

COMMERCIAL BUILDING SURVEY

XXXX

XXX

Luton

Bedfordshire

LU2 XXX



FOR

Mr X

Prepared by:

XXXXXX

INDEPENDENT CHARTERED SURVEYORS



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INTRODUCTION

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

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

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

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

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

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

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

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REPORT FORMAT

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

GENERAL/HISTORICAL INFORMATION

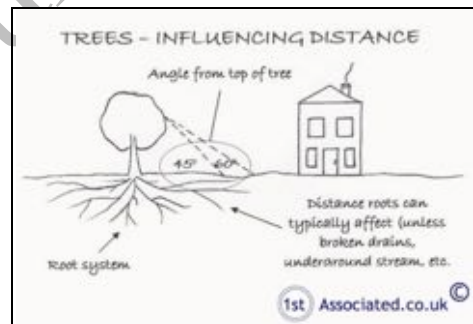
This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

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

A PICTURE IS WORTH A THOUSAND WORDS

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle 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.



Influencing distance of trees

ORIENTATION

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

ACTION REQUIRED AND RECOMMENDATIONS

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

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

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SYNOPSIS

SITUATION AND DESCRIPTION

This is a two storey detached pub which has been much extended and altered over the years and also has an underground cellar.

The property is on a sloping site and there is a car park to the right side and sitting out areas.

There are outbuildings to the rear together with a private garden to the left side with a new wall being built around it.

We were advised by Mr X, the current owner, there was once a chapel to the right side and as such there is a covenant on the land that no alcohol can be sold on it. This should not affect you with your proposed use as a children's nursery but may limit the value of the building as a pub business.

The owner advised in our question and answers sheet that he believed the property was built around 1967, however it does look like it was built earlier particularly with the use of the slate roof we would have thought 1890's to 1940.

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

We have carried out a brief inspection to ascertain if the building is listed via the BritishListedBuildings.co.uk website. We have found it not to be recorded as listed.

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

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LOCATION PLANS

Bedfordshire
Pub plan to convert

Bedfordshire
Pub plan to convert



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EXTERNAL PHOTOGRAPHS



Front view
Ariel view – 360 photo



Rear view of the first floor level



Left view



Right view



Parking to the Right



Road way and access to the
property

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ACCOMMODATION AND FACILITIES

(All directions given as you face the property)

The following gives a general overview of the facilities at the property.

Ground Floor

Front of House

- 1) Front left bar
- 2) Front bar
- 3) Entrance to front bar
- 4) Central bar servery
- 5) Restaurant to the right

There are no toilets for the less able / disabled.

Back of House

- 6) Behind servery
- 7) Kitchen to the rear middle
- 8) Wash up area to rear right side

First Floor

Private Living Accommodation

- 9) Rear middle access to first floor
- 10) Front right bedroom
- 11) Front left lounge
- 12) Rear right shower room
- 13) Rear left toilet
- 14) Corridor access

Basement

- 15) Front right below ground level cellar

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Signage

In this instance we assume you will be re-signing the property. Given the location of this property we would also recommend remote signage to advise people as how to get to the property.

Remote signage Defined

This is signage that is located away from the property such as in farmers' fields etc. (you will have course need to get permission to do this).

Outside Areas

Car park

There is a car park to the right hand side. The whole of the property slopes to the right side as well.

Public road

The adjoining road is a narrow and relatively fast village road. You do need to think about and consider this with regard to your customers dropping off children etc.

It should be noted in the ordnance survey plan that we have included within this report (page 6) that it does not show the land adjacent on the right side so you do need to check and confirm ownership rights with regard to this land.

ACTION REQUIRED: Your Legal Advisor needs to check and confirm all of the above information together with what your legal rights are with regard to access and parking and permitted hours of work.

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INTERNAL PHOTOGRAPHS

(All directions given as you face the property)

This is a photographic record of the property on the day we viewed the property.

Front of House



Front Left bar



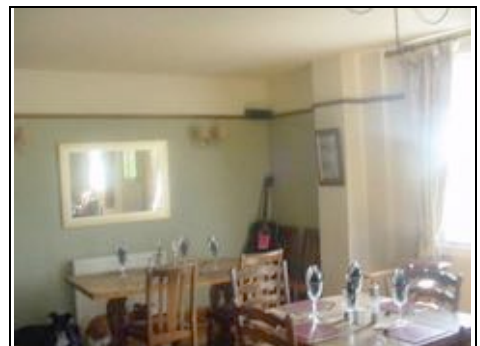
Front bar



Front bar



Central bar servery

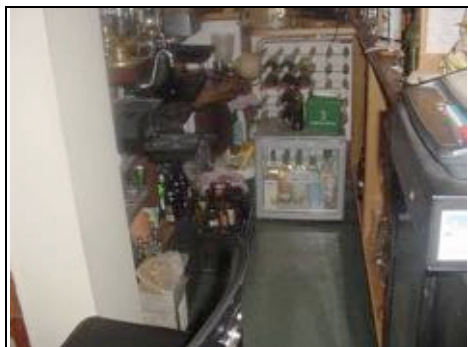


Restaurant to the Right

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Back of House



Behind the servery



Kitchen to the Rear Middle



Wash up area to Rear Right side

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Private Living Accommodation

First Floor



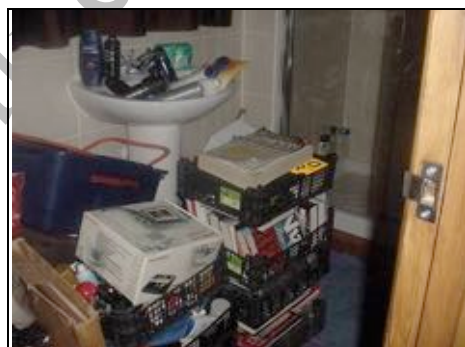
Rear middle access to first floor



Front Right bedroom



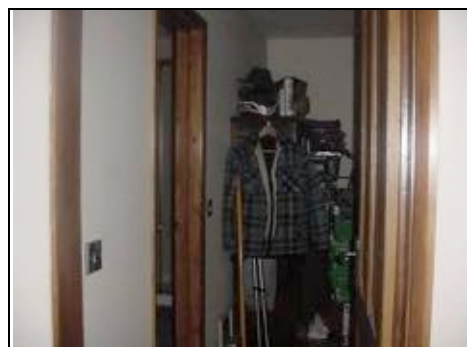
Front Left lounge



Rear Right shower room



Rear Left toilet



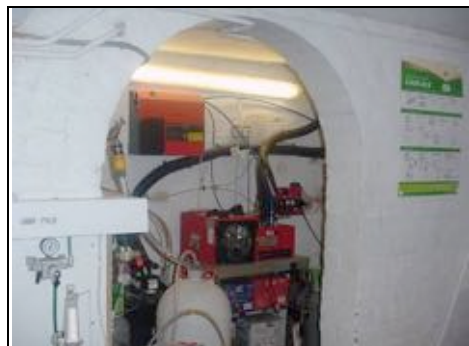
Corridor access



The Basement (below ground level)



Cellar doors



The cellar



Stored items



Stairs to the cellar



Electrics and pipes in the cellar



SUMMARY OF CONSTRUCTION

External

Chimneys:	One brick chimney
Main Roof:	Slate at high level
Rear roof:	Single pitched slate roof to left side with single pitched slate roof extension
Roof Structure:	Cut timber roof with amendments
Gutters and Downpipes:	Plastic (there may be some original cast iron remaining)
Soil and Vent Pipe:	Plastic rear left side
Walls:	Painted render
Fascias and Soffits:	Timber / Brickwork
External detailing:	
Windows:	Plastic windows with and without trickle vents
Doors:	Entrance doors are timber Fire exit doors are timber



Internal

Ceilings:	Mixture of lath and plaster and modern plaster which has been covered with modern plaster (all assumed)
Internal Walls:	Solid and hollow (all assumed)
Perimeter Walls:	Mixture of finishes with old and modern plaster and dry lining (all assumed)
Floors: Basement:	Concrete (assumed)
Ground Floor:	Suspended timber, joist and floorboards with embedded timbers and concrete (all assumed)
First Floor:	Suspended timber, joist and floorboards with embedded timbers (all assumed)

Services

We believe that the property has mains water supply, septic tank, electricity and gas bottles (all assumed). We have not been provided with any test certificates or inspected at this point of time.

Heating:	There is a Worcester boiler located rear right wash up area.
Electrics:	The electrics are above the bar and are located in the cellar.
Gas:	Only gas bottles to rear of property. No gas supply.
Drainage:	The manholes are located rear and right side of the property into an independent mini sewage which is located in the car park area.

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

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

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

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EXECUTIVE SUMMARY

Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs.

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 350 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

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

Plus Points

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

- 1) The property has got potential however we believe it is a fine balance between the costs of converting this property and the income stream it will generate. Remember fall in love with the numbers not the property.

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

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Medium Priority

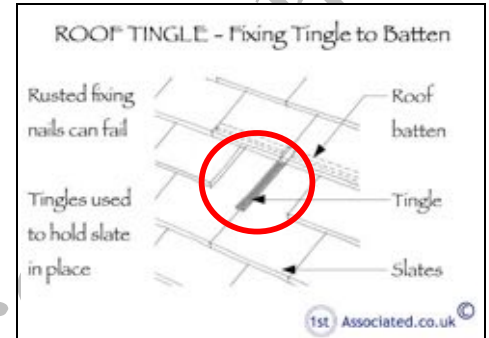
Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

1.0) Roof repairs

To the roof there are a number of areas of slates that have been repaired with lead tingles.

For example, to the front right side and the rear of the property.

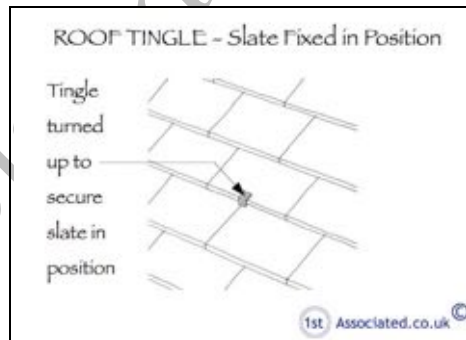
We would generally comment where there are a dozen plus lead tingles, as there are in this instance, we would normally be recommending to re-roof. However, bearing in mind you are looking to do alterations and improvements to the property you may wish to wait on this work.



Slate tingles



Slate lead tingles to the main roof



Slate tingles



Lead tingles on the front Right side of the roof
(which look like dots on the slates)
Ariel view – 360 photo

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ACTION REQUIRED: We would recommend you monitor the roofs and be aware if they do leak they are likely to need replacing rather than repairing. The work is likely to require scaffolding, which could be quite costly.

ANTICIPATED COST: In the region of £2,500 - £5,000; please obtain quotations.

Please see the Roof Section of this Report.



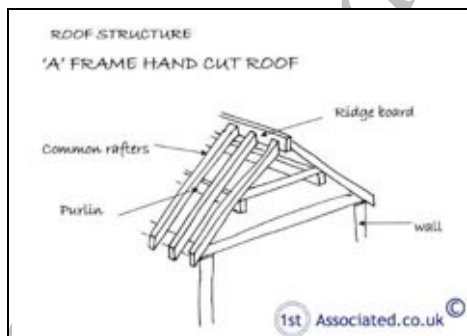
Slates repaired with lead tingles to the rear roof
Ariel view – 360 photo

2.0) Repair work to the roof structure

Within the roof space accessed from the first floor lounge we can see what is known as an A Frame cut timber roof. When we inspected this it did look like some extra timbers have been added to help stabilise it. It is difficult to be certain but we do feel it is best to be safe than sorry.



Main A Frame roof structure



A Frame roof structure



Additional timbers added

ACTION REQUIRED: Your legal advisor to specifically ask if there have been any structural alterations to the roof and the property as a whole.

Please see our further comments with regard to movement in the property.

Please see the Roof Section of this Report.



3.0) Structural movement and cracking

There is some movement to the property towards the car park side. This is not that unusual considering the property sits on a sloping site and also bearing in mind the alterations that have taken place.

For example, the removal of the walls at ground floor level, as is often the case in modern pubs where the original small bars have had walls removed to make them into a larger bar / open plan layout.

ACTION REQUIRED: We would suggest to be on the safe side that the existing owners take out an insurance claim, advising that the cracking has been noted by a structural surveyor (this should cost them nothing other than time to write the letter). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any progressive movement. Your future liability will be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

Your solicitor needs to ensure this is a legally watertight process and ensure your liability is limited to paying the excess on the insurance only.



Cracks to front left window



Sloping site



Cracks to the front left wall



Cracks to the front right first floor window

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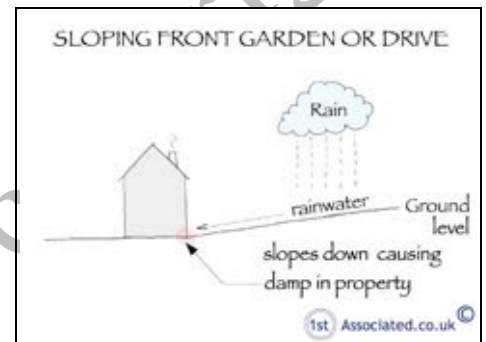
4.0) Dampness

The property sits on a sloping site and as such water is travelling from the top to the bottom of the sloping site and the property is in the way and this has resulted in dampness getting in to the property particularly to the rear. The front of the property is higher so the drainage area is not affected however we do think that the dampness hidden beneath the floor level.



Dampness to the rear left corner

We can see there has been a long term problem here and that a half round gully has been formed to the left side and to the rear of the property. It can be affective but it does not seem to be working well in this particular case so we would recommend the adding of a French drain or an equivalent.



Sloping front garden

The rear of the property is a dry lined wall this may be to hide dampness and may well be a converted single skin brick wall. Although John the owner did not seem to think so (he did say that it was before his time).

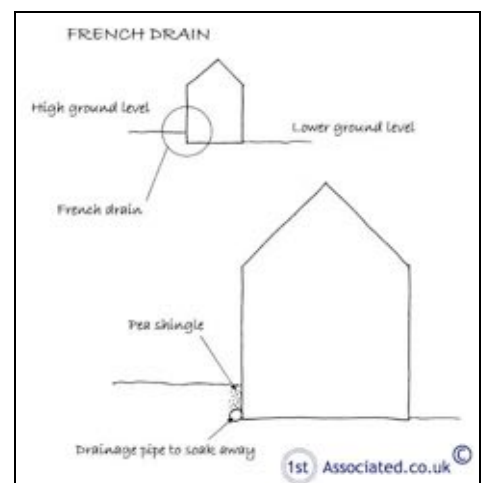
Depending upon the use for this rear area, even with a French drain that we mentioned, you may still have an area that is too damp and other work will have to be carried out.



Dampness to the downstairs WC

ACTION REQUIRED: We would recommend adding a French drain to minimise dampness.

ANTICIPATED COST: £5,000 - £10,000 as it is fairly long French drain and will need to be quite deep to get a suitable fall on it. We recommend a perforated pipe is used at the base and this discharges into the waste pipe. Please obtain quotations.



French drain

Please see the Dampness Section of this Report.

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5.0) Possible asbestos

We always have to give a warning of possible asbestos as when this building was being built asbestos although was no longer in use as in larger quantities as was once used it still was being used for some elements.

Our insurance company require us to advise we are not asbestos specialists and recommend you have an asbestos survey carried out by a specialist asbestos company.

ACTION REQUIRED: You need to obtain an asbestos report from the existing owners or have one carried out yourself.

ANTICIPATED COST: £500 to £1000 (five hundred to one thousand pounds); please obtain quotations.

Please see the Asbestos Section of this Report.

6.0) Services

6.1) Electrics

We believe in some areas the electrics are quite dated.

The owner John advises that he has had an electric test recently but we don't think this was to the whole of the property.

ACTION REQUIRED: Your solicitor to ask in writing for sight of the electric test to confirm it is for the whole of the property.



Electrics in the bar

If it isn't we recommend an Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent. We assume you need to alter the electrics to suit the proposed use of the children's nursery.

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ANTICIPATED COST: £250 - £500 (plus any work recommended which we would expect this to be in the region of £1,000 - £3,000). You will also be looking to make alterations and amendments to your new design as well; please obtain quotations.

6.2) Heating

Currently the property has a one boiler system. Generally reasonably sized high volume pubs would have a two boiler system, one for the trading area and one for the private living accommodation. These two boilers can then be interchanged necessary to ensure there is always heat. We would suggest a similar back up system is used in the children's nursery as a minimum as you do not want to have an unheated building during the winter months.

ANTICIPATED COST: To allow for new heating and boiler, we would set aside the sum of £5,000 - £7,000. You may need to specifically design a new heating system for the premises as a children's nursery as it is important that they are kept warm and well ventilated; please obtain quotations.

6.3) Drains

We lifted two of the manhole covers, finding the second one looked to be blocked. They have limited use at the moment and we would add that they go into their own septic tank. You need to make sure this is appropriate for your proposed use of the children's nursery.

We have surveyed children's nursery's before and there have been problems with the drains so from what we can see if your plans are looking to putting new drains in you should make sure that there are adequate manholes and also look at the use of commercial macerators.

We have included a sketch of a septic tank however you have what we understand a mini sewage system which includes several tanks plus perforated pipes discharging into the nearby fields.



Blocked drain to the right of the property



Clear drain to rear of the property

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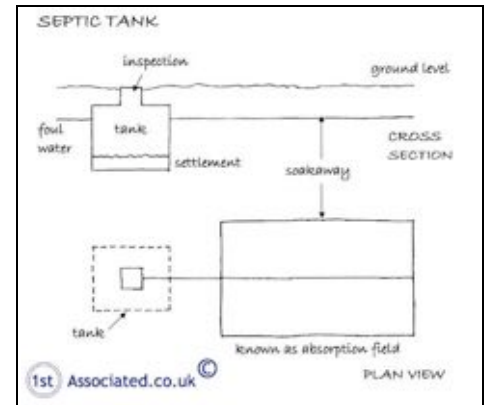
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Manholes Defined

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

ACTION REQUIRED: Your legal advisor needs to check and confirm you have permission to do this. We would also recommend a closed circuit TV camera report of the drains.



Septic tank

ANTICIPATED COST: A few hundred pounds for CCTV report; obtain quotes.

Please see the Services Section of this Report.

High Priority

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

There is nothing, which we feel falls within this section providing you are happy with the characteristics and associated costs of the property which we have mentioned throughout the report and that you are happy to carry out the work and the investigations that we have recommended.

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Other Items

This section discusses other areas that we touched upon during the part of the survey but doesn't form part of the structural survey / building survey.

Proposed extensions and alterations

We spoke briefly about the proposed extensions and alterations; we would suggest that you need to look closely at the facilities needed and a mix of:

- 1) Inside areas
- 2) Outside areas
- 3) Welfare / Toilet facilities
- 4) Car parking / Dropping off facilities

We would also suggest a close examination of your running costs. From a surveyor's point of view such things as maximising the energy efficiency and thermal efficiency are important as our experience of mature nurseries other than they are costly to heat and run.

Keeping a healthy environment

Condensation and black mould can become problems within nurseries as young people generate a lot of moisture and needs to be dealt with effectively. You may wish to look at air conditioning or heat recycling humidity controlled extract system.

Highways

We also think that you need to consider the business proposition from the highways point of view. You have a relatively narrow and fast village road and you will need to facilitate car parking and also dropping off children on a regular basis and of course needs to be safely and conveniently carried out.

Utilising of space

We understand you are aware of the spatial requirements of caring for children. You also need to look at outside areas and as discussed possibly a way of gaining space would be to have an appropriate outside flat roofed area onto the new extension.

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Initial developments should not reduce future development options

We also discussed how your initial developments should also consider your future development, for example;

- 1) You may wish to add in extra soil and vent pipes / waste pipes from the toilet areas to allow additional toilets to be added in adjacent rooms.
- 2) You may wish to have your foundations on your extensions deep enough to allow the extension to a second floor level.

Staffroom

As discussed the staffroom should be thought through and the use of the basement and the roof areas.

Fall in love with the numbers not the property

A fairly old surveying adage with regard to property investment and development is to fall in love with the numbers (and make them work) and not the property.

How accurate are the building costs at the moment?

We have generally found that if you get builder involved sooner rather than later they can help considerably with costs and also the buildability of an extension and alterations. We do think this is the best ways to build it and not like architects that can be focused on the design and forget about the costs.

Maintenance

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

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

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Services

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

Electrics

We have identified electrics within the front first floor behind the bar and the cellar. Whilst we have carried out a visual inspection of the electrics (this is commented upon in the Electrics Section of the report) we also need to advise you of the following:

Your solicitor to ask in writing for sight of the electric test to confirm it is for the whole of the property. If it isn't we recommend an Institution of Engineering and Technology (IET) test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent.

Heating

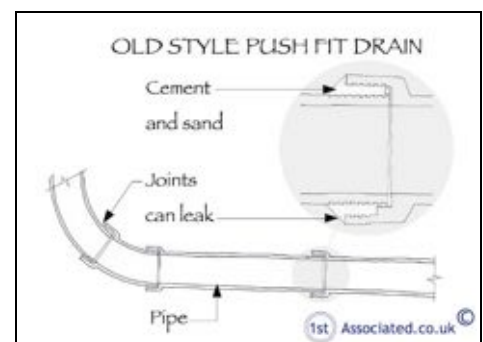
The boiler was in the prep room adjacent to the kitchen on the right side. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

Lighting

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

Drainage

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



Push fit drains

In older properties, such as this, drainage was often push fitted together rather than bonded together.



Water Supply

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

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

Purchase Price

We have not been asked to comment upon the purchase price in this instance.

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 writing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

We would refer you to our comments in the Plus Points, Medium Priority and High Priority Sections and ask that you re-read these.

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

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

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MORE ABOUT THE REPORT FORMAT

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

TENURE – FREEHOLD (OR AS GOOD AS)

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

ESTATE AGENTS – FRIEND OR FOE?

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

SOLICITOR/LEGAL ADVISOR

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

TERMS OF ENGAGEMENT/LIMITATIONS

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

OUR AIM IS ONE HUNDRED PERCENT SATISFACTION

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

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



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EXTERNAL

CHIMNEY STACKS

Chimney Stacks

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

There is one chimney to this property and is located to the left of the property (all directions given as you face the property).

Chimney One – located to the left

This chimney is brick finished with a lead flashing and has two chimney pots. From what we could see from ground level it looked in average condition considering its age, type and style.



Chimney to the left

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



Flaunching

ACTION REQUIRED: Periodically inspect the chimney.

Flashings Defined

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

Flaunchings Defined

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

Render Defined

A sand and cement external coating applied in two or three coats or layers.

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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 a protective underlayer may or may not be present, please read on:

We will consider the roofs in three areas:

- 1) Main roof
- 2) Rear roof
- 3) Left side roof

Main Roof

The main roof is pitched and clad with slate. From ground level, this looks in below average condition considering the roofs age type and style.

With this age of roof there will usually be a few missing or displaced slates, this is nothing unusual.

ACTION REQUIRED: Please see the Executive Summary.

Carry out periodic inspections and maintenance of the roof, as required.



Main rear roof



Main front roof

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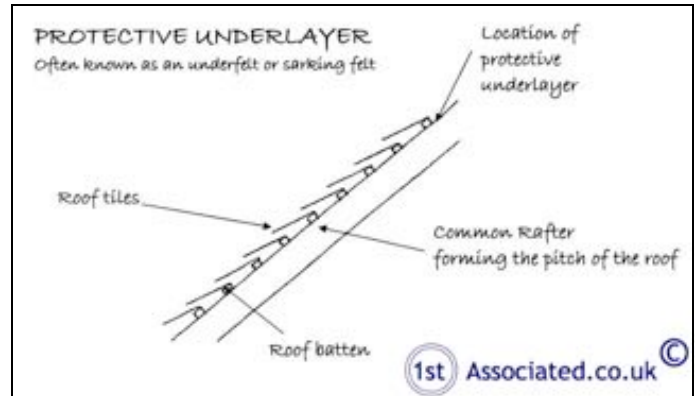
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Protective Underlayer (Often known as the sarking felt or underfelt)

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



Protective underlayer

When we inspected the loft space we found a Hessian based Bitumen membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, it is damaged in a few more places than we normally find.



Hessian based felt

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Low Level Roofs – Single Storey Roof

Rear Pitched Roof

As with the main roof this slate roof has been repaired with lead tingles.

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



Rear pitched roof
Ariel view – 360 photo

Left Side Pitched Roof

This is over the toilet area and this is in average condition for its age type and style.



Left side pitched roof

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

Finally, we were only able to see properly approximately 80% percent of the main roof from ground level, via our ladder, or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

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

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ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

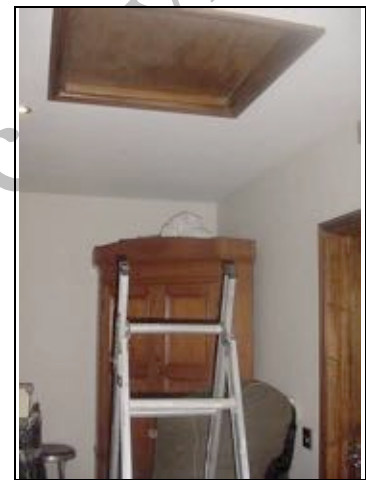
The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Roof Access

The main roof is accessed via the loft hatch located in the left side lounge. There is no loft ladder or electric light. There were secured floorboards within the roof. We recommend that a light and a loft ladder is added, as it will make the loft space safer and easier to use.

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

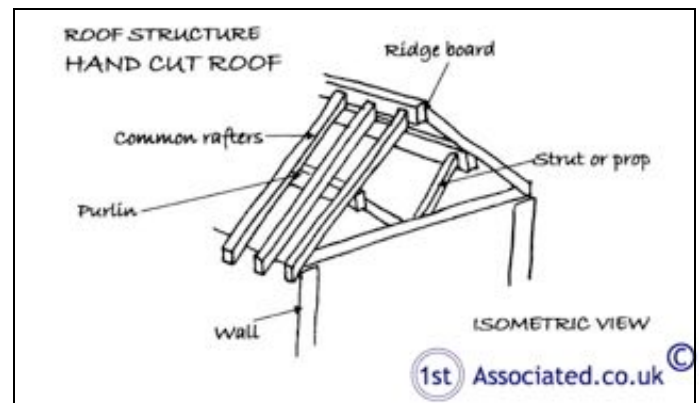


Roof access

Roof Structure

This type of roof structure has what is known as a cut timber A Frame roof with amendments. This is a roof that is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects.

Please see our comments in the Executive Summary.



Cut timber roof

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ACTION REQUIRED: Your legal advisor to specifically ask have there been alterations to the roof. We believe there has been a roof extension to the right side (all directions given as you face the property). There may have been some roof strengthening at the same time or at a different time.

Roof Timbers

We have inspected the roof structure for:

1. Serious active woodworm
2. Structurally significant defects
3. Structurally significant dry rot
4. Structurally significant wet rot

Our examination was limited by the general configuration of the roof, the insulation and the boarding of the roof. What we could see was generally found to be in average condition (although it does look to be amended) for its age, type and style. It is, however, feasible that there are problems in the roof that are hidden.



Insulation and boarding of the roof



General view of inside of roof

ACTION REQUIRED: The only way to be 100 per cent certain is to have the roof cleared and checked.

Water Tanks

There is a water tank in the roof.

We would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks).



Water tank within the roof

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Ventilation

No ventilation was noted.

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 they were hidden due the boarding and the insulation.

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 the roof. 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 deterioration of the property. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Gutters and Downpipes

The gutters and downpipes are plastic (there may be some original cast iron remaining). There is quite a bit of moss to the left side of the gutters and downpipes.

They are in average condition for their age, type and style.

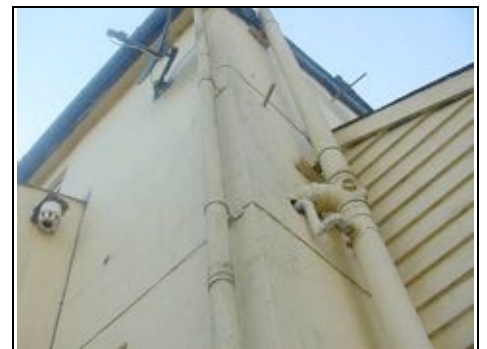


Downpipe to the front Left

ACTION REQUIRED: We would always recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

Soil and Vent Pipe

The property has had the original cast iron soil and vent pipes replaced with plastic to the rear left side.



Soil and vent pipe

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Pipes in the right gable end

These pipes come out of the gable end to the right of the property which maybe vent pipes from the kitchen that is adjacent.

ACTION REQUIRED: We would recommend your legal advisor checks and confirms what these pipes relate to with the owner of the property, as our other thought is that the shower room and toilet above the first floor are not plumbed in.

There was plumbing and drainage works being carried out at the time of our inspection. We trust these will be completed.

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.



Pipes coming out of the Right side gable end



Plumbing work to front of the property



Spoil from the drainage works to the front of the garage

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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 walls are constructed of painted render.

Render

The external walls are finished in a painted render.

We are always wary when we see render to properties as it limits our view of the structure of the building as the render is a coat applied on top of the structure.

We have carried out a tap test (literally hitting the render with the back of a hammer). We found it to be in average condition for its age, type and style.



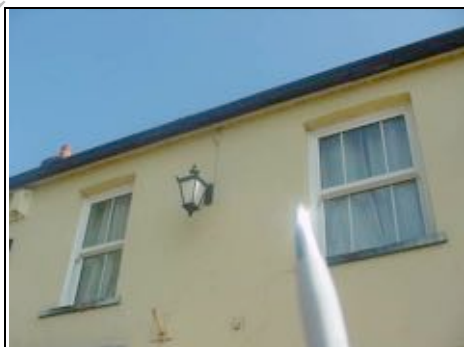
Painted render

Cracking

We did note cracking in the structure, please see our comments in the Executive Summary about movement.



Cracking to the front left of the property



Cracking to the front top right of the property



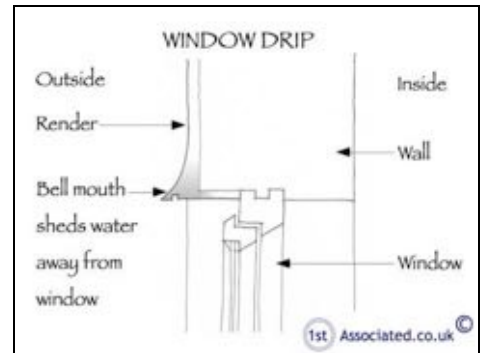
Cracking to the front right of the property

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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.



Window drip

Window Drip Detail

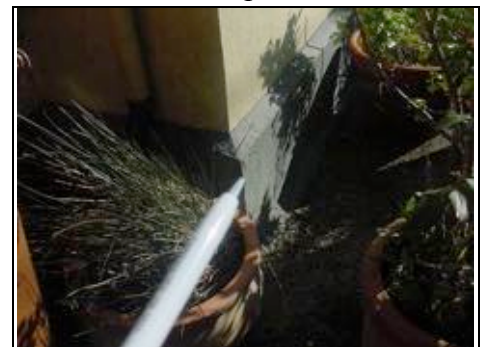
In this case we found no drip detail to the windows.



No drip detail

Plinth to base of property

To the base of the render there was a Plinth detail rather than a bell mouth detail.



Plinth detail
located to the front left

Cracking

We would remind you that any hairline cracks that appear need to be sealed as soon as possible to stop dampness and water getting in.

Painted render/painted walls

Some of the render is in dated condition.

For example, to the left side of the property.

Do not underestimate the amount of time/cost it will take to repaint the property particularly as there is high level work which is likely to need scaffolding which can be expensive.

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Boarding to the right side wall

The boarding is coming off to the right side wall of the property.

This cladding has obviously seen better days and has a lot of wet rot in it but we are aware you are intending to extend on this right side so you have the opportunity to add external installation.



Boarding coming off right side wall

ACTION REQUIRED: We would recommend external redecoration if you're not going to develop immediately. This will in part protect the property as long as the cracks have been correctly sealed first.

ANTICIPATED COST: The cost of redecorating we would estimate in the region of £6,000 to £10,000; please obtain quotations.

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

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

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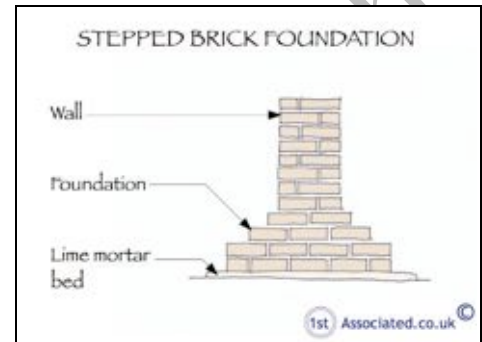
FOUNDATIONS

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

Foundations

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

Newer extensions are likely to be a concrete foundation.



Stepped brick foundation

Building Insurance Policy

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

Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately, this is something we are unable to comment upon from a one-off inspection; the Building Research Establishment recommend a year of monitoring of any cracking.

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

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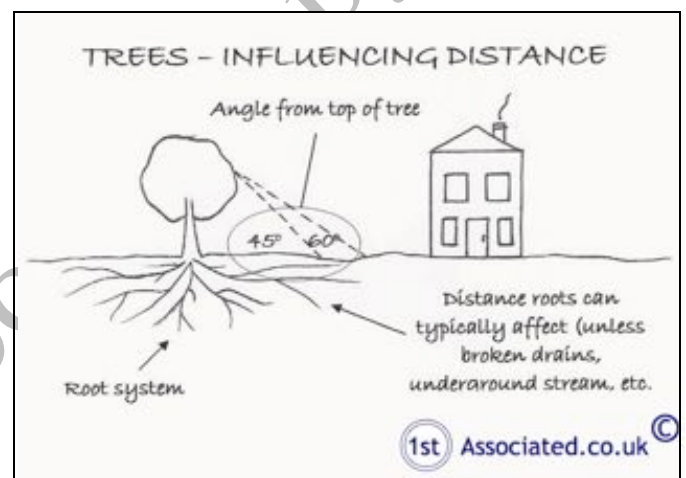
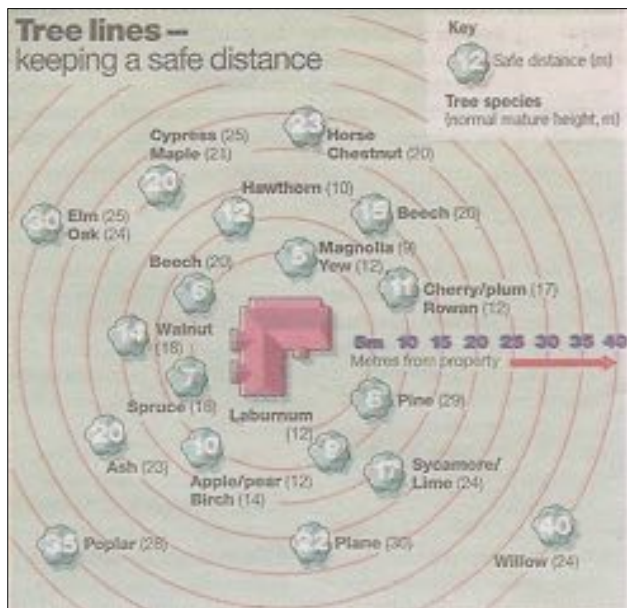


TREES

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

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

ACTION REQUIRED: Your legal adviser to check whether there is a Tree Preservation Order on any trees within the area.



Influencing distance of trees to a property

Influencing Distance Defined

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

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

Please also refer to the External Areas Section.

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DAMP PROOF COURSE

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

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, cannot see a damp proof course (DPC) due to the render over the top of the structure.



There is a plinth painted black as you can see in the adjoining photo. Beneath the thickening of the plinth there may be a slate damp proof course.

Black painted plinth to the front 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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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.

Windows and Doors

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



Older style double glazed window

Although these windows are old enquiries should be made as to the existence of any transferable guarantees by your legal advisor. Generally, it is considered that double glazed units have a life of about ten years.



Timber windows to the rear

The entrance and fire exit doors are made of timber as are some of the windows to the rear for example the kitchen windows.

ACTION REQUIRED: Redecorate the kitchen windows in the summer of 2016 to stop any further deterioration. However, as you are planning your development you may wish to wait until work on this is taken place.

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 boarding on the gable end and on the render would both benefit from redecoration as soon as possible as would the timber windows. However, as you are proposing to carry out an extension of the property we suggest you wait until all permissions are in place for this.

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.



INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

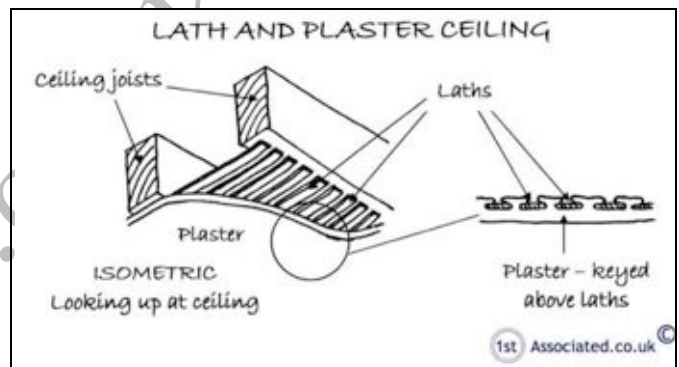
In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.

Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to be a mixture of lath and plaster and modern plaster which has been covered with modern plaster (all assumed).

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 ceiling

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.

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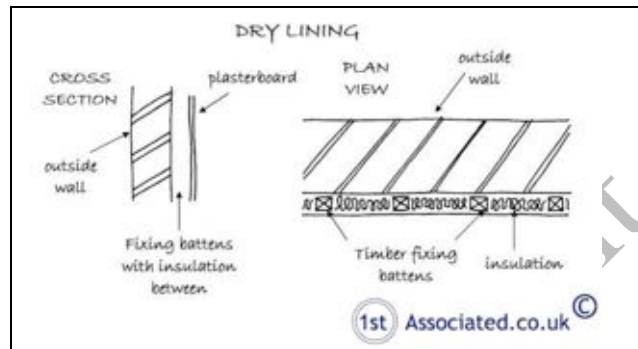
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Perimeter Walls

In buildings of this age, type and style the perimeter walls are a mixture of finishes with old and modern plaster and dry lining (all assumed).

For example, the dry lining was noted in the kitchen preparation area (prep area) on the rear right wall.



Dry lining

We have not opened up the perimeter walls so we cannot be certain of the structure of them.

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

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

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FLOORS

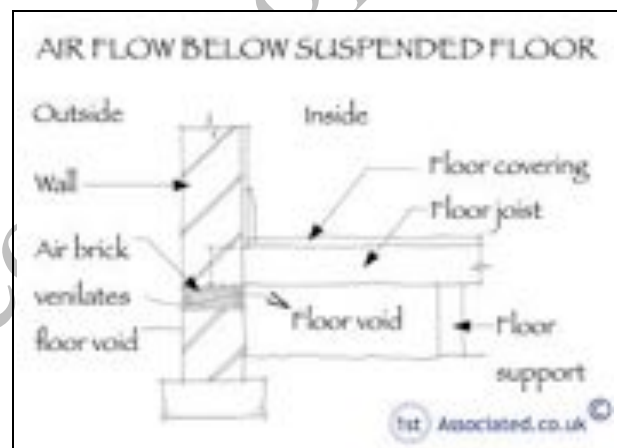
Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Cellar

The cellar has a concrete floor (assumed).

Ground Floor

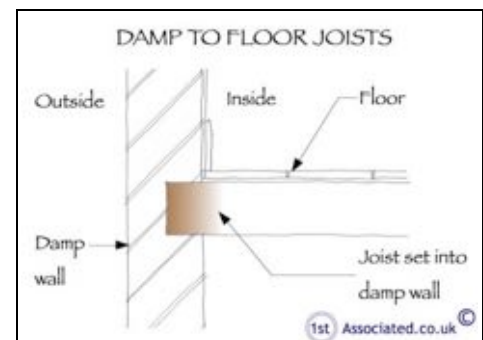
The property has a suspended timber floor, joist and floorboards with embedded timbers and concrete (all assumed) which require air movement underneath to minimise wet rot, dry rot and woodworm.



Suspended timber floor

First Floor

We have assumed that the first floor construction is the same as the ground floor with a suspended timber floor, joist and floorboards with embedded timbers (all assumed) as this is typical in this age of property.



Embedded timbers

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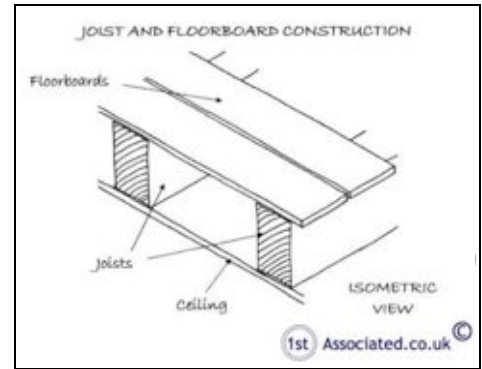
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Joist and Floorboard Construction Defined

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.



Joist and floorboards

Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, exposed timber floors 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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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 breast is located to the left hand side (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.

Any chimneys you do intend to use should be swept and a check should be carried out that a lining is in place.

We would comment that in this particular case where we could see the chimney in the roof space it did look like some dampness had been coming in but there are no significant visual signs of this internally.

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 conceal 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, Flues Section of this report.



Fireplace to the property



The chimney within the roof to the left side

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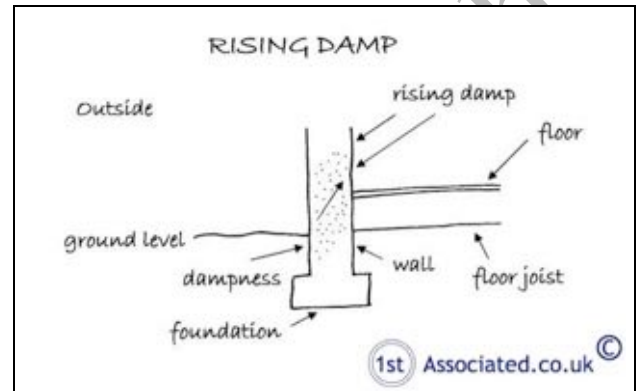


DAMPNESS

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.



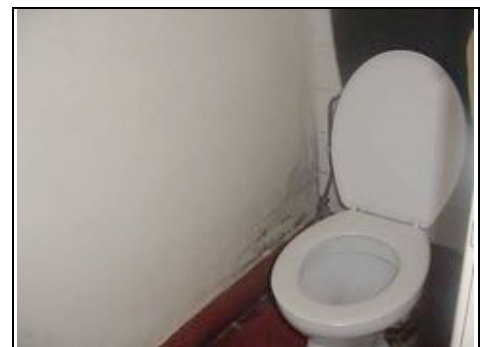
Rising damp

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found rising damp to the rear of the property.



Testing for rising damp

ACTION REQUIRED: Please see the Executive Summary.



Rising damp in the ladies toilet

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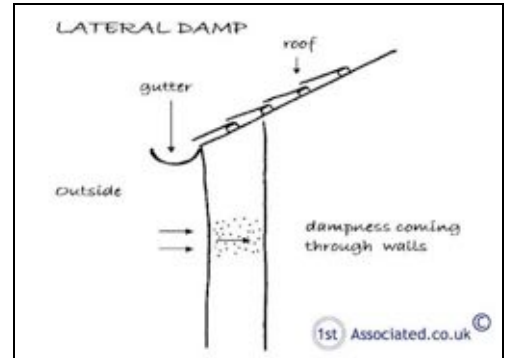
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Lateral or Penetrating Dampness

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

We used a resistance meter on the external walls. We have not found significant dampness.



Lateral damp

ACTION REQUIRED: Please see our general comments on dampness 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, there was a small shower to the first floor which could be prone to condensation.

As you are going to be using the building as a children's nursery the rear range layout is not relevant in this instance, however, we would comment that in children's nurseries that we have been involved with they do tend to suffer with condensation.

Common sense is needed and a balance between heating, ventilation of properties and opening windows to air the property regularly.

ACTION REQUIRED: You need to give thought and consideration to the heating and the extraction of ventilation to the children's nursery.

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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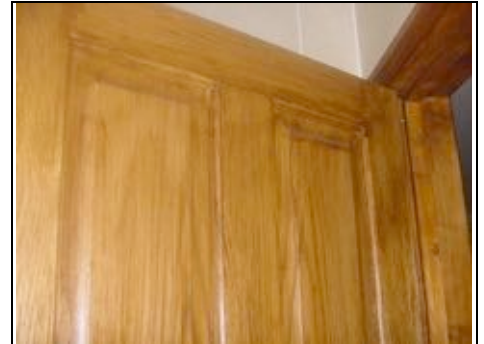


INTERNAL DETAILING

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 doors are veneer doors and look to be a good quality. We find in children's' nurseries that push and pull handles are used.



Panel door

Fire Doors

With the rearranged layout of the property and no doubt as part as the application of Planning and Building Regulations you will have to have the property fully specified with fire doors.

ACTION REQUIRED: You need to insure your designers do include fire doors within the design together with a fire system to the building as a whole staircase.

The entirety of the fire system requires testing and an overall fire plan putting into place.

Staircase

Again with the redesign layout you need to ensure that the staircase has a suitable fire barrier. In a worst case scenario, the top floor can be evacuated by the stairs.

Catering Kitchen

The property has a largish catering kitchen and also preparation room. We found the kitchen in slightly below average condition, subject of course to some wear and tear as one would expect. You may wish to either deep clean the existing units or replace them depending upon the appropriateness for the type of children's nursery that you are running or whether you are catering for meals etc.

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The catering equipment has not been inspected, as we are not expert in this area and you should seek expert advice. We have assumed that the catering equipment meets Local Authority approval and is appropriate for use.

ACTION REQUIRED: You need to have a “cup of tea” meeting with the Environmental Health Officer before you commit to the purchase the property to discuss the general condition and standards within the property.

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

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TIMBER DEFECTS

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

Dry Rot

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

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

Wet Rot

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

We have not visually seen any signs of significant wet rot during the course of our inspection other than minor wet rot to the windows.

Again, 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 no obvious visual signs of significant woodworm activity or indeed past signs of significant woodworm activity that has caused what we would term 'structurally significant' damage. In many properties there is an element of woodworm that is not active. Our inspection has been restricted by the floor boarding and the insulation.

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

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

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

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INTERNAL DECORATIONS

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

Internal decorations are in average condition. Again as you are refurbishing and extending the property we assume you will redecorate throughout.

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

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THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties. Post war insulation started to be introduced gradually. In the 1970s it was upgraded following the fuel crisis and in more recent years there has been an emphasis on it, as if only a consideration in fuel prices would also add with regard to the availability of continuing fossil fuels. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

Roofs

There was approximately 200mm insulation present within the roof although not too current Building Regulations requirements of 300mm. We do think that your energy costs will be considerable with a children's nursery and you do need to try and manage it as best as you can by the appropriate insulation and ventilation.

Walls

The walls to this property are a mixture of solid and some dry lined walls (all assumed). 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.

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

We assume that your new extension is being built to the highest energy efficiency levels.

Windows

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

Services

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

Summary

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

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OUTSIDE AREAS

The main focus of this report has been on the main building. If you wish us to do a specific report on the other areas, then you need to instruct us for this separately. We are offering here a brief overview.

CAR PARK

There is a car park and entrance to the right side of the property. Please note our comments with regard to the ordnance survey map that does not show the car park in or the sitting out area / beer garden.

ACTION REQUIRED: You need to ensure that your legal advisor checks exactly what area you are purchasing.



Car park
Ariel view – 360 photo

BEER GARDEN

There is a private garden to the left side with a new wall being built around it and a sitting area on the far right next to the car park.

ACTION REQUIRED: Again, your legal advisor needs to check and confirm exactly what area you are purchasing.



Garden to the left



Sitting out area on the far right
next to the car park

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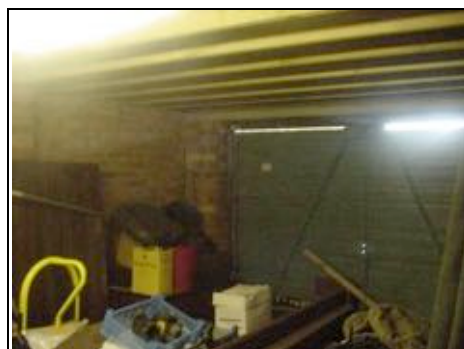
OUTBUILDINGS

The garage / Storage areas

The garage is being used for general storage at the time of our inspection.



Garage



Stored items in the garage

The shed

The shed was being used specifically for pub storage.



Garage



Stored items inside the shed



BOUNDARIES

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

Please see our comments with regard to the ordnance survey map with regards to boundaries.

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

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OTHER MATTERS

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

Security

We would recommend an appropriate security system is installed particularly bearing in mind the use of the property as a children's nursery.

Fire / Smoke alarms

Some smoke detectors were noted we believe these to be battery operated. The current Building Regulations require that they be wired into the main power supply.

ACTION REQUIRED: We assume as part of your fire safety system the building as a whole you will be looking to add new fire alarms throughout.

Insurance

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.

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

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

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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

It is likely to require a complete rewiring. At the moment the fuse boards are in the first floor lounge adjacent the bar and the cellar.

ACTION REQUIRED: As the property is changing ownership an Institution of Engineering and Technology (IET) test and report and any recommendations should be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similar approved.

Lighting

The current lighting needs to be appropriate for the use. You need a specialist to check and confirm the lighting is appropriate for how you intend to use the building.

ACTION REQUIRED: The lighting should be upgraded to your requirements for a children's nursery.

Heating

The property presently has the one Worcester boiler heating system. Please see our comments with regards to having a new heating system.

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Drains

We are advised you are on a septic tank system. You need to do further investigations with regard to what type, its capacity and its appropriateness for your new extensions.

We have not carried out a drainage test.

ACTION REQUIRED: We would recommend that a closed circuit TV camera report is carried out.

Service / Supply Pipes

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

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STATUTORY REQUIREMENTS

Fire Safety/Fire Alarms/Emergency Lighting

We assume this will all be upgraded to meet your requirements for the children's nursery.

ACTION REQUIRED: Specialist advice should be sought.

Disability Discrimination Act

Again, we assume this will all be upgraded to meet your requirements for the children's nursery.

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.

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. This was commonly used post war until it was banned relatively recently, 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 owner/occupier.

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.

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

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Certificates to be obtained from owner/occupier

Test certificates to be provided on:-

- 1) Asbestos - Up to date asbestos report with samples.
- 2) Chimneys - Certificates confirming chimneys have been swept.
- 3) Drainage – closed circuit TV camera report / Septic tank report
- 4) Electrics – An Institution of Engineering and Technology (IET) standards test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent.
- 5) Environmental Health certificates and latest reports - we recommend you meet with the Environmental Health Officer before you legally commit to purchase.
- 6) Fire Safety/Fire Alarms/Emergency Lighting - we recommend you have a Fire Specialist to review the building prior to legally committing to purchase.
- 7) Gas Safe inspection and test report (you need to see heating in working order)
- 8) Lighting - The lighting needs to be checked to ensure it is suitable for the purposes for which you wish to use it.
- 9) Safe system - Ensure there is a full safe system for maintenance access and that this has been tested regularly.
- 10) Security System test

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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

XXXX Limited
Independent Chartered Surveyors
XXXX

This Report is dated: XXXX

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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 XXXX 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 sunny afternoon 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.

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 and throughout the property. We have, however, done our best to work around these.

JAPANESE KNOTWEED

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

ACTION REQUIRED: You need to carry out your own investigations on this matter before you commit to purchase the property and be aware that it could be in neighbouring properties, which you do not have direct control over.

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INSPECTION LIMITED

Unfortunately, in this instance our inspection has been limited as:

- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists and general configuration of the roof.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 4) We thank you for taking the time to meet us during the survey.

BUILDING INSURANCE

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

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

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

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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USER CLASSES ORDER

Town and Country Planning Act (TCPA) Classes Order	Use/Description of development	Permitted Change to another use class
A1: Shops	The retail sale of goods to the public: Shops, Post Offices, Travel Agencies & Ticket Agencies, Hairdressers, Funeral Directors & Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches or other cold food are to be consumed off the premises).	No Permitted Change
A2: Financial & Professional Services	Financial Services: Banks, Building Societies & Bureau de Change. Professional Services (other than Health or Medical Services): Estate Agents & Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops. (Where the services are provided principally to visiting members of the public).	A1 (where there is a ground floor display window)
A3: Restaurants & Cafés	Restaurants & Cafés (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet Cafés which are now A1.	A1 or A2
A4: Drinking Establishments	Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).	A1, A2 or A3
A5: Hot Food Take-away	Take-aways (i.e. premises where the primary purpose is the sale of hot food to take-away).	A1, A2 or A3
B1: Business	a) Offices, other than a use within Class A2 (Financial Services) b) Research and development of products or processes c) Light industry	B8 (where no more than 235 sq.m.)
B2: General Industrial	General Industry: use for the carrying out of an industrial process other than one falling in class B1.	B1 or B8 (B8 limited to 235 sq.m.)
B8: Storage & Distribution	Use for storage or distribution centre.	B1 (where no more than 235 sq.m.)
C1: Hotels	Use as a Hotel, Boarding House or Guesthouse, where no significant element of care is provided.	No Permitted Change
C2: Residential Institutions	Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C3 Dwelling Houses).	No Permitted Change
C2A: Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.	No Permitted Change
C3: Dwelling Houses	Use as a Dwelling House (whether or not as a sole or a main residence), a) by a single person or people living together as a family, or b) by not more than six residents living together as a single household (including a household where care is provided for residents).	No Permitted Change
D1: Non-Residential Institutions	Clinics & Health Centres, Crèches, Day Nurseries & Day Centres, Museums, Public Libraries, Art Galleries & Exhibition Halls, Law Court, Non-Residential Education & Training Centres. Places of Worship, Religious Instruction & Church Halls.	No Permitted Change
D2: Assembly & Leisure	Cinema, Concert Hall, Bingo Hall, Dance Hall, Swimming Bath, Skating Rink, Gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.	No Permitted Change
Not in any use class (Sui – Generis*)	A use on its own, for which any change of use will require planning permission. Includes, Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms.	No Permitted Change
	Casinos - following declassification planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.	D2

* Where uses do not fall within the four main use classes they are classified as sui-generis. We have provided examples of some sui-generis uses but this list is not exhaustive.
(Correct April 2006)

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