into it. In this particular case we believe that a plastic paint has been used which is stopping the building breathing causing spalling. Often we would comment about this sort of problem within the Executive Summary however you have more basic problems to deal with.

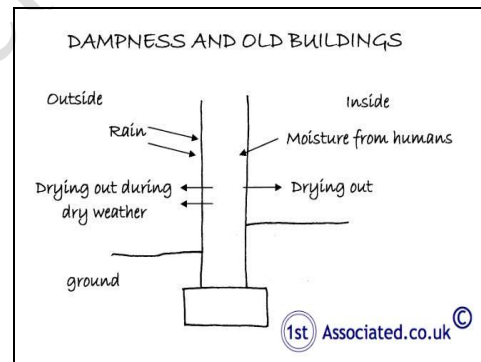


Spalling brickwork

**ACTION REQUIRED:** Gradually remove the plastic based paint and replace it with a breathable paint.

### Unpainted brickwork

There is quite a lot of unpainted brickwork to the rear of the property. We much prefer brickwork in this format as it allows it to breathe and any dampness that gets in to dissipate.



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

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

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## **FOUNDATIONS**

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

### **Foundations**

Given the age of the property you may find different depths of foundations. We would expect to find a stepped brick foundation possibly with a bedding of lime mortar. Newer extensions are likely to be a concrete foundation.

### **Building Insurance Policy**

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

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

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

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

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.

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

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## **TREES**

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

There are substantial conifer trees to the side of the property.

**ACTION REQUIRED:** We would recommend that you speak to the neighbours prior to purchasing to check that they are happy to maintain these trees.



Conifers to rear



Conifers

There is vegetation to the front of the property which needs to be cut back to ensure that rainwater and snow does not sit on it and cause dampness to get into the property. It was actually damp behind this area at the time of our survey.



Vegetation to the front of the property.

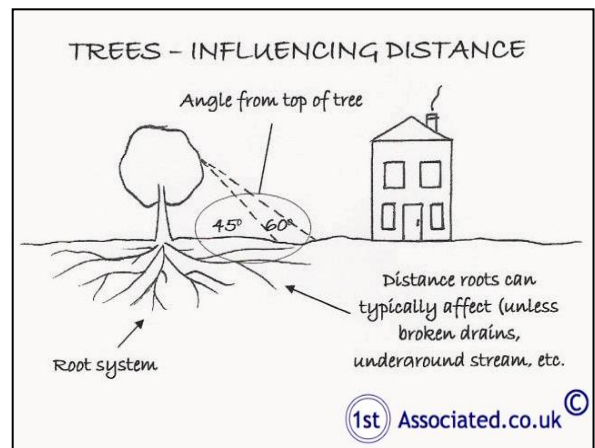
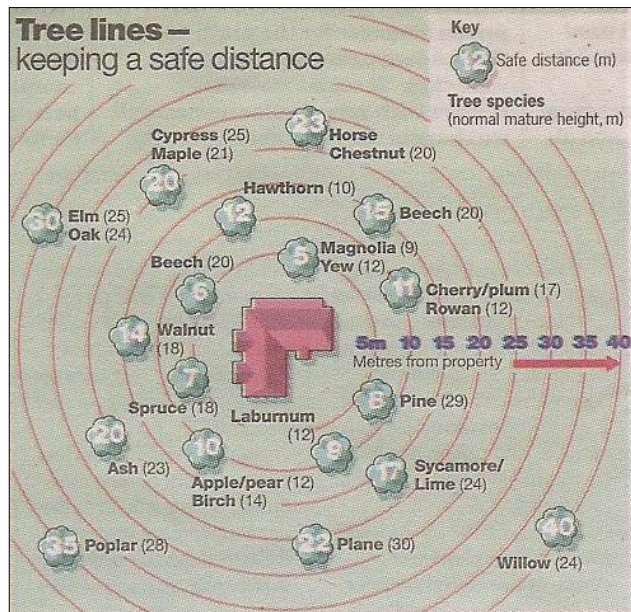
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#### Influencing Distance Defined

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

Please also refer to the External Areas Section.

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## **DAMP PROOF COURSE**

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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, cannot see a damp proof course (DPC) we did find dampness throughout the property including to internal walls which always concerns us.

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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## **FASCIAS AND SOFFITS AND WINDOWS AND DOORS**

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

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

### **Fascias and Soffits**

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

**ACTION REQUIRED:** Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.



Fascias and soffits

### **Windows and Doors**

The property has a mixture of single and double glazed timber windows. We would specifically comment that the windows are from the cheaper end of the market many of which have been replaced relatively recently.



Timber window



Knife test to window

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**ACTION REQUIRED:** We would recommend redecoration in the summer of 2012 and also a review of the windows as these very much present the property on the front elevation.

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

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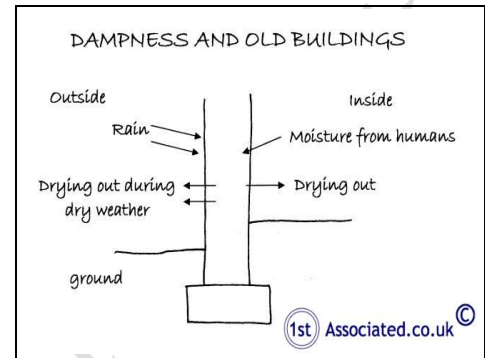


## **EXTERNAL DECORATIONS**

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

There is a lot of painted brickwork to this property, much has been painted, we believe, incorrectly in the wrong sort of paint that does not allow the property to breathe which has resulted in spalling brickwork.

Redecoration often helps as a good marketing tool with a public house such as this along with good signage and under new management signs. We have been told that this action can have a good effect on business.



Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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## INTERNAL

### CEILINGS, WALLS, PARTITIONS AND FINISHES

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

#### Ceilings

The ceilings have a mixture of finishes as well as feature timber beams. It is very difficult to tell if the feature timbers beams are original without opening up the structure, in our opinion they make a nice feature in a public house such as this.

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



Feature timbers to ceiling

#### Textured ceiling

Environmental Health requires a smooth impervious surface. We were surprised to see a textured ceiling in the kitchen and cellar areas.

**ACTION REQUIRED:** We would recommend a skim coat of plaster and paint finish.



Textured ceiling in kitchen and cellar

#### Cracks

Please refer to our comments with regard to the cracking in relation to the movement in the structure.

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## Lath and Plaster

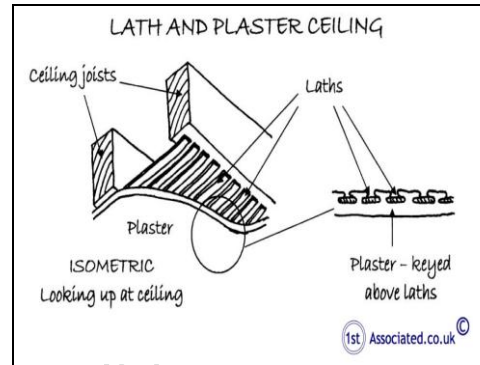
There may be some older lath and plaster ceilings remaining although we feel that much work has been carried out and replacement with plasterboard.

### Lath and Plaster Defined

Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.???

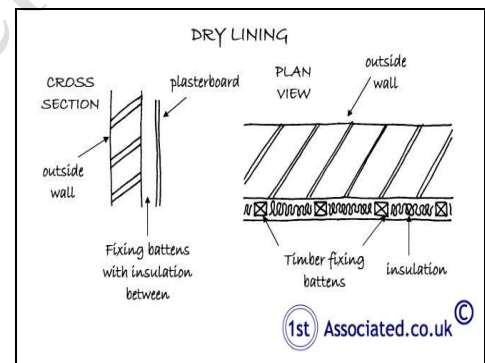
### Plasterboard Defined

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



## Internal Walls and Partitions

The walls are a mixture of solid and studwork. In this case there is also some dry lined areas, it is of course impossible to determine the construction without opening up the walls and have therefore taken an educated guess.



## Perimeter Walls

Originally these would have been constructed with a wet plaster, possibly a lime plaster. We now believe that the walls have had much of the plaster replaced, in some areas there is also dry lining.

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

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

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## CHIMNEY BREASTS, FLUES AND FIREPLACES

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

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

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

We were advised by the temporary management team that the Rayburn that is to the central chimney (central right hand side) they had not been able to manage to get to work. It is an unusual feature in a public house.

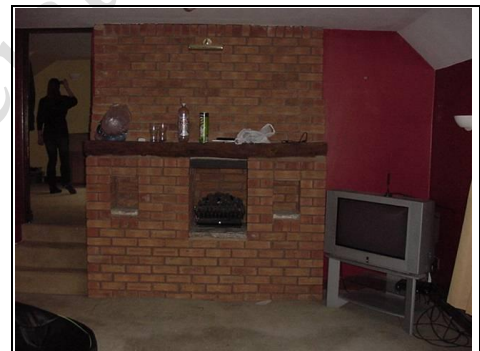
### Rebuilding of chimneys

We could see that both the left and the central chimneys have had some rebuilding. This always concerns us as chimneys are an integral part of the structure and originally take the weight of the staircase or part of the floor structure.

With particular reference to the left hand side chimney there has been major rebuilding externally and deterioration at high levels.



Central fireplace ground floor



Fireplace first floor



Chimney amended

**ACTION REQUIRED:** Work is required to this chimney. Please see our comments in the Executive Summary.

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Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden and we do not comment as modern techniques for adding support can concealed very well particularly when plastered over.

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

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

Please also see the Chimney Stacks

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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**

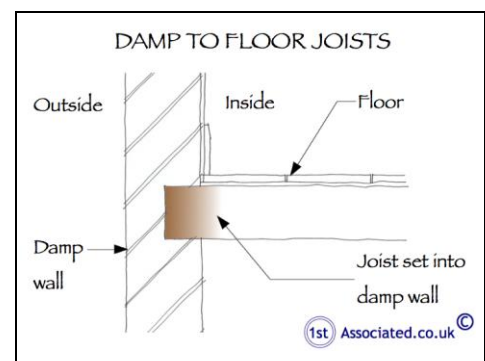
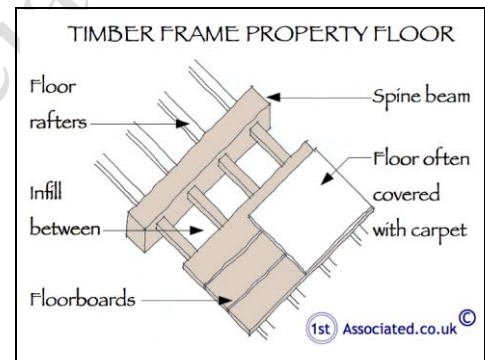
The ground floor is solid under foot so we have assumed it is concrete.

## **First Floor**

The first floor construction is joist and floorboards the joists are exposed and they are likely to have embedded timbers, as this is typical in this age of property.

### Joist and Floorboard Construction Defined

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



Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings 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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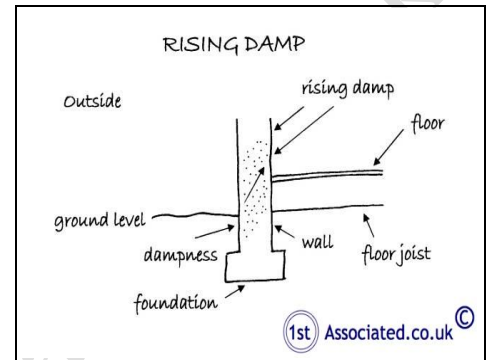
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## DAMPNESS

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

### Rising Damp

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



A random visual inspection and tests with a moisture meter have been taken to the perimeter walls and some internal walls. In this particular case we have found rising damp both internally and to external walls.

There is a tarred black plinth to the base of the property to the older part of the building. Often this is added as a semi damp proof course but we could not see any thickening of the mortar to indicate a slate damp proof course was present.

We feel as with many older properties if the paint and cement is removed the property will be allowed to breathe again. The dampness is likely to cause deterioration if left.



Testing for rising damp



Black plinth at base

**ACTION REQUIRED:** Please see the Executive Summary.

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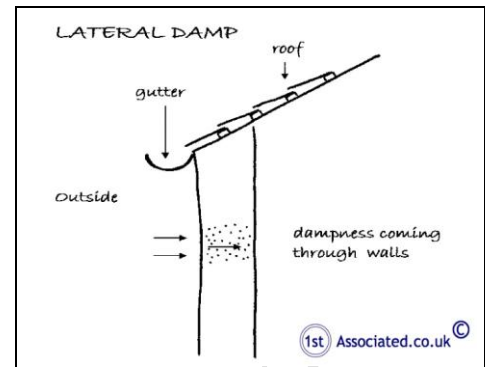
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## **Lateral or Penetrating Dampness**

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

We used a damp meter on the external walls. We surprisingly did not find any lateral dampness however due to the spalling brickwork and the cracking in the structure we feel that there will be some if every part of the wall was checked.



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



Spalling brickwork

## **Condensation**

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

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

However, it depends upon how you utilise the building. Common sense is needed and a balance between heating and ventilation of properties. Normal airing of the property will resolve condensation problems.

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**

There is a mixture of door types including panelled doors.



Panelled doors

### **Fire Doors**

In a property such as this it is fire doors that we are most concerned about as fire doors offer a break in a worst case scenario where a fire occurs we therefore recommend checking the doors to the kitchen and any other high risk area are fire doors.

### **Staircase**

There is an external staircase to the property that is a metal spiral staircase with a balcony area, parts of this are rusting.

**ACTION REQUIRED:** Redecorate in the summer of 2012.



Rusting to spiral staircase

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## **Catering Kitchen**

The property has a large catering kitchen. We found the kitchen in average condition, subject of course to some wear and tear as one would expect. The catering equipment has not been inspected, as we are not expert in this area, you should seek expert advice. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use.

**ACTION REQUIRED:** You need to have a “cup of tea” meeting with the Environmental Health Officer before you commit to the purchase the property.

## **Domestic Kitchen**

We found the domestic kitchen in below average condition, in need of a good clean, subject of course to some wear and tear as one would expect. Again we have not tested any of the kitchen appliances.

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

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## **TIMBER DEFECTS**

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

### **Dry Rot**

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

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

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

### **Wet Rot**

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

Again, we have not visually seen any wet rot during the course of our inspection. We have found that some of the windows are slightly soft when we carried out a knife test (literally sticking a knife into the timber windows).

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



Knife test to window

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## **Woodworm**

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

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

Within the roof we found not found any significant visual signs of woodworm activity or indeed signs of past woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active. Our inspection is usually restricted by insulation covering some of the timbers and general stored items in the roof, as it is restricted throughout the property by general fixtures and fittings. We would comment in this instance that the common rafters that form the pitch of the roof are smaller and spread further apart than we would normally expect so woodworm would be a considerable problem in this property.

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

## **Deflection in the floor**

The floors do deflect far more than we would expect. This may be due to the embedded timbers to the ends of the joists rotting over the years or it may be due to woodworm. Without opening up the floor we cannot be certain.

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

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

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## **INTERNAL DECORATIONS**

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

Internal decorations are in average to below average condition

You may wish to redecorate to your own personal taste and we would add that this is a very good marketing exercise and also it generally makes the public house feel much cleaner which in itself is a good advert.

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. Post war insulation started to be introduced gradually. In the 1970s it was upgraded following the fuel crisis and in more recent years there has been an emphasis on it, as if only a consideration in fuel prices would also add with regard to the availability of continuing fossil fuels. 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.*

### **Roofs**

Some roof insulation was present although not to current Building Regulations requirements of 300mm.

### **Walls**

The property has a mixture of Flemish Bond and Stretcher Bond construction. In this age of property they were often built without insulation which has been added at a later date.

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

### **Windows**

The windows are a mixture of double glazed and single glazed and therefore will have reasonable thermal properties.

### **Services**

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

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## **Summary**

Assuming the above is correct, this property is average compared with what we typically see in a property of this age, type and style. This still means it may feel cold from time to time.

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## **OTHER MATTERS**

### **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 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.

### **Electrics**

The electrics are likely to require complete renewal however we would recommend in the first instance a test by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard.



Ground floor electrics



Electric fuse board first floor



Earth Test domestic kitchen

### **Heating**

The property has a wall mounted Valliant boiler heating system located within the kitchen which should be vented to outside air.

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## **Fuel – Gas/Oil**

The respective safety standards to be applied and most full repairing and insuring leases require a test certificate. All services to Gas Safe Standard or equivalent.

## **Fire Regulations**

Normally it is a requirement of any Lease or Tenancy agreement that current fire regulations are adhered to and that a service contract is in place. This is how the property should be left.

**ACTION REQUIRED:** You should have a suitable Fire Safety Notice from the outgoing tenant/landlord.

## **Disability Discrimination Act**

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. It is a condition of all the leases that we have seen to meet this requirement. In this case there are toilets for the disabled within both the male and female sections which indicates to us that the property has been developed relatively recently.

**ACTION REQUIRED:** Your Legal Advisor to check to see if there is any information with regards to extension and alterations. You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

## **Asbestos Register**

In a property of this age there may well be some asbestos as we have indicated to the flues. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

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**ACTION REQUIRED:** An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors. You need to seek specialist advice.

### **Drains**

We have not carried out a drainage test. We would recommend that a closed circuit TV camera report is carried out.

### **Service Pipes**

We have not checked the service pipes other than running the taps for approximately fifteen minutes when they had a steady flow of water.

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

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on

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# APPENDICES

1. Use Classes Order
2. French Drain



## Use Classes Order 2005

It is recommended that you confirm the position of each case with the Council's Planning Department

Correct Summer 2005

| TCPA Use Classes Order 2005 (Effective 21 April 2005) | Use/Description of development   | Permitted Change to another use class             |
|---|--|---|
| <b>A1</b> Shops                                       | Retail sale of goods to the public – Shops, Post Offices, Travel Agencies and Ticket Agencies, Hairdressers, Funeral Director and Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes.   | No permitted change                               |
| <b>A2</b> Financial and Professional Services         | Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (other than Health and Medical Services) – Estate Agents and Employment Agencies. Other Services – Betting Shops. Principally where services are provided to visiting members of the public.  | A1 (where there is a ground floor display window) |
| <b>A3</b> Restaurants and Cafes                       | Restaurants and Cafes – Use for the sale of food for consumption on the premises. Excludes Internet Cafes (now A1)   | A1 or A2  |
| <b>A4</b> Drinking Establishments                     | Use as a Public House, Wine Bar or other Drinking Establishment  | A1, A2 or A3                                      |
| <b>A5</b> Hot Food Takeaway                           | Use for the sale of hot food for consumption off the premises  | A1, A2 or A3                                      |
| <b>B1</b> Business                                    | (a) Offices other than in a use within Class A2 (Financial and Professional Services)<br>(b) Research and Development – Laboratories, Studios<br>(c) Light Industry  | B8 (where no more than 235m <sup>2</sup> )        |
| <b>B2</b> General Industry                            | General Industry (Other than Classified as in B1)<br>The former 'Special Industrial' Use Classes, B3 – B7, are all now encompassed in the B2 Use Class   | B1 or B8 (B8 limited to 235m <sup>2</sup> )       |
| <b>B8</b> Storage or Distribution                     | Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres and Repositories  | B1 (where no more than 235m <sup>2</sup> )        |
| <b>C1</b> Hotels                                      | Hotels, Boarding Houses and Guest Houses.<br>Development falls within this class if 'no significant element of care is provided'   | No permitted change                               |
| <b>C2</b> Residential Institutions                    | Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.   | No permitted change                               |
| <b>C3</b> Dwelling Houses                             | Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes - students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.  | No permitted change                               |
| <b>D1</b> Non-Residential Institutions                | Medical and Health Services – Clinics and Health Centres, Crèche, Day Nursery, Day Centres and Consulting Rooms (not attached to the Consultants or Doctors house), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls. | No permitted change                               |
| <b>D2</b> Assembly and Leisure                        | Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls and Casinos. Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicle or firearms.   | No permitted change                               |
| Not in any use class (Sui Generis)                    | For example: Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations, Taxi Businesses, Car/Vehicle Hire Businesses and the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Garden Centres.   | No permitted change                               |

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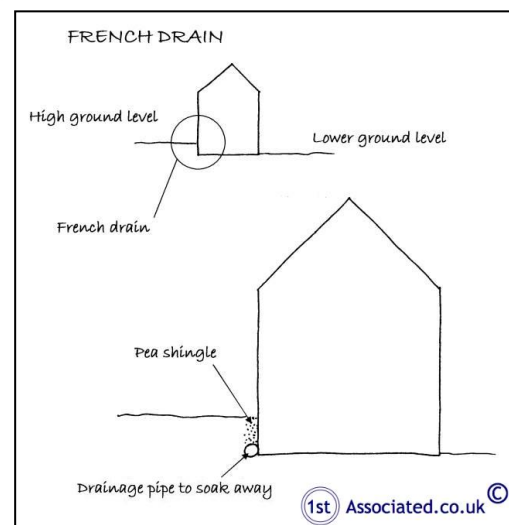
## **French Drains**

### ***Using a French Drain to resolve a Damp Problem***

We are finding where we are asked to look at damp problems in general (i.e. damp walls and floors) that commonly it is due to the external ground level being higher than the internal ground level. It could also be that air bricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area which then discharges any rainwater against the building. Quite often the solution is to add a French drain. Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel (although there is a little bit more to them as we will explain), they are almost a DIY job for most people and they are relatively easy to install and are for the most part low cost. You do however need some care and attention when installing them. You could install what we have heard referred to as the French pond.

### ***What use is a French Drain?***

A French drain is a trench of approximately 6 or 150mm wide (or the width of your spade), approximately twice the depth (i.e. 12 or 300mm). In most cases this will suffice however where there is a large amount of ground water, you may wish to make the trench wider and deeper. A French drain acts as an area where water soaks away quickly. We often recommend them close to the building and not next to the building as this helps to reduce the ground level and it will take any water that is directed at that area away (for example as mentioned where a patio has been placed which aims any rainwater to part of the wall). As mentioned, whilst a French drain is a DIY job it does need some understand of how it works.



### ***French Drains must be on a slope***

The pipe that is at the base of a French drain should be perforated or as we did years ago for land drains, there should be gaps between each pipe which should be set onto

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a bed of firm ground and the pipes should be on a fall to the drain. Whilst you should be able to ensure that there is enough fall by site, we always like the idea of rolling a marble from one end to the other! You will then need to place the pipes down and fill the trench with 0.5 (7.5mm) to 1 (15mm) sized gravel. You can leave it at that, or in addition you can cover this with sand and then turf over it. This is how a basic French drain is carried out.

### ***The French Drain System which we would recommend***

The French drain system which we would recommend would be as described although we would add to the base an inch or two of gravel onto which the perforated drainage pipe would rest (the drainage pipe should be 4 (100mm) to 6 (150mm)). We would then wrap around that drainage pipe a filter fabric. This is to stop the holes in the perforated pipe from blocking up! We would then add gravel around this and further fill with gravel. In addition to this, we would add a silt trap. This is added in the run of the pipe and is very similar to a road gully (not that this is of much use if you don't understand how a road gully works!). The silt trap is a rectangular box with a pipe opening at each end. The drain water passes into this. Any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling it to feed into a drain. These are usually made of glass reinforced polyester (it being available in this form since the mid 1980's) and then normally reinforced with a steel frame for additional strength and bedded in concrete.

### ***The French Pond!***

French drains will over time clog up, which is why we recommend using a filter fabric however even with this, they will eventually clog up. Unfortunately there is no Dyno Rod equivalent and it is normally fine sand organic matter or clay which clogs up the French drain. In this case it will have to be dug up and the pipe work will require cleaning (or it may be quicker to just replace it) adding a filter fabric and refilling the gravel.

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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.

## **ONLY HUMAN!**

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

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

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## **WEATHER**

It was dry and overcast at the time of the inspection. The weather did not hamper the survey.

Our weather seems to be moving towards the extremities from relatively mid range.

## **NOT LOCAL**

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

## **EMPTY PROPERTY**

The property was empty at the time of our survey, we were therefore not able to carry out our usual question and answer session or have our questionnaire filled out.

## **INSPECTION LIMITED**

Unfortunately in this instance our inspection has been very limited due to us not opening up the floors and due to the mass of insulation in the roof.

## **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.

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

## **TERMS AND CONDITIONS**

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

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