

COMMERCIAL BUILDING SURVEY

xxxxxxxxxx,
xxxxxxxx, Lower Lydbrook,
Gloucestershire,
GL17 xxx



FOR

xxxxxxxxxxxxxx

Prepared by:

xxxxxxxxxxxxxx

INDEPENDENT CHARTERED SURVEYORS

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INTRODUCTION

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

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:

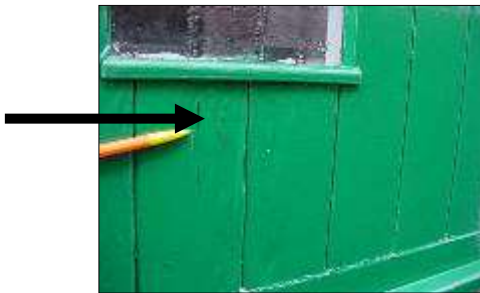
GENERAL/HISTORICAL INFORMATION

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, pen or arrow 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/three storey large detached public house. As with most pubs it has been amended and altered over the years. Some of these we would term as improvements and some of them we would term as relatively short term fixes.

There is a good size pub car park and outside areas together with children's playground to the right hand side. The property sits at the base of the valley next to the River Wye and there are grounds that include large mature trees surrounding the property to the rear.

We have seen numerous dates for when the pub was built, 1751 is the rebuild date on the photo in the main bar with an original date of 1597. The current owner advised 1759, we do not know where this date comes from. We would add that with properties of this age any one specific date is inaccurate. From a Building Surveying point of view the oldest parts of the property that we have seen are within the roof to the right hand side of the building and also the stone walling which we will discuss further within the report.

If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

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

1744	France and Britain at war again
1750	The start of the Industrial Revolution
1760	George III becomes king
1768	Captain Cook sails for the Pacific on the Endeavour
1783	Britain recognised American Independence
1787	First fleet transporting convicts to Australia sets sail

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EXTERNAL PHOTOGRAPHS



Front Left Elevation



Front Elevation



Front Right Elevation



Rear Left Hand View



Rear Right Hand View



Left Hand View



Right Hand View

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Front Photos



Car Park



Car Park



Patio area



Wishing Well



Childrens play area

Rear Photos



Outbuildings



Sloping rear area



Gas tank to the rear

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ACCOMMODATION AND FACILITIES

(All directions given as you face the property)

Ground Floor – Trading Area

Front of House

- 1) Entrance lobby giving access to two bars.
- 2) Bar to the right hand side
- 3) Restaurant and Bar to the left hand side
- 4) Male Toilets.
- 5) Female toilets with disabled toilet to the entrance of the female toilets.
- 6) Access corridor leading to the function room on the first floor and the toilets on the ground floor.

Back of House

- 7) Bar server area.
- 8) Kitchen divided into cooking area, preparation area and food storage (working from right to left.)
- 9) Storage area through the left hand side coach arch.
- 10) Private living accommodation access via the entrance lobby with its own staircase.

Cellar - this is underground and is accessed from within the bar area.

First Floor

Front of House

- 11) Function room – this has its own bar (with roof access).

Back of House

- 12) Defunct kitchen area and store area to the side of the function room.

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Private Living Accommodation

First Floor

- 13) Master Bedroom to the front right hand side
- 14) Lounge to the front left hand side
- 15) Kitchen to the rear right hand side
- 16) Utility Room – to the rear left hand side
- 17) Office to the rear left hand side
- 18) W.C

Second Floor

- 19) Landing with roof access
- 20) Left hand bedroom
- 21) Right hand bedroom
- 22) Bathroom to the front middle

There is separate accommodation to the rear of the property.

Self- contained Private Living Accommodation to the rear

This includes;

- 1) Lounge
- 2) Kitchen
- 3) Bedroom
- 4) Bathroom

Outside Areas

There is a large made-up car park to the front of the pub with outbuildings to the left hand side and a patio area to the right hand side with childrens play area. To the far right hand side is man-made car park. The property has a levelled area, retaining wall, a sloped area and an assortment of trees to the rear.

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.

Cellar



Access to the cellar



Stairs down into the cellar



The cellar

Ground Floor – Front of House – Right Hand Side



Bar servery area



Bar area



Bar area

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Ground Floor – Front of House – Left Hand Side



Restaurant area



Restaurant area



Fireplace in restaurant area



Restaurant area



Bar servery

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Male Toilets



Female toilets



Disabled toilet – within the female toilets



Access corridor to the function room



Stairs leading up to the function room



Storage Area - behind female toilets

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Ground Floor – Back of House – Kitchen Area



Store area



Kitchen preparation area



Cooking area

First Floor – Front of House – Function Room



Function Room looking away from the bar



Function room looking towards the bar



Bar server area

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First Floor – Back of House



Kitchen area



Kitchen area

PRIVATE LIVING ACCOMMODATION

First Floor



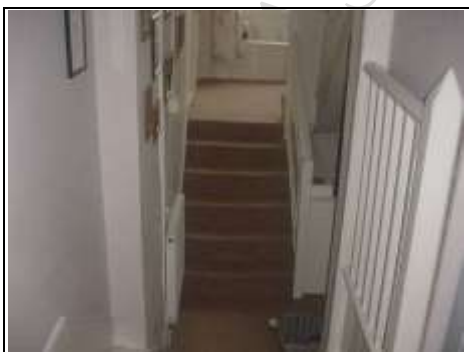
Entrance to first floor accommodation



Lounge-front left



Master Bedroom – front right



Landing Area



Kitchen



Dining area

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Office



Utility Room



W.C

PRIVATE LIVING ACCOMMODATION

Second Floor



Bedroom - left



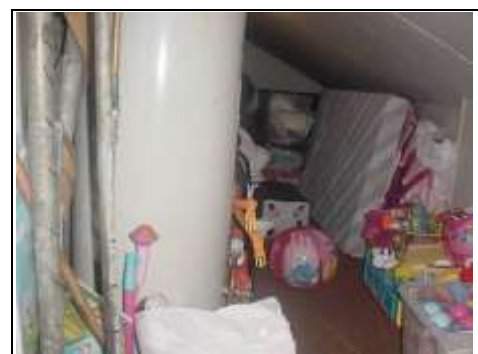
Bathroom - middle



Bedroom - right



Landing area



Storage area - rear

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CHEFS ACCOMODATION (self contained)



Lounge – leading to kitchen



Kitchen



Bedroom



Bathroom

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SUMMARY OF CONSTRUCTION

External

Chimneys:	Two stone built chimneys and one metal chimney.
Main Roof:	Pitched and clad with slate.
Rear Roofs:	Asbestos roof over private living accommodation and cooking area. Felt roof over cooking area with corrugated plastic on top. Felt roof over the Chefs Accommodation. Felt roof over the stairway entrance to the function room.
Roof Structure:	Mixture of different eras of cut timber roof
Gutters and Downpipes:	Cast iron and Plastic
Soil and Vent Pipe:	Cast iron, plastic and asbestos
Walls:	Painted render, stone and brickwork.
Structural frame:	Possible metal structure to the Chefs accommodation area.
Fascias and Soffits:	Painted timber.
Windows and Doors:	Timber sliding sash single glazed windows of various ages, predominantly to the right hand side. Casement windows to the left hand side.

Internal

Ceilings:	Combination of lath and plaster (assumed) plasterboard and suspended ceiling system.
Walls:	Predominantly solid with some studwork (assumed).
Floors:	Solid (assumed).
Cellar	
Ground Floor:	Solid and joist and floorboards (assumed).
First Floor:	Joist and floorboards with embedded timbers (assumed).The function room looks to have a sprung floor(assumed)
Second Floor:	Joist and floorboards with embedded timbers (assumed).

Services

We are advised by the owner that the property has a mains water supply, mains drainage, electricity and LPG gas (assumed). We have been unable to find a listing for the building. Your Legal Advisor to check and confirm us immediately.

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

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

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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 900 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.

In this case we are going to start with the High Priority then move onto the Medium Priority and finish with the Plus Points.

High Priority

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

1.0) The Roof

As you will read the roof is the main issue for a variety of reasons. Work to the roof has been put off or only half done over the years. The roof on its own would put off many purchasers without the other issues we will identify. The purchase of this property is in the high risk category and will only suit the most robust purchaser, developer or the naive!

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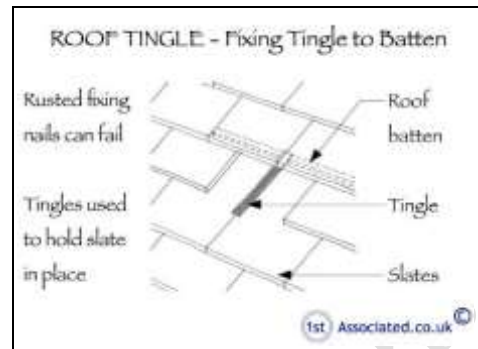
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Main roof with some lead tingles



Roof tingles

Please read our report carefully. We would specifically draw your attention to the roof condition which is high level work.

High Level Work Defined

This is work that is likely to need scaffolding or some equivalent access machinery that will have a cost in itself before you actually start the work.

To some extent the roof structure and roof cladding has been ruined by a combination of repairs over the years that we would term as relatively short term fixes.

We can see the older style turnerising has been applied which is a liquid bitumen and helps resolve any dampness coming into the property. Internally the more modern spray foam has been added. Whilst there are various discussions over the usefulness of spray foam we would say the jury is still out, but we tend to be erring on the side of caution with this product. From what we can see it does promote dampness within the roof structure.



Spray foam in roof

The main problem with a roof of this size in this location is access to it. It would require full scaffolding possibly with a roof over it to protect the contents of the building. This will cost many thousands of pounds before you even start any work. Of course when you are at high level you often see other repair work that is needed.

The good news is that these roofs are originally very well built and can stand

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for many years without major work. However this roof has been patched and then patched again with short term solutions and now needs a major overhaul.

Nail Sickness

There is a possibility that the property has what is known as nail sickness. This is where the nail fixings have rusted and when you try to repair one section the entirety of that section will come away. We would base this on the fact that we can see lead tingles (please see our earlier photo and sketch).

Lead Tingles or Lead Slaps Defined

These are strips of lead usually about 25mm wide which are used to secure slates where they have slipped.

How long will the roof last?

This is a very difficult question to answer. We do feel that within the next two or possibly three years major work will be required if no work is carried out. However if you purchase a tower scaffold you could carry out repair work as and when problems occur.



Scaffolding tower

Our main concern is that the rafter feet have rotted on the left hand side to such an extent that the roof trusses will need replacing. We can see from within the roof there are areas of darker colour spray foam indicating to us that there is dampness. Whilst this isn't that big a job relatively speaking it will need scaffolding.



Common rafter feet have deteriorated in the area circled.



Discolouring could be due to dampness getting in

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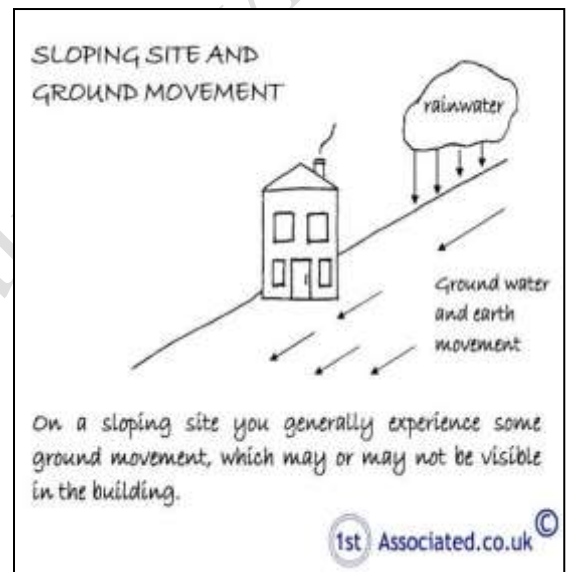
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ACTION REQUIRED: The purchase of a tower scaffold as soon as possible together with replacement slates for your roof. We would recommend that you repair the roof as and when necessary. At the start of the summer of 2013 you need to open up sections of the roof for a closer inspection. By then after having repaired the roof for a year you will have got to know and understand it a lot better.

2.0) How does water get around the property?

We feel you are likely to have a dampness problem as the property sits on a sloping site. Any rainwater that wishes to travel from the top of the sloping site to the bottom of the sloping site passes through the property. Please see our comments within the main body of the report.

With regard to this we feel a definite path should be built around the property to minimise deterioration. We draw your attention to section eight of the report in particular.



Sloping site

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) More about the Main Roof!

The main roof has been leaking for many years. There have been many attempts to resolve the problems in the past. We think the main roof is covered in slate. However it may also be covered in the older style man-made slate which was common in the 1950's/1960's (and which had an asbestos content). We simply cannot confirm this one hundred percent. As we have said this roof has also been turnerised with bitumen paint and spray foamed internally, none of which is recommended by Chartered

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Surveyors! We are well aware that these companies say that they have British Standards and Agreement Certificates but these tend to be for the actual materials rather than the process and location of adding them to roofs.

ACTION REQUIRED: We would refer you to an article we have written on Spray Foam in roofs.

Turnerising Problems

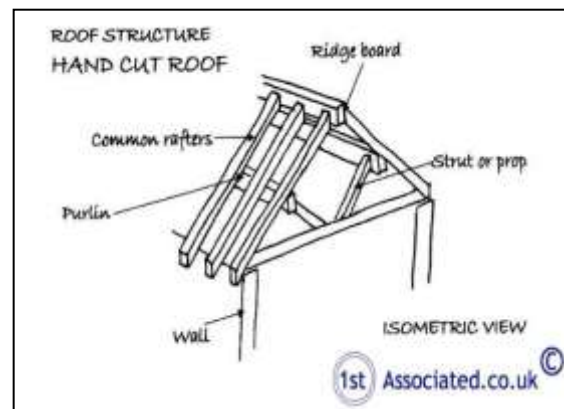
Turnerising is a bitumen type paint which offers a relatively short term fix for water leaks. It does mean that the slates are covered in a tar which means they cannot be removed and re-used without cleaning up.

Spray Foam Problems

Typically used from the 1980's onwards it is said to insulate and stick the roof slates on. It can cause deterioration to the roof timbers and the battens over time.

Roof Structure

The shape of the roof indicates that the rafter feet (ends of the common rafters, the ones that form the pitch of the roof) have rotted/deteriorated. We were not able to physically see these as they are covered in spray foam and we had limited access into the roof.



Hand cut roof

Common Rafters Defined

These are the ones that form the pitch of the roof as you can see in the adjoining sketch

ACTION REQUIRED: Two to three year plan - If you are looking in the short term you could probably get away with (if this is the right term) a purchase of a tower scaffold which gives you good access to the roof and carry out adhoc repairs. If you wish to be on the safe side with

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a two/three year plan we would suggest you open up sections of the roof, particularly the front left hand side, to check the condition of the timbers and the nail fixings.

ANTICIPATED COST: In the region of £2,000 - £5,000(two thousand to five thousand pounds); please obtain quotations

ACTION REQUIRED: Five to ten year plan - If you are looking for a more long term view, say five to ten years, we would suggest re-roofing over the function room, replacing timbers as necessary, removing the spray foam and adding a protective underlayer (sometimes known as a sarking felt).

We do feel there are some fantastic opportunities for opening up the function room space with a cathedral type ceiling or viewing balconies (depending upon what the planners require). We would add that planning permission is very much written in black and white but interpreted in grey so it is very much down to your negotiation skills but we would add that planning can take a very long time.

ANTICIPATED COST: Basic repairs in the region of £30,000 - £50,000 (thirty thousand pounds to fifty thousand pounds); please obtain quotations.

It depends what you find plan

The cost of the roof does depend on what you find when you open up the structure of the roof. We mentioned to you the dampness that we could see with the different shadings of the spray foam and we also found woodworm in the right hand side roof.

As Chartered Surveyors we have to make you aware of the worst case scenario but our general findings over the years is that buildings last a lot longer than you would expect.

Please see the Roof Section of this Report.

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2.0) Chimneys

Whilst we are considering high level work on the roofs we will comment on the chimneys. The right hand side chimney has a lean on it. A closer inspection may reveal that it needs to be rebuilt.

We would also add that you should ensure this chimney is vented and that if it used (as it looks like it is) that the lining is checked.

ACTION REQUIRED: Check the lining to this chimney and any chimneys you intend to use in the summer of 2012 and ventilate the ones that you will not be using.



Lean in chimney and door blocked off

ANTICIPATED COST: In the region of £500 - £1,500 (five hundred pounds to one thousand five hundred pounds); please obtain quotations

We would also comment about the door on the right hand side at high level which appears to lead nowhere (it's blocked at the moment).

We would look at having some kind of ladder coming down from this side for a fire escape. We understand that as the landlord considers this as his own accommodation it is not necessary for him to have the normal fire requirements. We would comment that we think this is not correct information. Rope ladders, or whatever they are made of, seem a fairly easy option.



Door blocked off

ACTION REQUIRED: When carrying out the roof repair work/replacement also check the chimneys and repair as necessary.

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ANTICIPATED COST: In the region of £1,500 to £3,000 (one thousand, five hundred pounds to three thousand pounds) ; please obtain quotations.

Please see the Chimneys Section of this Report.

3.0) **Rear Roofs**

There is an assortment of rear roofs consisting of different roofing materials to the property. These range from;

1. Asbestos roofs to the private living accommodation and the outbuildings.
2. Very flat deteriorating felt roofs with shingle covering over the Chefs accommodation.
3. Felt roofs over the stairs to the function room
4. Felt and corrugated plastic roof over the kitchen.

Asbestos Roofs

The existing owner should have an asbestos report and register on the property as a whole as it is a public building. It is a requirement to see this or have a report carried out of your own and act upon any action points.

Roof Work

We would recommend a programme of work starting in the summer of 2012. As mentioned you should buy tower scaffolding and appropriate long ladders to give full access to all the roofs for anyone carrying out work for you.

We would recommend any patch repair work is carried out during the summer months and quotations obtained to re-roof next summer (2013).

We would recommend you start the re-roofing process. You also have the opportunity to improve the roofs particularly over the kitchen where you may wish to add roof windows to give better natural light and a better working environment. Equally the staircase that leads up to the function room has a very flat roof that looks to be in poor condition. This is probably

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the roof we would start with. Again you could add roof windows to this area or possibly even glaze it dependent upon what your budget permits.

Flat roof over the function room stairs

We feel priority has to be given to the worst roof first which from our visual inspection is the flat roof over the function room stairs. We can also see the flashings are in poor condition with a product used known as Flashband which we would say is a temporary repair material.



ACTION REQUIRED: Re-roof.

Flat roof over function room stairs

ANTICIPATED COST: £5,000 - £10,000 (five thousand to ten thousand pounds) depending upon the decking. We would always recommend with any of these re-roofs that you have insulation added as it makes sense to stop trying to heat the outside areas; please obtain quotations.

Kitchen Roof

We can only imagine that the temporary fix of putting the plastic corrugated roof over the top of the felt roof was because of troublesome leaks over a period of time that the owners simply did not have the money to resolve.



Kitchen roof

ACTION REQUIRED: We anticipate that not only will the roof need recovering but it will also need a new structure

ANTICIPATED COST: In the region of £15,000 - £25,000(fifteen thousand pounds to twenty five thousand pounds) including insulation; please obtain quotations

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Chefs Accommodation Roof

We are advised by the Chef that this is currently not leaking. However it is a very flat roof with a lot of moss on it indicating that water is sitting on it.

ACTION REQUIRED: We would carry on a process of patch repair until the summer of 2014 when we recommend it is re-roofed with an insulation added. Insulation can be cut to falls to ensure there is a fall on the flat roof. New gutters and downpipes also need to be added.



Chefs accommodation roof

Asbestos Roof over the Private Living Accommodation

This really depends upon the asbestos report. We would generally recommend to get rid of all asbestos as soon as possible.

ACTION REQUIRED: Remove the asbestos remembering that you need to use asbestos approved contractors. The Local Authority can give you a list of these. Also you are liable for where the asbestos is tipped if it is not tipped correctly.



Asbestos roof

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4.0) Woodworm in the roof and possibly in the rest of the structure.

We can see active woodworm to the right hand side roof. We very rarely see active woodworm and we would comment that we feel that many of the woodworm companies blow woodworm out of all proportion regarding the problems it can cause. It takes a lot of woodworm holes to cause damage to a timber that we would term as significant structural damage.



Finding active woodworm

The roof on the right divides into an older roof structure which is generally bark covered and we could see what we would term as modern timbers(hundred plus years old) that have been sawn and squared in shape.



Frass on the end of the knife

We would reiterate that we cannot see any of what we would term as structural woodworm problems to the modern timbers that have been put in the roof. We assume the modern timbers have been treated. Having said that the woodworm is still present in the older part of the roof structure in the areas we have viewed. Whilst we have viewed the timbers the best that we can and given the circumstances, i.e. we are in a roof, we have not viewed every single timber.

The Action Required falls into two sections;

1. Right Hand Roof
2. Other Roofs and Floors

Right Hand Roof

ACTION REQUIRED: In this roof we can see there is woodworm present. A chemical spray to the roof will be the best way forward. Although we don't normally recommend this it looks to be the best

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course of action. We would also recommend the roof is vented. However this is very difficult where the roof has been spray foam insulated such as this one has. You will need to add this to the gable end of the roof.

ANTICIPATED COST: We would expect costs of a few hundred pounds for spraying a relatively small number of timbers; please obtain quotations.

Other Roofs and Floors

ACTION REQUIRED: You need to check if woodworm is present in other areas. We would recommend you open up floors at each level and check the condition of the timbers within. We would be more than happy to comment further if you email us photos of these areas or invite us over when you are opening up the floors.

The other roofs that we have not been able to access may also suffer from woodworm so again they need to be checked as you carry out your re-roofing programme that we mentioned earlier.

ANTICIPATED COST: A few hundred pounds to open up the areas. We would comment that we did see what we thought was active woodworm in the cellar. This may be a more difficult problem to resolve. Please read our comments specifically about this; please obtain quotations.

Active woodworm in the cellar

Much of the timber is covered up but we could see in certain sections active woodworm.

ACTION REQUIRED: This needs to be inspected by a woodworm treatment company prior to purchasing the property. They need to open up areas of the cellar to check the timber.



Active Woodworm in the cellar

Please see the Woodworm Section of this Report.

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5.0) Asbestos throughout the property?

We have already spoken about the asbestos roof. There is also an asbestos flue visible to the rear. We suspect there is more asbestos within the property.



Asbestos flue

ACTION REQUIRED: The existing owner or yourself needs to have a full asbestos report on the property carried out. Our experience with asbestos reports is that you have to be hands on and literally have a meeting with the asbestos contractor at the end of the survey (make sure you tell them you are going to do this) and have a one to one discussion with them as to where the real problems are.

We are in a strange world with regard to asbestos where old polyurethane tiles and Asbestolux and old Artex have a small percentage of asbestos. You need to understand from your Asbestos Surveyor what the real risks are.

ANTICIPATED COST: In the region of £500 - £1,000 (five hundred pounds to one thousand hundred pounds for a report (dependent upon whether it is an update or a completely new report); You do need to manage this process to ensure you get the best value form it; please obtain quotations.

Please see the Roofs Section of this Report.

6.0) Windows

You have a lot of rot in the windows. Even the windows that looked in quite good condition simply gave way when we knife tested them.

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Pushing a knife into the window



Rotten even when they do not look rotten

Knife Test Defined

This is where we push the knife into the window. It is not rocket science!

ACTION REQUIRED: Ultimately you will need to replace the windows. We suggest this is done in stages or by elevations of the property such as the front elevation first as this is the one that customers will see first.

We would recommend going to an older style joinery company that has their own machinery in their own workshop and are able to carry out the manufacture of the windows. The hardest thing with window repairs is gauging the quality of the repair you are going to get from the joiner before they start. It is well worth having a look at other work they have carried out as the windows are an important feature of the property.

ANTICIPATED COSTS: In the region of £5,000 - £15,000 (five to fifteen thousand pounds) dependent upon how good a repair you wish to have and the quality of timber being used etc.

Timber lintels/ defective lintels

When the work to the windows is being carried out you also need to check for timber lintels and defective lintels.

Please see the Windows Section of this Report.

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7.0) Structural frame in the rear extension

You appear to have a structural frame forming the rear extension that is used as the Chefs accommodation. The concrete looks to be deteriorating and requires repair.

ACTION REQUIRED: The metal and the concrete needs to be inspected. We feel it is likely to need repair. Your Legal Advisor to obtain any information they can from the Local Authority with regard to this and forward it to us.



Chefs Private Living
Accommodation



Structural frame

8.0) Dampness

We would expect dampness to the rear of the property which is the kitchen area. We cannot see how this area will not be damp.

ACTION REQUIRED: You need to have a one to one discussion with the existing owner to ask about the dampness. We feel the best option would be a French Drain type system around the property to give the water a direct path around the property.



Area around the kitchen needs a path around the property rather than through it

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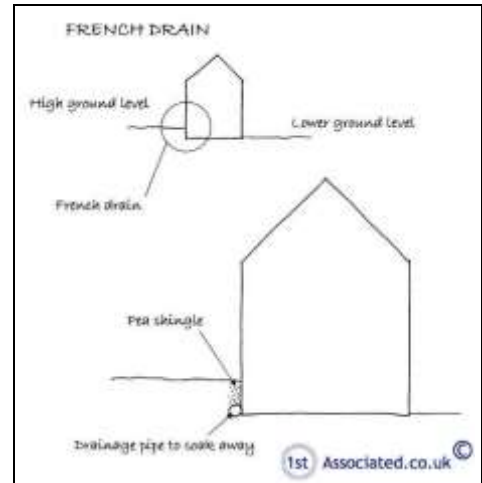
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ANTICIPATED COST: In the region of £10,000 - £15,000 (ten thousand pounds to fifteen thousand pounds); please obtain quotations.



French drain

9.0) Environmental Health issues

We have spoken to you/discussed this area. In our experience environmental health can be very much down to the skill of the person operating the pub/ restaurant. If the environmental health officer has confidence that you will act they usually prefer to work with you. As we often mention the rules are written in black and white and interpreted in grey.



Floor will not meet
Environmental health standards

As we understand it you have spoken to the Environmental Health Officer. We would also invite them down to view the property.

We would draw your attention to some basic requirements needed such as a smooth impervious surface within a food area which we know you are aware of such as the rough floor to the preparation area. There is also the steps down to the cellar that need repairing and the dampness and mould in the cellar. From memory you advised that the brewery will be looking after the cellar for you. You need to ensure they carry out work to these areas.

ACTION REQUIRED: We would recommend a cup of tea meeting with the Environmental Health Officer before you take over the business and then relatively regular contact working with the environmental health officer as you develop the business

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ANTICIPATED COST: This really is down to how you manage the business. The cost for the new flooring we would expect to be in the region of £1,000 - £3,000 (one thousand to three thousand pounds); please obtain quotations.

10.0) Not to fire regulations

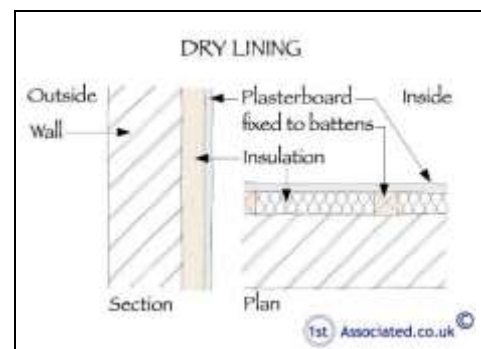
We would argue very strongly that this property isn't to fire regulations. We do not think the private living accommodation meets current standards, for example, there should be fire doors around the staircase to allow a safe escape.

Our other major concern is the function room because of the amount of people that could be in it. We can see there are two fire exits down the entrance stairs and out of the rear. However they do not seem to be marked as such.

ACTION REQUIRED: We would recommend a cup of tea meeting with a friendly fire officer to chat through the fire requirements. Generally they offer good practical solutions providing they can see you want to work with them.

11.0) Mixture of old and new construction.

As with any property of this age there is a mixture of old and new construction. This may not be apparent to you as you walk round but, for example, the function room has been completely dry lined. This is where a wall is put in front of a wall and is known sometimes as a false wall. This means that we cannot see the real wall at all.



Dry lining

Often in older properties this system is used to avoid dampness and can also be used to add insulation or both! Without opening up the walls we cannot be certain.

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Finally it can also be used to hide problems.

Dry lining defined

This technique is usually used on solid walls particularly where dampness is occurring. In older properties, where the internal wall is not flush, battens would be added and then lath and plaster. In more modern properties, the walls may be lined with plasterboard on battens or plaster dabs.

ACTION REQUIRED: You need to open up the dry lining in the function room and check the construction. We have mentioned previously that you need to open up the floors to check for woodworm and also for wet rot as the floors offer lateral restraint to a building provided they have not deteriorated.

Please see the Walls Section of this Report.

12.0) **Trees**

There are magnificent and mature trees surrounding the rear of the property. The root system is certainly within what insurance companies would term as influencing distance.

ACTION REQUIRED: Employ an Arboriculturalist (this is not a tree surgeon) to give advice on the trees.



Mature trees to the rear of the property.

ANTICIPATED COST: In the region of £250 - £500 (two hundred and fifty pounds to five hundred pounds); please obtain quotations.

13.0) **Rainwater**

Please see our comments in the gutters and downpipe section of the report. The rainwater guttering needs a general overhaul and review as it is certainly adding to the dampness problems in the property.

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14.0) **Services**

It would be normal for a property of this size to be passed to you with test certificates for all the services. These include;

1. IEE (Institute of Electrical Engineers) test and report for the electrics
2. Gas Safe Report.
3. PAT (Portable Appliance Test).
4. RoSPA Safety certificate for the childrens playground.
5. Asbestos report.
6. Fire Regulations Report.
7. Environmental Health Report
8. DDA (Disability and Discrimination Act).

If any of these are not forwarded onto you then you need to look at it from a worst case scenario and explain this to the owner and submit costings for carrying out the tests yourself and in the worst case a replacement certificate.

Please see the Services Section of this Report.

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 pub has everything from a facilities point of view including a good sized restaurant area, and a good size function room.
- 2) The location is great in one sense due to the views etc. However in another sense it is isolated and has to be destination pub/restaurant which people are happy and prepared to drive to. This needs not only good word of mouth but also good general advertising in such things as good signage (signage away from the pub) as we spoke about.
- 3) We would mention that this pub is actually open and operating which we find is not the case with some of the pubs we are looking at in today's market.

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

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Other Items

Moving on to more general information.

Maintenance

This property is old. 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 on-going maintenance and repair. To some extent it depends upon, for example, how you deal with the roofs. Maintenance can be limited by replacement of items such as the roofs; however your cash flow may not permit this.

Getting to know more about older properties

If you are interested we would recommend that you go on a Society for Protection of Ancient Buildings weekend course on looking after and maintaining older properties. This gives you a good insight into the sort of thing that separates a builder that knows what he is doing from a builder that does not and also what work should be carried out and what the Local Authority are happy with.

The website for this is SPAB.org

Services

The main focus of a building survey is the building. We have carried out a visual inspection of the services and no tests have been carried out. We would comment as follows in brief.

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Electrics

The Institute of Electrical Engineers standards (IEE) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

We generally found that the electrics are not to the standard required. We note there is a function room and as such there are other requirements over and above the usual with regard to fire alarms etc. These all have an implication on the electrics.

Heating

An older style of property such as this will require a lot of heating. Customers do expect a warm welcoming environment. We recommend you have a meeting with the owner and he shows you how the various systems work.

You need to see the heating working and you need to have test certificates for it. 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 as it was not lit during the course of the survey. Lighting can be a major marketing feature during the darker months.

Drainage

In older properties the drainage can be a real problem. We are advised there is no grease trap which can be a further problem in a big catering operation. The only way to be certain of the condition is to have a closed circuit TV camera report. From a common sense point of view a property such as this would not operate with things that are not working to some extent.

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

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carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.

ACTION REQUIRED - SERVICES:

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

Estimates of Building Costs

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

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

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SUMMARY UPON REFLECTION

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

There are a number of unknowns to this property such as the roof type and woodworm within the rest of the property, the Fire Regulations and the Environmental Health. Given the age, type and style of the property we would consider these to be a higher risk than we normally come across in this type of property.

You also need an honest discussion with the owner as to how often the cellar floods and if there is a sump pump in there?

We feel that with this property there will no doubt be literally things creeping out of the woodwork as you carry out work on the property. To balance this against the potential that you see in the property we would be more than happy to clarify any comments we have made.

We would refer you to our comments in the Plus Points, Medium Priority and High Priority Sections and ask that you re-read these. The roofs are a major issue but we also think that the dampness from the sloping site is an issue as well.

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.

COMMERCIAL 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 FLUES

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 three chimneys to this property they are located on the main roof to the left, middle and right hand side (all directions given as you face the property). There is another flue to the rear of the property.

Chimney/flue One - Left

This is a metal built chimney/flue. We can see it is rusting to the base but we cannot see the reason for this.

ACTION REQUIRED: You need to trace back where this flue goes back to, bearing in mind you cannot go in the function room roof safely as it presently is.



Left hand chimney

Chimney Two - Middle

This chimney has a paint finish. From what we could see from ground level it looked in average condition considering its age, type and style with the exception of the base where there is a Flashband flashing. We would expect water to be getting in this area.



Middle Chimney

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Unfortunately we were unable to see the flaunching, we therefore cannot comment upon them.

ACTION REQUIRED: When the main roof is re-roofed this whole chimney needs to be checked and by the summer of 2013.



Flaunchings

Chimney Three - Right

This chimney is has a painted finish with four chimney pots.

Unfortunately we were unable to see the flaunching, we therefore cannot comment upon them.



Right Chimney

ACTION REQUIRED: Please refer to our comments within the Executive Summary with regard to the chimney leaning and work required.

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Flues

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

To the rear of the property is an asbestos flue.

ACTION REQUIRED: Please see our comments within the Executive Summary about removing asbestos.



Asbestos Flue

Finally, we have made our best assumptions on the overall condition of the chimney stacks and flues 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 two areas, the main roof and the low level roofs

Main Roof

The main roof is a problem identified in the Executive Summary with various ways of dealing with this.

We do need to point out the detailing to the rear left hand side of the main roof where we can see that the battens are open and exposed and also that there is a slate flashing. This area is exposed to rain and wind and needs to be sealed as soon as possible.



Rear roof where battens are exposed.

ACTION REQUIRED: Please see our comments within the Executive Summary. We would recommend that you obtain quotes for re-roofing the main roofs before you purchase the property and use this to negotiate on the value. Please note our various scenarios have not been for a complete new roof.

Mystery ledge

One area that we were unable to view was the rear right hand side where there looks to be a ledge. Unfortunately it is concealed by the nearby trees. When you buy your tower scaffold we would recommend this area is viewed. It may be hidden valley gutter from the size of the roof.

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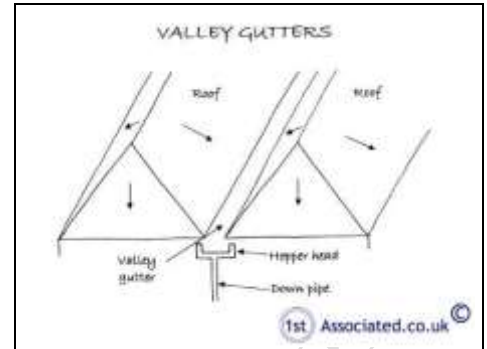
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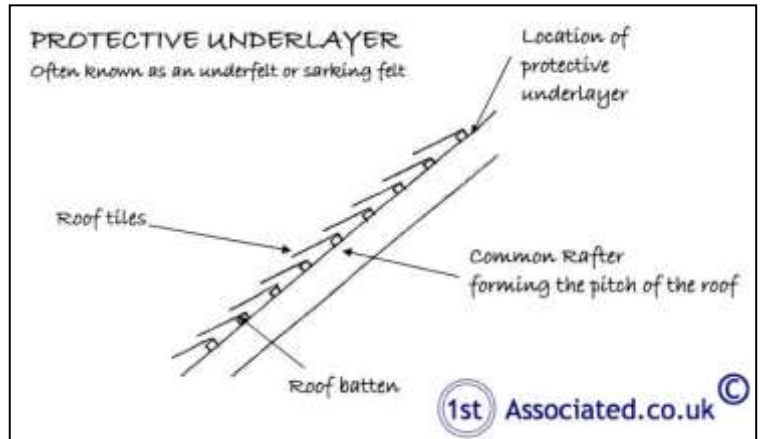
Ledge to the rear right hand side
and over grown trees.



Valley gutter

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.



Spray Foam

We cannot see a protective underlayer as the underside of the roof is covered in spray foam. We think it's highly unlikely there is a protective underlayer as there is not usually spray foam where there is one.



Spray foam in the roof

ACTION REQUIRED: Please see our comments within the Executive Summary with regard to the spray foam and the future problems.

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Rear Roofs

Felt roof over function room stairs

From our visual inspection we would recommend re-roofing, re-decking and new flashing. This looks to be the worst of the low level roofs.

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



Flashband where the felt roof meets the main building.



Bottom of felt roof



Close up of felt roof

Flashband Defined

Flashband is a sticky backed felt which is best used for temporary repairs only.

Chefs Accommodation Roof

This is a very flat felt roof. The Chef advised that it had leaks to the rear of his bedroom which is where the pitched roof meets this roof. We can see this is a flat felt roof as the moss is visible on it.

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



Chefs accommodation roof. Arrow indicates where the leak was.

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Kitchen Roof

This is a plastic corrugated roof over a felt roof. Please see our comments within the Executive Summary. We believe the entirety of this roof will need to be re-roofed. You may be able add roof windows to it to help with the light in the work areas beneath.



Plastic has been put over the felt



Plastic corrugated kitchen roof

Asbestos Roof over private living accommodation

This is an asbestos roof. Please see our comments on asbestos and this particular within the Executive Summary.



Asbestos roof and flue

Asbestos roof over the kitchen

Asbestos has been used over the kitchen. This is the rear right side of the kitchen cooking area. We simply could not get close to this area. We would also ask what the blue barrels are?



Asbestos roof over the kitchen

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All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera.

Finally, we were only able to see approximately seventy percent of the main roof and eighty percent of the rear roofs 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 on the left hand side is accessed via the loft hatch located in the function room.

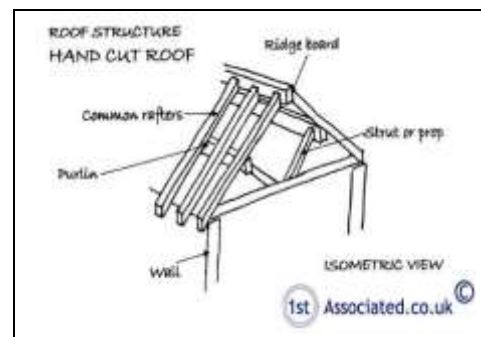
The main roof on the right hand side is accessed via the loft hatch located on the landing.

In both cases they would benefit from a loft ladder, electric lights and secured floorboards. We would add that the left hand roof over the function room is a false ceiling and as such it is difficult to confirm whether it can bear a person's weight. Indeed the roof may benefit from the removal of the weight of this structure.

The lofts have been viewed by torch light from the loft hatches, which has limited our viewing.

Roof Structure

Both main roofs have what is known as a cut timber roof structure. This is a roof that is purpose made and hand built on site. We consider the roof to be of light weight construction compared to what we typically see i.e. the timbers were thinner than we typically see and spaced, in some cases, slightly further apart. Without the original



Hand cut roof

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design details we cannot categorically confirm that there are no defects; this is with the exception of the right hand side roof where we can see an older roof structure within it. We mentioned this has timber bark and woodworm.

ACTION REQUIRED: It is likely that when you re-roof both roofs will need to have new timbers. This is a very difficult and messy job where spray foam has been added as in this case.

Left hand roof over the function room.



Left hand roof over the function room.

The darker areas are likely to be dampness



Spray foam in left hand roof

Right roof over the private living accommodation



Bark timber and foam in the background



Right hand roof over the top of the accommodation



Roof over a roof – right hand roof

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We would reiterate we have not gained access to the roofs as we did not think it was safe. We have made our judgement based upon our view from the loft hatch.

Ventilation

The roofs need ventilation with modern day insulation standards. Unfortunately there is a lack of ventilation due to the spray foam within these roofs. This is why woodworm flourish.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

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

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

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

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GUTTERS AND DOWNPIPES

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

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

Gutters and Downpipes

The property has a combination of the original cast iron gutters and downpipes and plastic gutters and downpipes. These are fairly typical of what we see; they are in average to below average condition for their age, type and style.

Cast iron of this age will need maintenance. In our experience it can last longer than plastic.

There may be some minor leaks but most people would be happy to live with these providing repairs are carried out within the next six to twelve months.

Rainwater discharging

We would draw your attention to the rainwater disposal which we do not think has been thought through. We have noticed everything from rainwater discharging directly onto a wall, causing dampness to the area beneath, to several downpipes going to one place. No thought has been given to the drainage.



Cast iron hopper head with plastic gutters above.



Rainwater discharging onto the wall, leaving the wall damp



Water overflowing from staircase to function room area

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ACTION REQUIRED: We would recommend that the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes and that they are initially cleaned out until the summer of 2012. We then recommend you set aside the sum of £3,000 (three thousand pounds) to realign and replace the gutters and downpipes.

Soil and Vent Pipes

The property has cast iron, plastic and asbestos soil and vent pipes. The asbestos soil and vent pipe should be removed and the remaining soil and vent pipes should be checked.



Asbestos soil and vent pipe

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions. 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.

The property has a paint finish. There are areas of render, stone and brickwork and also some vertical tiling to the rear.

Rendered/textured paint

It is difficult to decide whether the pub is finished with render or whether it is stone finished with a textured paint. However given the general smoothness of it we think it is likely to be rendered with a textured paint. This is likely to be onto a stone surface.



Rendered walls

During our question and answer session the owner advised that the property was decorated externally in 2009 and as such the paint work will hide some latent defects.

Factors that can affect the walls

There are several factors that can affect the walls that this property has and as such it is a high risk

1. The large trees that surround the property.
2. The sloping site as this is not as stable as a flat site, particularly with the water draining down it.
3. The problems with the roofs can push the walls outwards.

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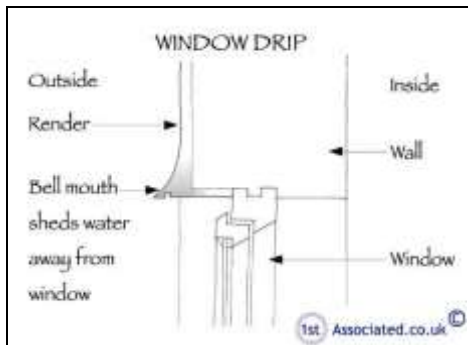
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Render Detailing

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

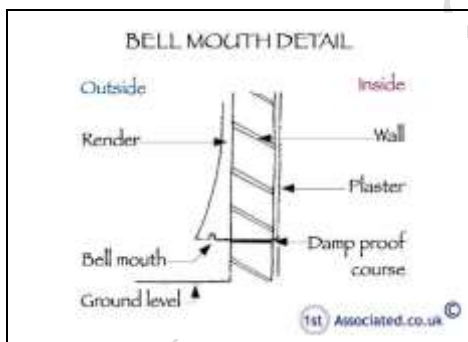
In this case we would comment that there are no drips to the render indicating that it is from the cheaper end of the market. There is also no bell mouth to the render. The render goes down to the ground meaning that capillary attraction will cause dampness at ground level and will bridge any damp proof course if there is one (which we doubt).



Drip detail



No drip detail to windows



Bell mouth detail



No bell mouth detail to base or render

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Stonework

We can see a random rubble stone wall to the rear of the property and we suspect this is how a lot of the property is built and has then been rendered over.

This type of walling can accommodate a fair amount of movement. However when a render is added to it in the form of a cement based render, as we can see to the front of the property, then any movement is emphasised by cracking.



Stone Wall - Random rubble wall

Painted Brick and stone wall

Other areas are painted brick and painted stone. This is stopping the brick and stone from breathing. As it is stopping it from breathing it is deteriorating.

ACTION REQUIRED: Ideally we would remove the paint and see the condition of the property beneath. It may then need rendering.

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



Piece of painted brick that came away



Painted brick and stone wall

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Brickwork – Chefs private living accommodation

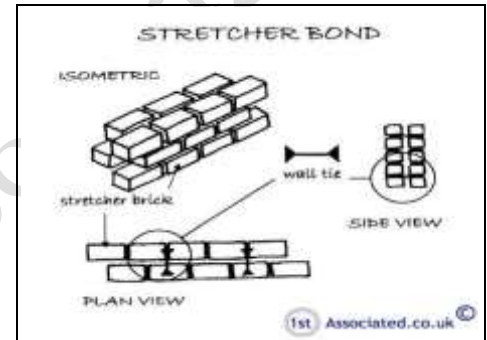
One of the newest areas is the brickwork building that is acting as the Chefs private living accommodation. It is stretcher bond brickwork with cement mortar bedding. We can see that there has been some movement in the brickwork which has been rebuilt. We believe this structure may have been built on a structural frame and if so the brick work may simply be a cladding around the structural frame.



Movement in the stretcher bond brickwork that has been rebuilt



Structural beam



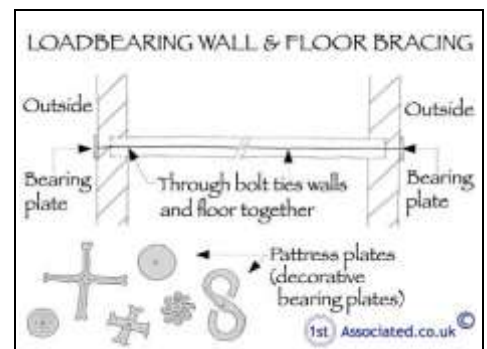
Stretcher Bond

Tie Bars

We can see the tie bar to the function room indicates that there has been movement in the walls which has been restrained by the tie bars. This has been hidden to the front of the property. There may be other areas of hidden structural repairs such as this which you will only be able to truly see once the property has been opened up. As mentioned earlier this tie bar may well have been put in place due to the roof defects that have perhaps caused roof spread.



Tie Bar on the back of the function room



Tie Bars

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Vertical Tiling

There is vertical tiling to the rear left hand side. We believe this has been added as a lightweight / economical form of construction and is likely to have a timber frame beneath. When the work is carried out to the felt roof over the stair you should also look into the construction of these walls.



Vertical tiling –rear left hand side

Timber lintels

It is likely that many of the windows will have timber lintels against them. These need to be checked when you are carrying out the window work.

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

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

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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 and the ground it is on we would expect different depths of foundation. To the older parts of the property we would expect next to no foundations.

The building to the rear with the structural frame (if this is what it has) will have its own concrete pad foundations.



Movement next to Chefs private living accommodation

Bay Windows

The original bay windows in this era of property typically do not have foundations underneath them and have been subject to movement. In addition to this they often have timber lintels above them.

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 -

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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.

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

FOUNDATIONS

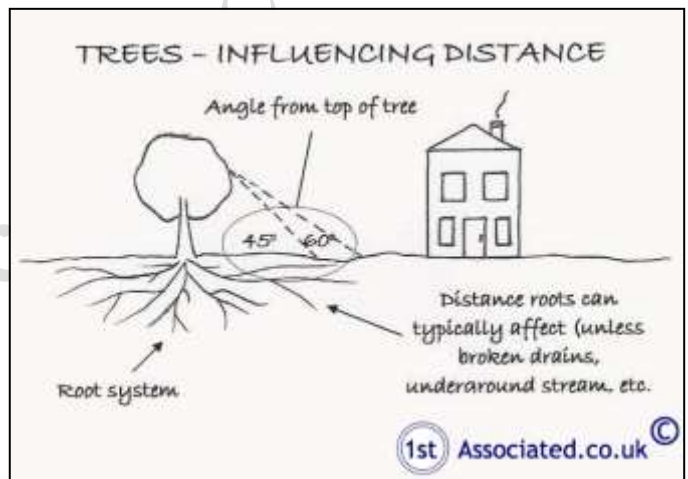
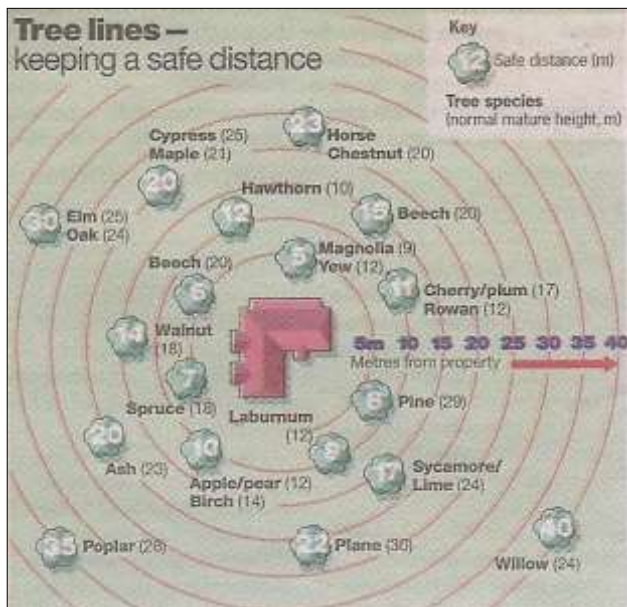
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

There are trees within what insurance companies would term as influencing distance of the property.

ACTION REQUIRED: They need work. Please see our comments within the Executive Summary.



The trees located to the rear



Trees influencing distance

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, the main property is unlikely to have a damp proof course.

There was a damp proof course visible to the Chefs private living accommodation which, as you are aware, is the newest part of the property.

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

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

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AIRBRICKS

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

Low Level Air Bricks

Airbricks are present to the Chefs private living accommodation and have been painted a turquoise/aqua colour. We have no idea why? This does indicate to us that there is a timber floor that needs ventilation and access to the floor. Unusually the floor had wood blocks similar to the ones that were found in the function room.



Air brick in chefs private living accommodation

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

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FASCIAS AND SOFFITS AND WINDOWS AND DOORS

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

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

Fascias and Soffits

The fascias and soffits are painted timber. We would comment that the fascias and soffits to the rear have not received any attention for a long time. For some reason they have not been painted when the external decoration took place in 2009.

To the front there is mainly just a fascia board which looks in reasonable condition. This is viewed from ground level and we normally find that when they are viewed at eye level there are problems.

ACTION REQUIRED: You need to budget in your redecoration work to repair, replace and redecorate the fascia and soffit boards. Make sure gutters and downpipes are watertight before carrying out any work on fascias and soffits.



Fascia and soffit to the chefs private living accommodation



Fascia to bay windows timbers exposed

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Windows and Doors

The property has predominantly single glazed timber sliding sash windows to the right hand side of the property, casement windows to the left hand side and a mixture of windows to the rear. We would specifically comment that all of them are in generally below average condition



Sliding sash window

General Information on Sliding Sash Windows

If you have not lived in a property with sliding sash windows previously, you should be aware that typically they are draughty and rattle. There is no easy way to eliminate this problem. In our experience, a general ease and adjustment of the windows and the addition of a plastic tube draught sealer (available from most DIY stores) and regular redecoration is the best option to minimise the draughtiness of the windows in this case. Horizontal Sliding Sash Windows (sometimes known as York Windows).



Sash window



Window second floor



Cover plate over the timber window



Angle bracket holding the window together on the second floor bedroom

Cover plate defined

This is where timber is placed over the rotten timber.

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ACTION REQUIRED: You do need quotes for replacement and repair to the windows. At the time of carrying out the survey we were aware that you were obtaining these.

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.

The external of the property was redecorated in 2009. It looks in reasonable condition however we suspect from everything we have found at the property that the redecoration was literally a 'paint over everything' job. This was done without any preparation or repair work. This type of paint job tends to deteriorate rapidly.

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

Please see our comments in the External Joinery section.

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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

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

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are a combination of lath and plaster to the older right hand side and plaster board to much of the left hand side including the suspended ceiling over the function room

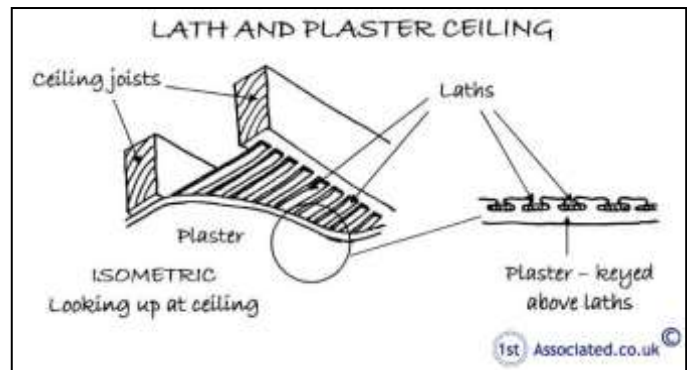


Original Lath and plaster ceiling

Suspended plasterboard ceiling

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.



Lath and plaster

Plasterboard Defined

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

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Internal Walls and Partitions

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

Perimeter Walls

Originally these would have been constructed with a wet plaster, possibly a lime plaster. There is some dry lining that we can see in the function room. We suspect that this may be hiding within the function room. Please see our comments with regards to the tie bars. They may also be hiding dampness that can be seen at ground floor level in the left hand bar.



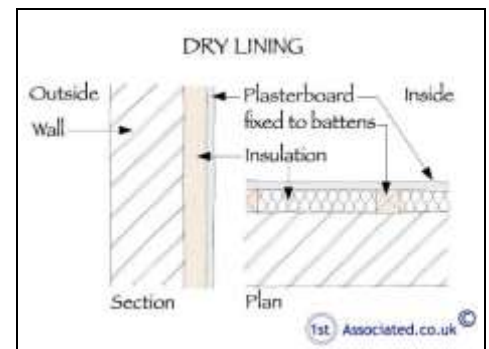
Hairline cracking in second floor left hand bedroom



Dampness in front wall in left hand bar



Close up of dampness



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.

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 one in the restaurant bar and one in the right hand bar. (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.

The owner advises us that they use the fires. We would also say that your Legal Advisor should ask this in writing as in our experience it is usual for the lining to have problems in this age of property.

ACTION REQUIRED: A Chimney sweep to check the fires before you use them in the winter of 2012.

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 and Flues.



Restaurant fire on the ground floor



Fire in right hand bar ground floor

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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.

Cellar

The cellar is solid under foot, likely to be laid onto earth.

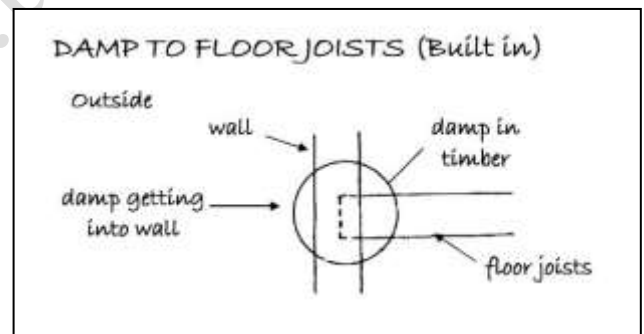
Ground Floor

The ground floor is partly solid under foot so we have assumed it is concrete and partly joist and floor boards over the cellar area.

First Floor and Second Floor

We have assumed that the first floor and second floor construction is joist and floorboards with embedded timbers as this is typical in this age of property. The function room on the first floor appears to have a sprung floor which is suitable for dancing and other things. This would normally indicate a quality conversion.

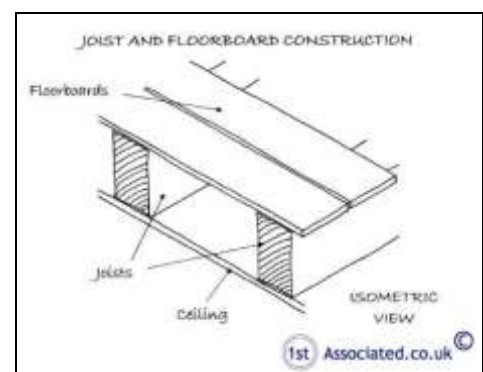
However there doesn't seem to be many other signs of a good quality conversion having been carried out.



Damp to floor joists



Condition of suspended floor in the function room



Joist and floorboard

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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, laminated flooring, tiles 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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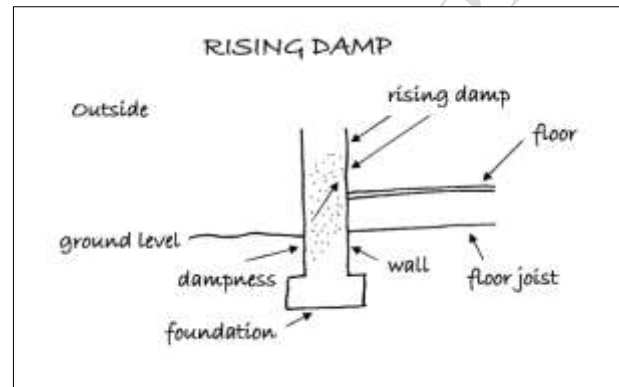
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DAMPNESS

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.



Rising damp

A random visual inspection and tests with a moisture meter have been taken to the perimeter walls. A property of this age will have rising damp. It is a feature and characteristic of a property of this age.

ACTION REQUIRED: It can be reduced by changing the way the water flows around the property and also by changing the render detailing. Please see the Executive Summary.

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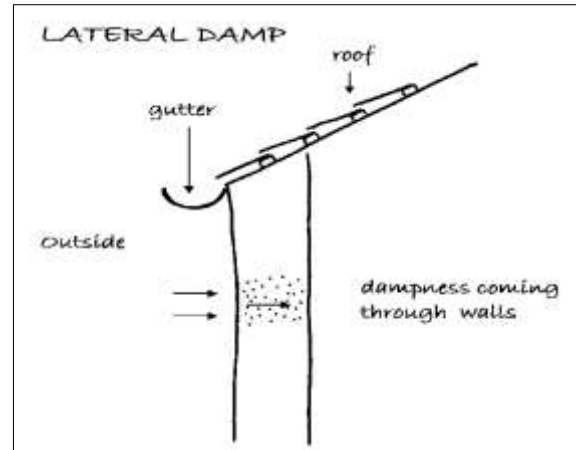
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Lateral or Penetrating Dampness

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. The dampness readings are in line with what we would expect in an older property i.e. minor dampness.



Lateral dampness

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



Testing for lateral dampness.

Condensation

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

At the time of the inspection there were no 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

The property has a mixture of doors. We believe there should be fire doors around the staircase areas and risk areas such as the kitchen.

ACTION REQUIRED: Ask the Fire brigade to informally review the property as they will usually give you common sense advice and recommendations.

Fire Doors

To reiterate our concern with this property regarding the fire doors. We can see doors where the door closers have been removed. We assume this was a requirement to have them on.

ACTION REQUIRED: Please see our comments with regard to the property not meeting current Fire Regulations.



Door closers have been removed

Staircase

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

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Catering Kitchen

Ground Floor Kitchen

The property has a large catering kitchen that is divided into three areas. Some of it is in average condition and some is in below average condition.

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 advise us that you have spoken to the Environmental Health Officer. We would recommend that you actually meet with them.



Holes in the stainless steel



Floor that will not meet environmental health standards

First Floor Kitchen

We assume that this kitchen is no longer in use.



Kitchen for the function room on the first floor



Wood exposed in kitchen

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ACTION REQUIRED: You need to have a “cup of tea” meeting with the Environmental Health Officer before you commit to the purchase the property. You need as many of these meetings as it takes to ensure the Environmental Health officer is working with you on this property. We would also recommend having a meeting prior to committing to purchasing the property and ask them to record any issues they have and to bear these in mind when looking at costs as it is essential to keep your kitchen and your cellar open.

Domestic Kitchen in Private Living Accommodation- first floor

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



Wood exposed in kitchen

Domestic Kitchen Chefs Private Living Accommodation.

We found the Chefs kitchen in slightly below average condition and messy. Again we have not tested any of the kitchen appliances



Chefs Accommodation kitchen

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

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BATHROOMS

Private Living Accommodation

There is both a relatively modern bathroom on the second floor and a W.C. on the first floor.

Chefs Private Living Accommodation

The Chefs private living accommodation comes with its own bathroom facilities

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TIMBER DEFECTS

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

Dry Rot

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

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

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

Wet Rot

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

We have not seen any wet rot during the course of our inspection. However we think there may be some in the roof, the roof structure and the roof decking, particularly the function room felt roof and the fascias and soffits.

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

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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 area that we look for woodworm.

Within the roof we found obvious visual signs of woodworm activity.

ACTION REQUIRED: Please see our comments within the Executive Summary. The only way to be 100 per cent certain with regard to woodworm is to have all areas emptied of fixtures and fittings and then have a re-check which we would be happy to carry out. Please contact us to discuss this.



Active Woodworm in the roof

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.



Active Woodworm in the cellar

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.

In the front of house and in the private living accommodation the decorations are in average to above average condition with the exception of the areas where dampness is coming through etc.

You may wish to redecorate to your own personal taste.

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

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THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties. 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.

We understand that you know require a thermal certificate on any commercial properties being sold. You should ensure this is obtained.

Roofs

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

Walls

The walls to this property are predominantly solid with the exception of the function room that has been dry lined. We suspect this is to hide dampness rather than to add insulation. It is very difficult to improve thermal efficiency in solid wall construction without major alterations. These will usually affect the external appearance or reduce the internal space – best left alone.

Windows

The windows are single glazed and therefore will have poor thermal properties.

Services

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

Summary

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

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SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall 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 an Institute of Electrical Engineers standards (IEE) test and report is carried out by an NICEIC registered and approved electrical contractor or equivalent.

We do not usually see so many fuse boards even on a property of this size. It looks like the electrics have been added to over the years.



Electrics in the cellar



Electrics in the pub kitchen

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Fuse board on first floor
adjacent to the kitchen



Electrics landing second floor



Electrics - Chefs Accommodation

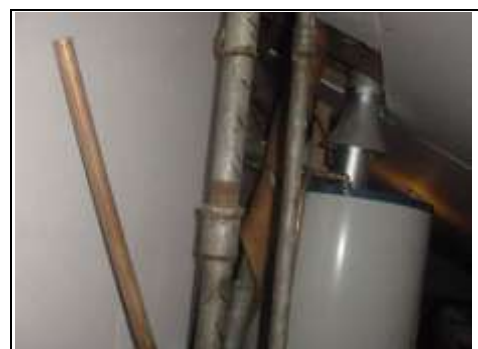
Heating

We did not see as many boilers as we expected. We noted in the private living accommodation that there is a Megaflo boiler for the heating which we generally find to be very good and this looked relatively modern.

ACTION REQUIRED: Ask the owner where the remaining boilers are. We cannot believe the property is run on one boiler.



Worcester boiler in utility room



Megaflo boiler in private living
accommodation for heating

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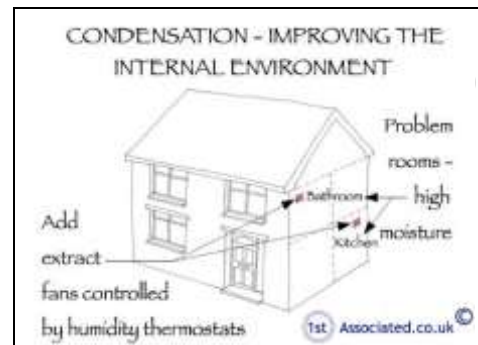
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Radiators

We also noted in the private living accommodation that some of the rooms have internal radiators. These can lead to condensation.



Radiator



Condensation

Fuel – Gas

We assume that the gas is being supplied from the tank. You should obtain a safety test in relation to this. Please see our comments within the Executive Summary.

Lighting

The pub lighting was not on at the time of our inspection. We have not therefore been able to test it. We would recommend that you ask the owner to switch the pub lighting on. Our concern is that the electricity used within the property is stretching the capacity of the existing system. This needs to be assessed by a fully qualified electrician, IEE and NICEIC registered and approved or equivalent.

Fire Regulations

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

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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. In this case we have noted a disable toilet.

ACTION REQUIRED: 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 and roofs. 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.

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.

Drains

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

Supply Pipes

These are the pipes that supply water to the property. We have not checked these pipes other than running the taps for approximately fifteen minutes when they had a steady flow of water.

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EXTERNAL AREAS

PARKING

The boundary wall would benefit from work and the car park in general would benefit from being white lined with a drain also being added.



Car park



Car park wall could do with some work

OUTBUILDINGS

The outbuildings to the left hand side are generally in a dilapidated condition and they also have asbestos roofs. To the rear of the building which is close to the trees there is a large amount of cracking. We have classified this roof as being in a deteriorated condition.



Outbuilding with cracked asbestos roof



Asbestos roof – the pen identifies cracking in the roof

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Left hand side of outbuilding



Right hand side of outbuilding



Huge crack to the rear of outbuilding because of the tree



Crack to the lintel in the outbuilding

Dampness is getting in to the gable and we assume that the asbestos roofing is not covering that section.

ACTION REQUIRED: This is a useable space providing you do not want to store anything that has a value in it. At some point you will have to carry out work to tie the building back together.



Dampness getting into gable

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PATIO AREA – to the front

The patio area gives a good view of the nearby river.



Patio area at the front

CHILDRENS PLAY AREA

This needs to be checked to RoSPA safety standards. Please see our comments within the Executive Summary.

ACTION REQUIRED: Check the RoSPA standards if not you are liable.



Childrens play area

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

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424**.

For and on Behalf of

This Report is dated: xxxxxxxx

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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 xxxxxxxxxx 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 warm 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.

OCCUPIED PROPERTY

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

INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to us not opening up the floors and due to us only being able to view the roof from the loft space. The cupboards were also full of stored items.



Cupboard full of stored items



Cupboards full of bed linen



Cupboards full of clothes

BUILDING INSURANCE

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

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

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

TERMS AND CONDITIONS

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

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APPENDICES

1. Spray Foam Insulation within Roofs article
2. French Drain article

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Spray Foam Insulation within Roofs

Does it work?

Spray foam insulation and what do Chartered Surveyors think

This has been written by Independent Chartered Surveyors. We pride ourselves on our high standards of work. We can offer Building Surveys also known as Structural Surveys, Engineers Reports, Independent Valuations, Home Buyers Reports and Specific Defects Reports.

We have a wealth of knowledge on just about anything property related

Spray foam insulation, has it ruined the house?

We looked at a lovely house today where the people were obviously very house proud. The general care that they had taken in looking after the building was evident throughout, until we extended our ladder up into the loft space (we have one of these extendable ladders that can get almost anywhere which was a fantastic invention). The building survey/structural survey was going so well up to this point when we saw within the roof that spray foam insulation had been used.



Spray Foam not recommended by most Chartered Surveyors

As we entered the roof we could see that the whole of the underside of the roof had been sprayed with spray foam insulation. If you haven't seen this before spray foam insulation is frequently advertised in newspapers and magazines and all over the internet. It looks a bit like a Crunchie bar without the chocolate or if you are a keen DIYer its very much like the expanding foam that you use to fill in gaps that's available from B&Q, Wickes or other similar good DIY places, that you spray in to fill any gaps or holes that you have when you have carried out work.



Spray foam, a close up

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General view of roof with spray foam everywhere

Spray foam the benefits?

If you read the sales literature from the various spray foam companies they will say spray foam is used for several reasons:

- 1 The spray on foam salesman's pitch goes something along the lines of that the spray foam stops tiles and slates from slipping and strengthens the roof by holding them in place.
- 2 Increases the insulation in a roof and protects water tanks and pipes from freezing.
- 3 It creates a dry, clean, useful loft space.
- 4 We have heard it claimed to be environmentally friendly.
- 5 It's quick

We think that these above claims are debatable at best and probably the last claim that it is quick, is a reason why most people use it as they have a fear with a roof leaking or in bad condition that it can;

- 1 fall off and injure people coming by or fall in and injure them
- 2 that the roof will leak and damage all of their goods inside

There are lots of manufacturers who deal with the selling of spray foam. If you Google spray foam insulation for houses on the internet you will come across the following companies:

Roofbond

EPS

Sprayseal

Spray Insulation Ltd

Foam Insulation

Isothane Ltd

As well as a number of DIY sites.

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So what is the spray foam?

The spray on foam is a rigid foam that is lightweight, normally sprayed on to the underside of the roof approximately 50 to 100 mm thickness.

1 Some manufacturers advise that the spray foam is breathable, some of them say nothing at all about this.

2 Many say it has a British Board of Agreement or BBA approval which means the same thing.

3 Some give guarantees for 25 years or so.

Everyone in the spray foam industry seems to be pushing the benefits of spray foam, however why do many independent chartered surveyors still not like it or recommend it and many chartered surveyors who are valuers will down value a property because it has the insulation.

We have heard that also the National Federation of Roofing Contractors doesn't recommend it. It could be argued that the National Federation of Roofing Contractors are losing out with this technology as it is a competing technology they are losing roof work, however independent chartered surveyors have no reason to recommend it or not recommend it.

They still get paid for their reports either way. Read on to learn more about spray foam problems.

So what are the problems with spray foam insulation?

The main argument against it for many years has been that any dampness getting in or condensation being caused, lead to rotting of roof trusses and battens and purlins.

This could cause problems in a manner of ways:

1 The rain from the outside can get in through a tile or slate that has become displaced (we know that they shouldn't become displaced once you have used this product but they do.)

2 Probably the most important concern is that interstitial condensation occurs.

Interstitial Condensation Defined

This is condensation within a material for example within a roof structure.

Interstitial Condensation is caused by there being a big difference in temperature between the inside and the outside and condensation occurring normally where the insulation meets the roof covering be it of tiles or slates. This condensation therefore then has nowhere to go but into the timber and in due course will cause rot. A roof breathes without spray on foam insulation to some extent and it also allows you to see where any dampness is coming in and repair it in this area.

Other products that say they repair roofs

We have seen a product called Stormflex that's says it does a better job at repairing tiles etc than spray on foam. We have not had experience of this so we can't comment on it.

Building Research Establishment Study on Spray Foam

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The Building Research Establishment was a government owned body and is generally considered to be the main research establishment for new products and is commonly known by the name of BRE. If you are interested in visiting they have some buildings that can be walked around. In 2005/2006 studies by the Building Research Establishment and National Physics Labs found that the insulation levels of spray foam couldn't in the sample bring you values below 0.2 as are often claimed or our values of five to six tested in accordance with BS EN ISO 8990. There are values of 1.69 to 1.71 metres squared kilowatts as opposed to five or six. This is very embarrassing for many local authorities that have approved schemes based upon the industries figures. We would comment that you should never believe figures such as this that are industry produced without testing them by an independent basis such as the BRE.

British Standard and testing on Interstitial Condensation

The interstitial condensation is meant to be a problem with this type of foam insulated roofs however we couldn't find any evidence to prove this. The research British Standards did for BSI3788 which requires the taking of monthly values internally and externally and calculating whether there is any condensation on one or more surfaces. This is being done through the year in the winter and summer months. Research carried out by Glasgow Caledonian University 22 July 2009 concluded whilst fine film drops of condensation may be present during some of the time it wouldn't affect the roof timbers and therefore there is no grounds to rejecting insulating roofs on condensation risk. It makes us wonder whether it is more the fact that the water can get through the tiles and sit against the timber that causes future problems. It provides a satisfaction method of achieving the target insulation value of 0.16 watts per metre squared. This in turn doesn't relate back to the BRE's own research showing the products don't reach that thermal efficiency level unless the spray foam is very thick. We seem to recall that 130 mm was recommended.

Consensus of opinion on the internet



If you Google spray foam insulation good or bad you will as well as getting the various companies that install it get a number of DIY websites that come up. Many of them comment to avoid it like the plague for a variety of reasons. Many talk about problems that they have had with not being able to repair their roof when it is leaking. We saw one article where it advised that they had had to reroof in the end and the roofer had said rather than being able to save 70 to 75% of the slates they were only able to save 25% of them due to the foam damage which greatly increased the cost.

Dampness is coming through my roof, spray foam is a quick way of fixing it

If you are convinced that dampness is coming through your roof you need to take a second to consider is it really coming through your roof or is it condensation. As a chartered surveyor we would comment that it may well be the second item condensation which you are suffering from.

We find that during the winter months we come across people that have what they believe to be dampness coming through their roof but it is in fact where the warm air from inside the property has arisen into the roof and met the coldness of the tiles or slates. Ironically this often occurs when hiding Christmas presents in the roof or getting Christmas decorations down from the roof or putting them back up in the roof. If you look at the various adverts for spray foam insulation it's very much sold as a quick

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fix where it is said that it can be fitted in one to two days. There is however the long term to consider as how do you fix roofs in years to come.

Never use spray foam on an old property that is Listed

Older properties have a slightly different construction to modern properties. They often have handmade clay tile roofs that were originally fixed by an oak peg or slates that are nailed. In both cases dampness can get into the clay tiles for example by the tiles being displaced and to the slates by nail fatigue causing the nails to rust and displace. In both cases the quick fix of a spray on foam then looks a good way to resolve the problems, with the sales techniques being that it cures roof leaks, greatly improves insulation which is always a problem when you live in an older property as you suddenly realise how much heat is needed to keep it warm. I think we mentioned earlier that it can cut heat losses by down to 80% which is what the spray foam insulation sales people say and the big problem is when you have got a listed building and the spray foam insulation is used it damages something that simply cannot be replaced. Then you ultimately have to do a proper job on the roof and replace and repair the tiles, you will then find that as they are stuck to the foam insulation many of them are unusable.

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French Drain

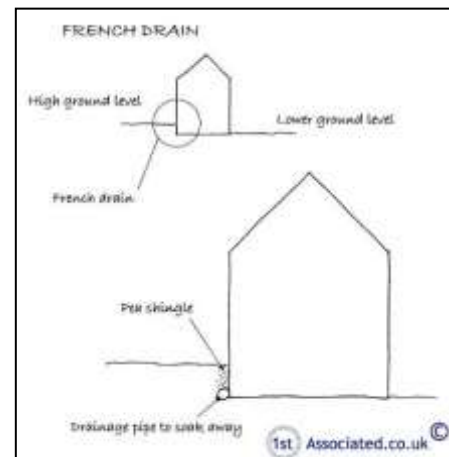
Using a French drain to resolve a dampness problem

We are finding where we are asked to look at damp walls and damp floors or damp problems in general that commonly it is because the external ground level is higher than the internal ground level, or airbricks have been blocked, or simply paving slabs, decking or briquettes have been used to form a patio area. This then discharges any rainwater against the building. Quite often the solution is to add a French drain.

Whilst French drains are quite simple and are basically nothing more than trenches filled with gravel, although there is a bit more to them, as we will explain, they are almost a D.I.Y. job for most people and they are relatively easy to install and are low cost. However, you do need some care and attention, otherwise you can install what we have heard referred to, as the French pond.

What use is a French drain?

A French drain is a trench, the width of approximately six inches or 300 millimetres wide, or the width of your spade, and is approximately twice the depth, i.e. 12 inches or 300 millimetres. In most cases this will suffice, however, where there is a great deal of ground water you may wish to make the trench wider and deeper.



The French drain acts as an area where water soaks away quickly. We often recommend them close to building, but not next to the building, as this helps reduce the ground level and/or take any water that is directed at that area away. For example, where a patio has been put in place which aims any rainwater at part of the wall. As mentioned, whilst a French drain is a D.I.Y. job, it does need some understanding of how it works.

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French drains must be on a slope

The piping that goes at the base of a French drain should be perforated or, as we did years ago for land drains, there should be gaps between each pipe. It should be set onto a bed of firm ground and the pipes should on a fall to the drain. Whilst you should be able to ensure there is enough fall by sight, we also like the idea of rolling a marble from one end to the other.

You will then need to put the pipes down, fill the trench with half an inch, to an inch, of good sized gravel. You can leave it at that, or in addition you can cover with sand and then turf over. This is how a basic French drain is carried out.

The French drain system that we would recommend

This would be as described, although we would add to the base an inch or two of gravel on to which the perforated drainage pipe will rest. It will then wrap around that drainage pipe filter fabric. This is to stop the holes in the perforated pipe from blocking up. By the way, the drainage pipe should be four to six inches/100 millimetres to 250 millimetres. We would then fill with gravel. In addition to this, we would add a silt trap and this is added in the run of the pipe and is very similar to a road gully (not that's of much use if you don't understand how a road gully works). The silt trap is a rectangular box with a pipe opening at each end. The drained water passes onto this and any particles sink to the bottom of the box and then the water travels on to the other side of the box, enabling you to feed into a drain.

These are usually made of glass reinforced polyester and have been available in this form since the mid-1980's. They are normally reinforced with a steel frame for additional strength and re-bedded in concrete.

The French pond!

French drains will, over time, clog up, which is why we recommend using a filter fabric. However, even with this they will eventually clog up. Unfortunately, there is no dingo-rod equivalent, as it is normally fine sand, organic matter or clay that has clogged up the French drain. So, it is a case of digging it up and cleaning the pipework (or it may be quicker to just replace it), adding a filter fabric and re-filling the gravel.

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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
A1 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
A2 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)
A3 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
A4 Drinking Establishments	Use as a Public House, Wine Bar or other Drinking Establishment	A1, A2 or A3
A5 Hot Food Takeaway	Use for the sale of hot food for consumption off the premises	A1, A2 or A3
B1 Business	(a) Offices other than in a use within Class A2 (Financial and Professional Services) (b) Research and Development – Laboratories, Studios (c) Light Industry	B8 (where no more than 235m ²)
B2 General Industry	General Industry (Other than Classified as in B1) The former 'Special Industrial' Use Classes, B3 – B7, are all now encompassed in the B2 Use Class	B1 or B8 (B8 limited to 235m ²)
B8 Storage or Distribution	Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres and Repositories	B1 (where no more than 235m ²)
C1 Hotels	Hotels, Boarding Houses and Guest Houses. Development falls within this class if 'no significant element of care is provided'	No permitted change
C2 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
C3 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
D1 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
D2 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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