



MyLocalSurveyor

In accordance with guidelines set out by the Royal Institution of Chartered Surveyors.

Residential Surveys

RICS Valuations

Ariel Surveys

Home Purchase Building Survey



Inspected Property Address:
100 College Road HA2 XXX



Admin Office – 55 The High London SW16 1EY
Telephone – 020 71121515
RICS Membership No – 0084566
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CONTENTS

1. Introduction
2. Circumstances of Inspection
3. Summary of Condition and Recommendations
4. Structural Movement
5. Exterior
6. Drainage
7. Timber Defects
8. Interior
9. Services
10. Site and Outbuildings
11. Additional Comments by the Surveyor
12. Reinstatement Valuation

APPENDICES

- Ceiling Spot Lights
- Chimney Stacks Flues and Fireplaces
- Timberwork in Period Property
- Insulation



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This report is a concise form of survey carried out by a suitably qualified surveyor and is in accordance with the terms and conditions agreed with the client.

1. INTRODUCTION

The subject property is a Semi-detached (linked) Freehold house with rear garden. There is a front hardstanding with parking for 2 cars. The property was constructed around circa 1940.

Location

The property is located in a mainly residential area of similar properties, and is within reasonable distance of usual amenities. There are shops and schools within walking distance. Public transport is also readily available.

College Avenue in Harrow HA3 comprises 69 properties. Of these properties, 99 per cent are residential (i.e. there are 68 homes in College Avenue). The information we provide below for College Avenue is taken from Mouseprice.com data, third party data.

The most expensive recorded transaction in College Avenue to date is 60, which sold on 26/01/2016 for £630,000. The least expensive transaction that has been recorded in College Avenue is 2 Harewood Court. It sold on 03/10/1996 for £46,000. The property sale that has been recorded in College Avenue most recently was 17, which sold on 06/06/2016 for £480,000.

Of the 68 homes on College Avenue, 24 are flats, apartments or maisonettes. Nine of these properties were built eighty-three years ago. The value of the properties on College Avenue is, on average, £420,883, which makes it similar in price to many of the other places to live in HA3 Harrow, where the average house price is £447,181. This price is derived from the free automated valuation estimates provided on the Mouseprice website. These automated valuations are known in the mortgage lending industry as AVMs. There is reasonable AVM coverage for Harrow HA3. The property valuation estimates are supported by the 71 transactions in College Avenue recorded by HM Land Registry since the 1st of January 1995.



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There are many properties for sale in Harrow HA3 that are listed on Mouseprice.com; however, none of them are in College Avenue. The lowest asking price here is £219,950 for a property on Preston Hill, while the highest asking price is £1,695,000 for a property on Brookshill Drive. The average asking price of all the properties in Harrow HA3 is £537,985.

The accommodation comprises

Ground Floor: Reception room leading to Dining room/ Kitchen, Hallway, study/Utility Room/WC/Shower room, Door from Kitchen/dining room leading to garden. Timber shed to rear.

First Floor: Landing, Bedroom 1, Bedroom 2, Bedroom 3, Family bathroom. Pull Down stairs to Loft.

There is a main garden to the rear of the subject property and a small front forecourt with space for 2 max cars.

2. CIRCUMSTANCES OF INSPECTION

We are not aware of any conflict of interest

It was a cold day with light snow still remaining on the ground and changeable wet/dry weather. The temperature was approximately 10°C. The property was occupied and fully furnished.

Limitations to inspection

There were the presence of fitments such as base units in the kitchen and tiling in the bathroom and WC.

Parts of the loft space were inaccessible and not fully inspected due to roof joists/ boarded areas and dust/debris/stored goods. The underside of the roof could not be inspected also due to thin timber sheets attached to the rafter prohibiting further inspection.

The fitted floor coverings throughout the property restricted our inspection of the floors

The large amounts of furniture, personal effects, fitted cupboards and stored goods throughout the property also limited our inspection.



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3. SUMMARY OF CONDITION & RECOMMENDATIONS

This property is considered to be a reasonable proposition for purchase and we can see no reason why there should be any special difficulty upon resale providing you accept the costs of the repairs that are needed and obtain clarification from Building Control concerning the extension and chimney removal.

Matters which require attention or further investigation

We would recommend that you should treat the following matters, all discussed in the report, as matters where further investigations are required.

- Electrical test certificates. We are not aware of any service contract/test certificates.
- Gas Certificates. We are not aware of any service contract/test certificates.
- Obtain any guarantees for replacement Upvc windows/doors installed.
- Obtain Building Regulation Approval Documentation regarding removal of Chimney Breast.
- Central heating certification. We are not aware of any service contract/test certificates.
- Repointing of remaining Chimney Stack. Pots need removing or capping off from rainwater.
- Legal to investigate all relevant documentation regarding side extension in place.
- Clear all gutters from Moss & debris and reattach drain guards that are missing/broken.
- Fix leak to rear gutter that is leaking onto pitched roof below.
- Re-seal with more permanent sealant the downpipe on the flat roof.
- Re-fix broken/slipped tiles to main front roof.
- Fix/replace front Upvc fascia section that is missing
- Fix front boundary wall that has cracked.
- Re-apply sealant to bathroom fittings around edges to recreate a waterproof seal.
- Repaint and restore parts of timber fascias and soffits that are showing signs of rotting.
- Replace cracked tiles on side (right) roof and secure cabling.



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- Establish precise ownerships in relation to the fences / boundaries at the subject property

Maintenance Recommendations

External redecoration to some areas may be required every five to ten years.

Keep all drains and gutters free from debris

Remove any build-up of dust/leaves from ground floor air bricks/vents.

Keep all shrubbery and the tree in the rear garden well pruned.

4. STRUCTURAL MOVEMENT

We are pleased to report that there was no evidence of major fractures or deflection to external wall surfaces noted and nothing suggested major ongoing structural movement.

However the front boundary brick built wall has cracked and requires rebuilding. See photo P1

5. EXTERIOR

Roofs

Externally the roofs are pitched, tiled roofs set under traditional rafter and purlin construction.

These appear to be set under mainly gang nailed truss rafter roofs which we assume are set on a breather membrane, however due to underside boarding of the loft cannot be confirmed.

The roof surfaces appear in generally acceptable condition. However there are causes for concern with the roof. The coverings are weathered in places and partially slipped or cracked tiles can be seen on the main roof and right side roof above the flat roof extension. See P2/P3



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Flat roof extension.

This has been covered in traditional mineral felt. No ponding of water was noted but the junction of main wall and top of roof has been untidily sealed together with the downpipe and may require further investigation. No damp was noted internally. See P4.

Chimneys

Brick chimney stack at the left hand side wall.

The stack showing above the roof line is badly weathered and the pointing has fallen away in places. The pots don't appear to be capped and although no particular disrepair could be seen, it is possible the flaunching to the pots will require renewal. See P6

As the stack is unlikely to have a DPC and the masonry is very exposed, budget for improvement in the short term.

Lead work noted as an apron where the actual chimney stack is in situ. This appears insufficient in the upper part of the stack as the depth is much lower than the rest of the lead apron. This could lead to penetration of damp/water into the roof space. P5

(Staining was noted to the timber boarding beneath the chimney stack in the loft space. P23). This is indicative of water penetration through the roof down the chimney. Cannot confirm this has been fixed !..note timber boarding fixed to rafters preventing inspection and the BLUE bucket under the supported stack in P25/26.

The stack is unlikely to have a DPC. If well maintained no work needed but as masonry is very exposed, budget for improvement. (Staining was noted internally around base of where Chimney goes through roof in loft. (P23))

Main Walls

Main walls appear to be constructed of solid brick (285mm) traditional construction.

The external walls are faced with an element of smooth cast render in white.

We cannot confirm if a DPC is present in the main structure because of the rendered walls and mortar pointing around the property obscuring the construction but it is likely to have a slate DPC. However the side extension can be seen to have a plastic DPC. P7



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Cracking to the top of the rendered wall can be seen at the rear. This could possibly from an old satellite installation which proved too heavy for the anchor bolts. This should be fixed as part of your planned maintenance program. P8

Solid external walls are prone to damp penetration. Keep areas in good condition but localised repairs may well be needed after severe weather.

To reduce condensation forming on cold walls control heating and ventilation to reduce risk. Consider dry lining to improve insulation.

No significant causes for concern in relation to the external walls. We found no damp within the property.

Air Bricks

Several airbricks were noted externally at the subject property. Many were blocked by a build-up of leaves and debris. These should be kept clear at all times. This aids underfloor ventilation.

Ventilation & Condensation

Provided there is regular trickle heating and some ventilation, then there is unlikely to be any significant condensation.

The control of condensation is of vital importance and the following notes are provided for your assistance.

- Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the windows show signs of misting.
- Restrict the drying of washing indoors only to rooms with open windows and closed internal doors.
- Avoid using flue-less oil or gas heaters. Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces by increasing the ambient temperature of the surfaces. Also, adequate heating will help prevent surface condensation.



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- Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in the kitchen and bathroom areas. Mechanical ventilation by extractor fan is required in certain places and exists in the existing bathroom and en suites but we cannot comment upon their efficiency.

Doors & Windows

In every room at least one window and / or door was opened and no significant causes for concern were given.

All the windows are of double glazed Upvc construction.

Most of the windows are in good repair with no evidence of misting. However the bathroom unit has misted and the seals have perished. Plan for a replacement unit in the future. P9

Doors at the subject property are also Upvc and are satisfactory.

The junction between window/door frames and surrounding masonry is frequently a source of water penetration. Other joints should be checked and any sealing material kept in good condition.

6. DRAINAGE

Rainwater Drainage

All rainwater goods take away rainwater underground. We cannot confirm exactly where the soakaways lead to or whether these actually go to the mains. We recommend you clarify with the vendors exactly where these are sited.

There is unlikely to be any significant problems with water drainage externally to the sides of the property and to the front of the subject property.

It was raining at the time of our inspection and noted no ponding, leaks to the system and other matters which can often only become apparent during a wet test. From time to time some minor works will be required. (Cleaning of debris etc. from drains)

Foul Drainage

The property is assumed to be connected to the public sewer.



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The above ground drainage pipes are made of plastic.

All WCs were flushed at the subject property and found to remove waste from the pans.

Assuming mains drainage is verified, we have little causes for concern. We recommend enquiries are made to confirm the routes of the foul drainage and to confirm that all relevant easements and other matters are in place. We also recommend that you confirm that the property benefits from mains drainage.

We recommend that you carry out all the usual legal enquiries to confirm the existing arrangements where possible. No detailed testing or tracing of drainage runs was carried out.

Gutters and Downpipes

Black round sloping gutters and down pipes around subject property. These down pipes run straight down to drain caps set into the ground around the subject property.

These are supported by brackets which are screwed to the walls. They descend down from the various sections of guttering which are black plastic. Guttering surrounds the subject property at eaves level.

It was noted that most gutters appeared blocked with leaves/moss and debris. P10/P11.

It is essential that these are regularly monitored and swept of any materials that can increase the chance of water build up leading to damp. Several drain guards are missing and need replacement. P12/P13/P14

We noted a broken gutter to rear which is dripping water onto Kitchen pitched roof below. This is an urgent matter. See P15/P16

We recommend that you confirm with the vendor exactly what the arrangements are in relation to the soakaways or whether this surface water run off joins a mains system.

7. TIMBER DEFECTS

External timber defects were noted.

External Woodwork, Fascias, Soffits and Bargeboards



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The entire fascia to the front and side areas have been fastened with timber boards, (Which the guttering is attached) with an element of UPVc fascia and soffit to the right hand side flat roof extension. A section requires re-fixing P17

Facias & Soffits are of painted timber construction. P18/P19.

They all appear to be in generally a satisfactory order, except for the black painted timber fascia to the right side above flat roof extension. P20

Decorations

Externally the property is in a generally satisfactory order, but are starting to deteriorate and will require ongoing maintenance.

The smooth cast render is generally in good condition although a degree of repainting/rendering would be advised as part of an overall program every 5 -10 years.

8. INTERIOR

DAMPNESS

A number of measurements were taken with a hand held moisture meter in all areas where it was deemed likely that damp could be at the subject property.

There were a number of minor readings noted at the property; however these were all effectively at the level which suggests this is purely background moisture.

Nowhere was there a source inside the main part of the property that suggested that there was an indication of serious dampness.

It is imperative that at least 150mm (6 inch) clearance is maintained between exterior ground levels and the damp-proof course. Bridging of the damp-proof course or encroachment upon this recommended gap could cause dampness internally.

It should obviously be stressed that in some areas, such as in the kitchen and bathroom and where there are a number of fixed items, not all floor and wall surfaces were accessible.



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Roof Space

Within the roof space, stored goods, timber boarding laid over joists severely obstructed investigation of the area. The underside of the roof rafters were lined with timber sheeting which prevented inspection of the underside of the roof structure.

Insulation

We cannot confirm that there is significant insulation in the roof space. The loft space is completely boarded with the exception of a few gaps where there did appear to be insulation laid between the joists. Ensure that electric cabling is always laid on top of the insulation to reduce the possibility of overheating occurring. P21/P22/P24

We could not identify an impermeable roofing fabric which allows a certain amount of breathing. This should be in place if discovered at a later date it is absent.

In relation to the roof space we have no causes for concern. However before completion it would be advisable to confirm with the vendor that any personal effects or building material is removed from the area.

Ceilings

Ceilings at the subject property have been constructed with plasterboard which has been finished off with a smooth skim and painted to a finish. We have no significant causes for concern with the ceilings throughout the subject property.

It should be noted that there are sunken spotlights in situ in several ceilings within the property. These should be protected from any excessive heat and be appropriately protected from insulation and other matters within the ceiling. We are not able to confirm without going through the roof space and/or moving boarding that this has been adequately carried out and that there is no consequential fire hazard in relation to these lights. This should be clarified and checked.

Noted that there were no mains smoke or carbon monoxide alarms in situ.

Internal Walls & Partitions

The internal walls and partitions at the subject property mostly all appear to be constructed of solid masonry and have been plastered to a finish.

Except for some minor cracking the plaster finished are OK.



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We have no significant causes for concern.

The original plaster finished is prone to vibration and disturbance. Ongoing repairs will be needed.

Condensation often forms on cold surfaces due to poor ventilation, inadequate heating and insufficient insulation.

Chimney breasts, flues & fireplaces.

There is one chimney breasts built of brick visible from the outside.

There is evidence that the chimney breasts have been removed from the loft level down.
P25-P28

Without receipt of Building Control Approval we cannot comment on its stability. It is not know who performed the extraction of the original breasts/stacks or if it has been done to acceptable structural standard.

If no approval available, we advise a retrospective Approval from Local Building Control.

This is an Important issue that needs rectifying before completion.

Floors

Ground and Upper floors are of suspended timber construction.

Floor coverings restricted close examination.

There is a mixture of laminate, tile and carpet flooring throughout the whole of the property.

Laminate floors are generally an attractive feature to many people and indeed in the short to medium term they more than adequately fulfil their function. These can over time get various marks or blemishes. It should also be noted that walking on these surfaces with any hard soled shoes can lead to problems of damage to the actual flooring. In addition, it should be noted that if people have sand on their shoes this can literally act like sandpaper and create scratches.



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Under certain circumstances some of these can be repaired, by experts, and in other areas this cannot be repaired. This will, over time, increase. That said, as a flooring surface it is perfectly acceptable to fulfil its function.

Contrary to popular opinion, laminate flooring actually has a fairly short life because it does get marked and scratched over time. It is almost impossible for this not to happen.

No significant exceptional causes for concern other than those that occur with all laminate floors.

Going up the stairs and at first floor level we can confirm that timber floors are in situ. These are floor chipboard which is screwed in place. These generally appear to be in acceptable condition. We have no significant causes for concern with this.

It should be noted that tiles should generally not be used at first floor level on suspended timber floors

There can be a very tiny bit of flex as is exists at first floor level at the subject property. If rigid tiles and rigid grout are put into place then it is highly probable that some minor movement will eventually cause displacement of the grout and re-grouting will be required. In some instances this can happen in the course of months. In other instances this can take some years.

Internal Joinery

The property has timber doors, stairs and skirting boards.

In every room at least one window and / or door was opened and no significant causes for concern were given.

The woodwork is Ok for the age of the property but some wear and tear is evident in places.

No repair needed, maintain normally.

Whilst no woodworm was identified in any joinery timbers some may be found when property is fully emptied.

Repair may be needed when furniture etc. is removed.



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In the kitchen there is a relatively modern unit set. We cannot confirm from where the kitchen set was actually acquired. No significant causes for concern.

Internal Decoration

Internal decorations at the subject property are generally in acceptable condition.

Internal walls have been mainly plastered and painted

The walls and internal partitions are generally OK. No signs of damp or ventilation issues.

9. SERVICES

Electrics

Modern electrics in situ. Modern meter and consumer unit situated in under stairs cupboard with RCD switch in situ. This was tested and found to operate satisfactorily. P29

Various plugs sockets were tested in each room with a plug socket tester and these were all found to be wired and earthed correctly.

A number of the electrical lights were tested at random and all were found to operate satisfactorily.

We draw your attention to sunken spotlights contained in roof spaces which can be a fire hazard and/or a safety hazard if set above showers and in certain zones within bathrooms. We recommend that clarification of these matters is obtained.

We recommend that you establish the installation history of the electrical system at the property through enquiries to the vendors in order to establish whether an independent inspection should be carried out prior to purchase if an NICEIC electrical inspection certificate hasn't already been provided to the vendors.

Gas

Mains gas noted at the property. The meter and cut off valve is located in the cupboard under the stairs. P30

We recommend that all valves at the property should be tested and have the necessary tools readily available in case of emergency to operate these valves and confirm from the



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present occupier, exactly what they do. It is advisable to fully turn off and open the valves occasionally to prevent them seizing. If it is not practical to meet with the current occupier we recommend that you ask them to leave a chart and label all the relevant stopcocks such that you can easily address any changes, differences or problems with the current system in the most efficient manner.

Water

There is a mains water supply. The outside stopcock can be found in the pavement. We could not find the internal stopcock. Advice you ask vendors the location before completion, but it is possibly under the kitchen sink. (Couldn't identify due to many items stored)

Heating

Heating and water heating is via a wall mounted boiler located in the cupboard in the kitchen. The boiler heats multiple radiators on ground and upper floors. We do not know of any service contract or test certificate for the heating/water system. P31

There is also a high pressure cylinder and expansion tank located in a kitchen cupboard. P32

Ask an appropriate person to investigate as installation not inspected in the last 12 months.

We recommend further enquiries are made in relation to the system and that any appropriate warranties are verified. If no warranties are available, a 12 month undertaking from the installer to address any issue should be obtained before exchange.

10. SITE & OUTBUILDINGS

Garage/Parking

No Garage within demise. Parking is on/off street.

Boundaries.

The boundaries of the property are defined by mostly timber fencing and brick walls. Fencing and general maintenance appears to be satisfactory when inspecting the parameters of the rear garden.



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11. ADDITIONAL COMMENTS BY THE SURVEYOR

Tenure

Your Legal Adviser should confirm that vacant possession is being given upon completion of the sale, and there are no onerous covenants, restrictions or outgoings relating to the property.

Regulations

It is assumed that your Legal Adviser will be making routine enquiries in respect of the property. These should include confirmation that the main sewer has been adopted and all rights and responsibilities with regard to boundaries have been confirmed.

Guarantees

You and your Legal Adviser must confirm that there are guarantees/warranties available in respect of the following:

- Inspection certificate or installation certificate in relation to electricity.
- Inspection certificate in relation to central heating.
- Building regulation in respect to side extension.
- Building Regs – Chimney removal
- There should be a series of appliance warranties available for such matters as cooker, fridge, dishwasher etc. (if included in sale)

You and your Legal Adviser should make formal enquiries of the existing owner to find out if any other guarantees are applicable to the property.

If any guarantees are made available, they should be carefully inspected to see that they are still effective and would be fully transferable to the new owner of the property.

12. Re-instatement Cost Valuation

For buildings insurance reinstatement purposes, we would recommend a figure of not less than £252,000 (Two hundred and Fifty Two Thousand Pounds). Any buildings insurance cover should be comprehensive to cover all risks to include subsidence and be reviewed regularly, at least every 5 years.



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Signed by Inspecting Surveyor,

Miles Strong MRICS

Right Surveyors London Home Surveys Ltd

Report Date: 19/03/2018



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P1. Structural Movement



P2. Roofs



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P5. Chimneys



P6



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P7 Main Walls



P8



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P9. Doors & Windows



P10. Drainage



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P11



P12



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P14



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P15.Guttering



This is leaking onto pitched tiled roof below constantly

P16



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P18



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P21. Roofspace



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P23



P24



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P25. Roofspace



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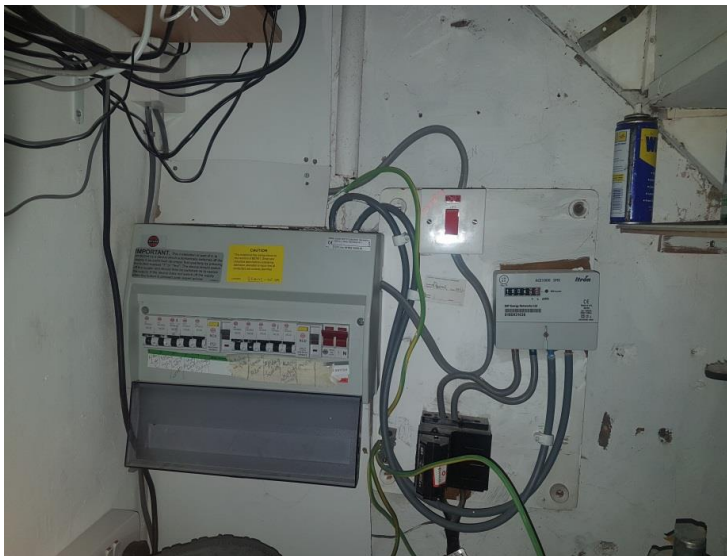
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P29. Services

Meters.



P30. Gas meter



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P31



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Appendix Advice Sheet

1. CEILINGS

Sunken Spotlights – fire hazard

We saw no evidence of any hood to prevent any insulation or other matters falling on top of this spotlight. We recommend that you check throughout the roof space above any spotlights and check that appropriate preventative measures are taken to prevent the spotlights becoming a fire risk be undertaken.

Special covers can be used. Unconventional methods such as covering with upside down fired clay flowerpots with drainage holes have also been noted.

2. Chimney Stacks, Flues and Fireplaces

The following points apply to all older chimneys. Older chimneys were constructed without horizontal damp proof membranes at or just above the roof line or below the chimney base. Any damp that enters into the chimney stack from those areas that are proud of the property (e.g. through the sides, flaunching or pot) will tend to soak down into a property. These chimneys can also suffer from rising damp and attract condensation as a cold bridge. This can cause problems with walls, roof timbers and the internal environment.

Chimney stacks built of brick, block or stone and their pointing and rendering can all become porous over time. Many chimney stacks, however, limit the amount of damp entry into the property by maximising evaporation therefore removal of the damp and / or reducing the level of damp entry.

The level of damp entry from old chimneys can often be reduced but can rarely be completely prevented. It is very important therefore to make sure that this damp can escape rather than becoming a source of problems internally.



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Many chimney stacks contain flues leading from a number of fireplaces. We recommend that you assess which fireplaces and which flues will be used at the subject property. All unused flues should be covered and vented externally and vented from within the property. These can sometimes be vented into the roof space if the roof space is sufficiently well vented. It is important to allow ventilation at chimney pot level as well as at room level and to prevent direct rainwater entry or birds nesting. This would prevent or at least limit any direct rainwater ingress whilst allowing any moisture that has soaked through into the chimney stack to evaporate through a continuous slow flow of warm air through the stack itself. When the brickwork, blockwork or pointing becomes porous, the damp needs to be able to escape rather than descend through gravitational force to adversely affect the adjoining roof timbers, internal environment or other aspects of the property.

Whilst impermeable materials are acceptable to prevent penetration on the top flaunching, the sides should be allowed to breathe and should not be covered with any coating that prevents evaporation of moisture that may have already entered into the chimney stack. For some years builders have rendered chimney stacks in hard Portland cement based renders to prevent moisture entering into the stack especially as a repair if the bricks / stack have already become porous. This render may become porous with time and lack of decoration thereby allowing penetration of moisture but preventing easy evaporation.

It should also be borne in mind that if a chimney is not to be used, it may be appropriate to take a chimney stack down below the roof surface and thereby remove a weak point in the structure. Legal permission to do this may be required, (e.g. listed building consent etc.). There are certain aspects of minor repairs that are likely to be required to the flues and stacks of the majority of such properties. The precise extent will depend upon how the occupier(s) wish to live at the property and how the occupier(s) intend to use the flues. All flues should be swept and checked in the Autumn before use.

3. Timberwork in Period Properties

Woodworm beetle and insect infestation

There are many types of wood-boring insects, and in nature they play a vital role in the decomposition of forest timber, as well as providing a vital food source for other species such as birds. "Woodworm", or "common furniture beetle", are names given to *Anobium punctatum*, which, like many insects, spends most of its time as a maggot before pupating



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and emerging for a short adult life as a flying beetle. So the "woodworm" is actually the larval stage of a beetle.

The adult female beetle lays her eggs in an environment which will offer the best chances of survival for her offspring, which means moist sapwood. Moist, because the larvae need moisture to survive, and have no means of going off for a drink of water before returning to the wood. Sapwood (the outer, living part of the tree), because that is where the minerals and nutrients are, which the larvae need for their sustenance. So the ideal environment for woodworm is the outer layers of a freshly-felled tree.

Most often, that is what we find in practice in buildings. Woodworm damage is confined to the sapwood at the edges of floorboards and joists, and has usually not usually caused significant damage or weakening of timbers. Woodworm or beetle holes were evident within the property. Most of the holes are probably many years old. The woodworm larvae usually spend three to five years burrowing around in the sapwood before pupating, hatching out as adult beetles, and munching their way to the surface, where they leave the characteristic "flight hole". Most of this activity occurs in the first ten years after the house was built or rather after the timbers were cut. After that, the sapwood will have dried out and become less appetizing, and the adult female beetles will prefer to lay their eggs in a more promising location, such as dead trees in the garden.

This is especially true in recent times, when most older homes have central heating, which dries timbers down to below the 11% moisture content needed to support insect life. Some timbers at the property may however have maintained a damp level that may be attractive to beetle, and therefore there could be some localised live beetle infestation. However, this requires further investigation. There is no justification for using insecticides unless you have definitive evidence that there is a continuing active infestation, and that this cannot be dealt with by normal construction methods, i.e. central heating and ventilation. Automatically recommending spraying the flight holes with chemicals can be a case of shutting the stable door years after the horse has bolted.

Skirting boards and Window sills

Timber window sills and skirting boards on properties which are period properties with solid walls and especially when constructed without damp proof courses can become damp



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affected from behind. The finish of this timberwork is usually by a coat or coats of gloss paint.

The gloss paint forms an impermeable shell or skin preventing air getting to the timber from within the room. As the wall to which they are fixed may well be damp, decay can affect these timbers from the rear and rot the timber from behind. This dampness cannot escape due to the paint.

The timber then rots behind the veneer. Very often, this is unidentifiable until the surface of the timber gives way.

Timber joists entering solid walls

Nearly all period properties constructed all or in part with solid walls have timber joist ends that go into the solid walls of the old sections of property. These can become damp affected over time and can rot and decay and until there is a slumping or significant cracking or other movement, one often isn't aware that the joists end themselves have started to rot. Should any floor boards be lifted and / or ceilings removed, we recommend that you inspect the joist ends as best as you are able in order to confirm whether or not any treatment or additional support works are required.

No exceptional causes for concern in relation to the subject property.

4. Insulation

The current regulations under the EEC programme states that a minimum 300mm of standard mineral wool loft insulation is required although it is the U value (currently at 0.16 required) and the type insulation used that must be complied with. (Part L of the Building Regulations).

As much as 25% of heat is lost through a roof which is not adequately insulated. Any existing insulation can be left in the loft and an additional layer added to it to bring it up to the required minimum thickness. It does not matter how long the existing insulation has been in the loft if it still retains its insulating properties.

Once the loft has been insulated to the required depth (typically a minimum 300mm thickness) the ceiling joists will no longer be visible making the roof space hazardous to anyone attempting to enter. However it is possible to arrange for additional joists and floor



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boarding to be fixed to help maintain your storage area. If you already have a boarded area of no more than a third of the loft area the installers will work around it and leave it uncovered. Any company who carries out loft insulation is responsible for insulating tanks and pipework that is in the roof space to ensure it does not freeze come the winter period. Apart from any electrical cables feeding a shower unit, these they will not be a fire hazard. A cable, which feeds a shower unit, is usually a 30amp.

A professional installer will identify this and make sure this cable is not covered by the insulation by either laying the cable on top if there is enough flex or leaving a gap in the insulation around the cable to ensure it does not overheat. Sunken spotlights or down lights should not be covered. Installers should cut the insulation away from these leaving a gap of approximately 2" around the lights to prevent overheating. It is very common that roof spaces are not big enough for anyone to stand up in. This is not usually a problem as professional installers are usually working in a kneeling position on walkboards.

Many companies within the industry work to a 1.4m height minimum for installers to gain access. It is very rare that a roof space is less than this. Some height issues may exist for some installation companies at the subject property. Providing there is sufficient ventilation existing within the roof space, condensation will not occur. The installers are responsible for leaving all areas of ventilation clear of insulation to maintain the current airflow. Improved ventilation to the roof space is required. On rare occasions where the loft hatch is not big enough to get the insulation into the loft a new loft hatch can be created by the installing company at an additional cost.

Upon completion of the work the installers will fit a draught excluder strip around the loft hatch if it is very draughty, providing it is made of timber.

Any mess created should be very minimal, as the installers will provide dustsheets to cover the areas of carpeting/flooring around the loft a



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