

Report On:

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On the Instructions  
of:

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Date of Inspection:

2008

Survey by:

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## SECTION 1

## INTRODUCTION

### IMPORTANT

*It is important that you read the whole of the report and do not rely on the Summary and Recommendations in order to be fully aware of the limitations of the inspection and the details reported.*

### 1.1 SCOPE OF THE SURVEY

*The purpose of the report is to give you as much information as possible to assist you in your decision on whether or not to purchase the property. Matters that should be brought to the attention of your legal advisor are also referred to.*

*As explained in our Conditions of Engagement, there are inevitably some areas of the property that we were unable to inspect. Further inspections of such areas may reveal the need for additional repairs. If such further investigations are necessary, recommendations will be made in the report.*

*Various assumptions have been made, as set out in the attached Conditions of Engagement.*

#### Subsequent defects

*This report refers to the condition of the property at the time of the inspection. Defects may arise between the date of the inspection and your occupation of the property.*

### 1.2 CONFIDENTIALITY

#### Liability to Third Parties

*This Report shall be for the private and confidential use of the Client for whom it has been prepared and may not be reproduced in whole or in part or relied upon by Third Parties for any use without the express written authority of ourselves.*

## SECTION 2

## DESCRIPTION

### 2.1 THE PROPERTY

Description & Age: The subject property comprises a substantial Grade II\* Listed detached house with accommodation over two floors likely to have originally been constructed during the 16<sup>th</sup> century. The property has been extended in the past in the form of a rear single-storey extension forming the garden room and a right hand side flank single-storey extension forming the kitchen.

Construction: The main roofs are of pitched and tiled design. The main walls are a combination of constructions including structural timber framing, lightweight timber framing, solid masonry and cavity brickwork construction. The upper floors to the property are of suspended timber design, i.e. square edged boards over intermediate timber joists, whereas the ground floor is of solid ground-bearing concrete construction.

Accommodation:

Ground floor level: Entrance door leading into inner hallway with staircase to first floor and doors to drawing room, study with staircase to first floor, WC, utility room, garden room, dining room and kitchen.

First floor level: Landing, five bedrooms and two bathrooms.

Externally: Double detached garage, timber sheds and summerhouse.

### 2.2 LOCATION

The property is set within a popular residential area and within reasonable proximity to local amenities and facilities. The Woolpack Inn is opposite and this may cause some noise disturbance. The road fronting the property is also busy at times and therefore noise disturbance is inevitable. Flooding can be a problem in this general area and further enquiries should be made prior to a legal commitment to purchase the property.

We assume that you have familiarised yourself with the local area and amenities and have not expanded further within the confines of this report.

### 2.3 SITE

We understand from the agent's details that approximately 3.5 acres of land is to be transferred with the property. A measured survey has not been undertaken and we cannot verify this. Your Legal Adviser should provide full information prior to proceeding further.

The site is given over to lawns and borders together with a shingle drive. There is a paved terrace to the rear together with a number of large ponds.

2.4  
TENURE

Assumed to be Freehold with vacant possession upon completion together with no onerous restrictions or encumbrances with regard to title, your Legal Adviser to confirm prior to proceeding further.

2.5  
CIRCUMSTANCES  
OF INSPECTION

The inspection was carried out in dry and fine weather. Fitted floor coverings and furniture in all areas restricted the extent of our investigations.

## SECTION 3

## CONSTRUCTION AND CONDITION

### 3.1 CHIMNEYS AND FLUES

*(Chimney stacks have been observed from ground level using binoculars unless otherwise stated.)*

There are three stacks to the property, all of differing constructions. The stack serving the substantial inglenook fireplace within the drawing room is of stone and brickwork construction. Decorative upper oversailing courses have been provided to the upper parts. The stonework and some of the brickwork is corbelled. Decorative shaped plinth stones have been provided approximately 1m above ground level. The stack is continuous throughout its height, no parts having been removed. The upper brickwork appears to have been rebuilt at some stage in the recent past. Two flues are present serving fireplaces within the drawing room and the master bedroom. No pots were visible from our external inspection. Isolated pebbles have been provided within the mortar joints.

Overall, the stack was in fair and reasonable condition although repair and upgrading works are required to put and keep it in reasonable repair for the future. At some stage in the past, the stonework has been repointed. Unfortunately, as and when this was undertaken, a hard cementitious mortar was employed rather than a soft lime mortar. As a result, the stonework has suffered from frost damage as the water that saturates the masonry escapes via the face of the stonework rather than via the mortar pointing. As a result, freeze/thaw action occurs leading to failure of the stonework. In many cases we recommend that this situation is left and monitored, however, unfortunately the stonework is suffering from frost damage and we recommend that the cementitious mortar is removed and lime mortar provided to preserve the integrity of the stack for the future. This will be an onerous and time consuming operation and therefore expensive. You should obtain competitive estimates for this work prior to proceeding further. You should ensure that a competent contractor undertakes the works to prevent further damage to the masonry.

Where making good has been undertaken in the past, this is to a poor standard and improvement works are warranted. A hole was present to the lower parts and its purpose is not known. Further enquiries should be made prior to proceeding further. If redundant this void should be filled and made good.

From our internal inspection, we noted that the flue is heavily coated with a tarry substance. We do not recommend re-use of the flue until it is swept and confirmed for safety by a reputable heating engineer. The tarry residue may need to be removed to prevent the stack igniting.

Also within the flue, accessed from the drawing room, cracking was noted within the stack. We recommend that the affected area is thoroughly cleaned and the cracked bricks cut out and new bricks stitched in. Again, this is a labour intensive task and therefore relatively expensive.

The stack to the left hand side flank of the property, serving the study and bedroom above, is of masonry construction throughout its height. Two flues are present although no pots were visible. Decorative upper oversailing courses have been provided and the stack reduces in width throughout its height. Older style brickwork is present to the lower parts whereas more modern Victorian brickwork is present above. An aerial has been attached to the side. There is a lower stone plinth.

Overall, the stack was in fair order although the upper parts are not wholly vertical. We do not recommend that significant remedial works are put in hand at the present time although this should be monitored in future. Vegetation growth was noted to the lower parts that should be removed. The aerial is no longer adequately supported and should either be removed or re-fixed. This stack has been repointed with cementitious mortar. You should note our comments made with regard to this above. We do not consider the need for removing the cementitious mortar and replacing it with soft lime mortar at present although this situation should be monitored.

Cracks were apparent and have been made good in the past. The making good is not to an adequate standard but is considered to be satisfactory. The mortar at low level is generally defective and we recommend that the worst affected parts are cut out and new mortar pointing provided. Again, prior to re-use, we recommend that the flue is swept and tested for adequacy by a reputable heating engineer.

Finally, there is a modern chimney stack that serves the small inglenook fireplace within the garden room and the Aga within the kitchen. The stack is of fair faced brickwork design and upper decorative oversailing courses and two metal flue terminals have been provided. In general, the stack was in fair and reasonable condition with no obvious or significant sign of failure apparent. We recommend that the flues are swept and tested prior to re-use as a precautionary measure. We do not see any need for specific remedial works to the stack at the present time.

Overall, the stacks were in fair order commensurate with the age and style of property. We recommend that remedial works are undertaken to the mortar pointing to prevent further damage being caused to the stonework in future. This work will be relatively expensive to undertake and we therefore recommend that you arrange for competitive estimates to be drawn up prior to a legal commitment to purchase the property.

3.2  
FLASHINGS AND  
WEATHERINGS

*(Lead or cement waterproofing around chimneys and where the roof meets the walls. These have been observed from the ground level using binoculars unless otherwise stated.)*

Flashings and weatherings have been provided in a number of locations and are discussed as follows.

Valley tiles have been provided at the intersection of the front substantial gable and the adjoining roof slopes. In general, the valley was clear with no obvious or substantial sign of disrepair. Minor signs of debris were noted to the lower parts that should be cleaned out on a periodic basis. This is important to prevent water ingress from occurring that could result in internal dampness in future. This will be a maintenance obligation for the future.

Dentile fillets have been provided at the junction of the projecting gable roof and the adjoining tiled roof surfaces. These fillets consist of tiles bedded in sand and cement mortar. These fillets appeared to be generally adequate on the day of inspection and no signs of significant water penetration were noted internally. These fillets have the propensity for premature failure/cracking due to thermal movement of adjoining materials. We would normally recommend that these are replaced with traditional leadwork but this may not receive consent from the Local Authority Conservation Officer. Further enquiries should be made prior to a legal commitment to purchase the property.

Lead flashings have been provided beneath the front elevation studwork and over the masonry plinth below. The majority of the lead was in fair order, however, some sections have been dressed in too long a length and, as a result, have failed through expansion and contraction, tearing being present. We recommend that the worst affected sections are removed and new pieces inserted, dressed in accordance with Lead Sheet Association guidelines. Traditional leadwork is relatively expensive to undertake and you should obtain competitive estimates for this work prior to a legal commitment to purchase the property.

A sand and cement fillet has been provided at the junction of the kitchen roof and the adjoining timber weatherboard. The fillet is of a lightweight design and unlikely to stand the test of time. We recommend that this is replaced with a lead flashing dressed in accordance with Lead Sheet Association guidelines, subject to Local Authority consent.

A dentile fillet has been provided adjacent to the modern chimney stack. This is generally adequate with no sign of significant water penetration internally. Our comments with regard to dentile fillets should be noted.

It is common practice for lead flashings to be provided beneath windows and over weatherboarding. None have been provided. You should ensure that this junction is adequately weathered to prevent internal dampness from occurring that could cause rot and decay to the structural timber frame.

A sand and cement fillet has been provided where the soil and vent pipe pierces the front roof slope. The sand and cement is not watertight as evidenced by water staining beneath together with rot and decay to the eaves. This fillet should be replaced with its modern equivalent in due course and the eaves repaired.

Sand and cement fillets have been provided at the junction of the two older stacks and the adjoining roof surfaces. Whilst these appear to be generally satisfactory, they are unlikely to remain watertight for any significant length of time and replacement would be beneficial as part of your upgrading programme to prevent internal dampness and decay of the timber roof structure.

A lead flashing has been provided over the study window. This was in fair order although we recommend that mortar pointing is provided at the junction with the leadwork and the wall to create a watertight seal at this junction.

A lead flashing has been provided at the intersection of the catslide roof and the main roof. The leadwork is within an awkward location and whilst it appears to be generally satisfactory localised redressing would be beneficial to put and keep it in reasonable order for the future.

Lead cheeks have been provided to the two inverted dormers. The leadwork has been nailed and not undertaken in accordance with the Lead Sheet Association guidelines. As a result, premature failure will occur. We recommend that remedial works are undertaken prior to failure to prevent water ingress from occurring that could cause rot and decay to the roof structure in this location. The lead flat roofs have also been poorly formed and wholesale renewal is necessary in due course.

Metal valleys have been provided at the intersection of the roofs serving the two rear elevation dormer windows and the main roof. The valleys are very narrow and would not comply with current regulations. You will need to budget for having these cleaned out on a regular basis. It is also questionable as to whether the metal valley gutters received consent as other valley gutters on the roof are of tiled design. Confirmation should be sought from the Local Authority that the current arrangements are satisfactory.

You must be aware that in owning a listed building, unauthorised alterations constitute a criminal offence and can result in substantial fines or a prison sentence. On completion of the purchase of the property, you will be responsible for all alterations undertaken by all previous occupiers. It is therefore of paramount importance that you confirm that all alterations that have been undertaken to the property have received the necessary consents including Listed Building Consent, Planning Permission and Building Regulations Consent.

A lead flashing has been provided at the junction of the kitchen extension and the catslide garden room roof. This was generally in fair condition with no obvious or substantial sign of disrepair. Minor repointing would be beneficial to put and keep it in good condition for the future.

Finally, a lead flashing has been provided over the projecting beam to the front right hand side corner of the main house. The lead has been nailed in this location. Lead should never be nailed as this will lead to tearing as and when the leadwork expands and contracts. Premature failure is inevitable. We therefore recommend that a welded flashing is provided in accordance with the Lead Sheet Association guidelines.

Overall, the flashings and weatherings were generally serviceable at present although repair and upgrading works are necessary to put and keep the property in a watertight condition for the future. Given the number of flashings and weatherings serving the property, this is a reasonable maintenance obligation for the future.

### 3.3 ROOF SURFACES

*(Roof slopes which cannot be seen are specifically excluded. The roof slopes have been viewed using binoculars and have been inspected within the limits of a 3 metre ladder unless otherwise stated. Flat roofs which cannot be seen are specifically excluded, although attention is drawn to their presence.)*

The main roof to the property is of simple up and over design with a hip to the left hand side and half hip to the right hand side. There is a front projecting roof at right angles to the main, also with a half hip. Link pitched and tiled roofs have been provided between the two substantial masonry stacks and the main roof slope. To the rear elevation, a catslide roof has been provided with two gable ended dormer windows and lead cladding to the inverted dormers together with small sections of lead roof. The kitchen roof is of simple up and over design with half hip to the flank. The roofs are clad with similar materials including double lap plain clay tiles, valley tiles at the intersection of the roof slopes and hogs back ridge tiles to the apex. Bonnet tiles have been provided at the hips and sand and cement verges to the flanks.

Overall, the roofs were in fair order with no obvious or substantial sign of disrepair. General undulation and unevenness was noted to the ridges and roof slopes generally. This is not uncommon in this age and style of property and we do not consider substantial remedial works to be warranted at the present time. Moss and lichen was noted to the tiled surfaces. This should be cleaned down on a periodic basis to prevent blockage of the above ground surface water disposal system and deterioration of the tiles over time. Hairline cracks were noted to the sand and cement verges that should be filled and made good to prevent water ingress from occurring in future.

From a ground level inspection, it appeared that a number of the ridge and bonnet tiles are bedded on mortar that has now perished. The worst affected should be taken up and rebbed on fresh mortar. The valley tiles should also be cleaned out on a periodic basis to prevent blockage and consequent water ingress.

There are a number of slipped, cracked and missing tiles that should be pieced in as part of your upgrading and improvement programme. This is vital to prevent internal water penetration from occurring. A number of the tiles are suffering from delamination. This occurs due to freeze/thaw action of water over time. The worst affected will need to be removed and replaced on an ad hoc basis. As noted previously, the valley gutters serving the dormer windows are too narrow and are likely to suffer from blockage that could cause water ingress. Ideally these valley gutters should be replaced with clay valley tiles although this would be an expensive operation to put in hand.

Overall, the main roofs were in fair and reasonable condition with no sign of substantial failure. As with the majority of properties of this age and style, you need to budget for overhauling and improvement on an ad hoc basis to put and keep the roof in watertight condition.

The roof to the kitchen was generally in fair and reasonable order with no obvious or significant sign of disrepair. Some delamination was noted to a number of tiles. Moss and lichen should be cleaned down. There are an isolated number of slipped and cracked tiles that should be reinstated at your earliest opportunity.

Two small lead flat roofs have been provided adjacent to the rear elevation dormer windows. The leadwork has not been undertaken in accordance with Lead Sheet Association guidelines as the lead has been nailed. Also there is an inadequate lap on the woodcore rolls. The detailing would not comply with Lead Sheet Association guidelines. As a result the roofs are likely to fail and we recommend that you budget for replacement within the next 3/5 years.

Overall the roofs were in above average condition for a property of this age and style. In owning a property of this age, you will need to budget for repairs to the majority of the external fabric on an ad hoc basis to put and keep it in reasonable order for the future. Repairs to properties of this age tend to be considerably more expensive than more modern properties due to the traditional materials and labour required to execute the works effectively.

### 3.4 ROOF SPACES AND STRUCTURE

*(Internally, roof spaces have only been inspected where there are access hatches which are reasonably accessible.)*

The main roof is accessed via a trap within the rear right hand side bedroom. The loft area is divided into three distinct areas. The roof structure consists of paired oak rafters that are dowelled at the head with oak pegs. Timber collar ties have been provided to the upper third. In some parts of the roof, the collar ties are supported by a timber beam in turn supported by posts and beams at first floor ceiling level. A number of diagonal braces have been provided within the roof structure in accordance with good practice.

The catslide roof is of modern softwood design and no access points were available to inspect the roof structure. Within the main roof, areas of straw plaster remain. Purlins were present in some parts of the loft void. The majority of the rafters have been levelled in the past with the introduction of new timbers. The roof has been underfelted. The end gables are of lightweight timber frame design. The roof is somewhat unconventional for the period and appears to have been adapted over the years although is considered to be generally functional.

As one would expect, the roof has suffered from both wood-boring beetle infestation and death watch beetle. No sign of active infestation was present, however, we recommend that you arrange for a timber and damp specialist to inspect and report prior to a legal commitment to purchase the property.

A number of collar ties were missing and, as a precautionary measure, these should be reinstated. This should not cost a significant sum of money to put in hand. Stored goods were present which restricted the extent of our investigations. Stored goods also place excessive loads on the ceiling joists and we recommend that alternative arrangements are made for storage in future.

An isolated number of timber dowels are missing. The timber dowels link the pairs of rafters and collar ties together. Without the dowels, the roof structure has far less integrity. One pair of rafters appears to have detached due to the lack of a dowel and requires re-fixing to prevent roof spread occurring that could cause significant structural problems. This repair should be undertaken in the short term.

The timbers have suffered from deflection over the years although this is to be expected given the age of the property. Signs of historic water staining were noted to a number of the timbers although no sign of significant water penetration was noted on the day of inspection. Poor repairs have been undertaken to the felt that you may wish to upgrade in due course.

Overall, the main roof structure was in fair order and capable of upgrading and improvement to ensure that it is serviceable for many years to come.

We understand that you wish to convert part of the loft void to provide a further bedroom and shower room. In our opinion, this will be difficult to achieve as the building is listed and to create a new bedroom would involve significant alterations to the existing structure to provide a staircase. The head height is lower in this area and the Conservation Officer is unlikely to allow removal of straw plaster or the introduction of new floor joists. It is also thought unlikely to be easy to achieve compliance with the Building Regulations whilst still respecting the fabric of the building. We therefore recommend that you do not proceed with the purchase of the property on the basis that consent will be granted for further accommodation within the loft void.

The roof over the kitchen is of modern softwood design with softwood ridge board rafters, purlins, struts, collars, binders and ceiling joists. Underfelt has been provided. Approximately 300mm/1ft of mineral quilt insulation has been provided. A limited inspection only was possible due to the presence of insulation and the small size of the access trap.

In general, the roof has been constructed to a good standard with no obvious or substantial sign of disrepair apparent.

### 3.5 RAINWATER GOODS

*(Unless it was raining at the time of the inspection, it is not possible to state whether or not the rainwater fittings are water tight or properly aligned. The gutters have been inspected within the limits of a 3 metre ladder and using binoculars from ground level.)*

The rainwater goods appear to be of half round asbestos cement construction to the older parts of the property with downpipes leading to gullies. UPVC gutters have been provided to the garden room and kitchen extension, grey and black in colour.

The gutters are missing in a number of locations and should be provided to prevent water spilling adjacent to the external walls contributing to the internal dampness. Leaking joints were also apparent that should be made good for the reasons given above. Some overspilling also appears to be occurring which should be attended to as part of your upgrading and improvement works.

It is our opinion that all of the older style gutters to the property should be replaced with their traditional equivalent and subject to the Local Authority's consent. No gutters have been provided to the right hand side half hip that should be provided in due course. The asbestos cement gutters will require specialist disposal that is frequently expensive. You should obtain competitive estimates for these works prior to a legal commitment to purchase the property.

Within the rear garden, we lifted two inspection chambers and this revealed the channels to be silted up or filled with debris. In due course, you should confirm whether these are active and, if so, they should be cleaned out and flushed through in order that they operate effectively in future.

### 3.6 EAVES, PARAPETS, ETC.

*(The eaves, parapets, etc., have only been inspected from accessible windows, and within the limits of a 3 metre ladder unless otherwise stated and using binoculars from ground level.)*

To the main part of the property, the eaves are of exposed white painted oak rafter feet. Decorative bargeboards have been provided to the front gable. The kitchen extension has the benefit of painted softwood fascia boards and soffits.

Overall, the eaves were in fair order. Evidence of beetle infestation was apparent although no sign of active infestation was apparent. Localised rot and decay is likely to become apparent as and when you gain access to this area for redecoration purposes. The defective timber will need to be cut out and new timber spliced in. This is labour intensive work and therefore expensive. Decay below the soil and vent pipe will need to be repaired.

The roofs are not adequately ventilated and additional ventilation points should be provided in due course to prevent rot and decay to the roof structure.

In summary, the eaves were in satisfactory order with no sign of significant failure. General upgrading and improvement works are necessary to put and keep them in reasonable condition for the future.

### 3.7

#### EXTERNAL WALLS

*(The walls have been inspected within the limits of a 3 metre ladder. The main external walls have only been inspected from accessible windows, and using binoculars from ground level. Without exposing the foundations we cannot report on their condition.)*

The external walls are built in a number of different manners. The front elevation is of structural timber frame construction with a lower masonry plinth. Oak posts and infill studs of lightweight timber have been provided. Infill panels of painted render have been provided. Weatherboard has been provided to the upper parts of the cheeks of the jettied first floor front elevation gable. To the left hand side flank, brickwork has been provided to half height with upper painted weatherboard. To the right hand side flank elevation, Victorian solid brickwork has been provided with painted weatherboard at first floor level and above. The front elevation has the benefit of a jettied section. The rear elevation is of similar design to the front although ad hoc panels of brickwork were present. The garden room is of modern cavity brickwork construction and the kitchen extension is of modern lightweight timber frame design with an outer finish of painted weatherboard.

In general, the external walls were in fair order. The walls are not entirely square and even although this is to be expected given its age and the form of construction. Evidence of wood-boring beetle and death watch beetle were noted to the timbers. If the vendors are unable to provide you with a guarantee for treatment works, we recommend that you arrange for a timber and damp specialist to inspect and report prior to a legal commitment to purchase the property.

Evidence of localised rot and decay were noted to the external timbers including the structural beams, posts, infill studs and weatherboard. As part of your ongoing maintenance programme, you will need to budget for having these sections cut out and new timber spliced in. As noted previously, these works are expensive due to the decorative nature of the building and the fact that it is of traditional design. You should also ensure that you employ a competent contractor to undertake the works.

The structural frame has been repaired on an ad hoc basis over the years. Metal restraint ties have been provided, some of which are crudely undertaken, for example the restraint ties evident to the dining room ceiling. Your Legal Adviser should ensure that these repairs have received the necessary consents prior to a legal commitment to purchase the property. Replacement with something more sympathetic to the property would be beneficial for aesthetic reasons.

The render to the property appears to be of modern cementitious type. This can cause problems to the adjoining timbers resulting in rot and decay. We do not recommend that significant remedial works are warranted at the present time although the situation should be monitored in future. Hairline cracks together with defective sections of render were noted that should be filled and made good to prevent water ingress occurring that could cause rot and decay to the structural timber frame. Repairs and upgrading works should be undertaken with a lime based render.

Surface mounted cabling and conduit was present that you may wish to conceal as part of your upgrading programme. Low level eroded mortar was noted that should be raked out and renewed. Hairline cracks were also noted to the brickwork. The cracked bricks should be cut out and new bricks pieced in. All mortar repairs should be carried out with a soft lime based mortar. As with the remainder of the property, cement repairs have been undertaken to the brickwork and render. These do not appear to have caused any significant disrepair although this situation should be monitored in future.

To the rear right hand side corner adjacent to the study, decay was noted to the sole plate and to the adjoining post. The decay is to a reasonable degree and warrants repair to prevent further decay occurring that will be more expensive to rectify. Again, this is an expensive detail and it would be prudent to arrange for competitive estimates to be drawn up prior to proceeding further for budget purposes.

A pier has been provided adjacent to the study area consisting of brickwork with what appears to be a small concrete paving slab at the junction of the brickwork and the timber post above. Unfortunately, the slab leans in towards the building and therefore water falling on this collects adjacent to the timber post leading to rot and decay. The situation should be rectified to prevent more costly repairs in the longer term.

The structural timber frame to the main property appears generally satisfactory. At first floor level, the majority of posts, beams and head plates are present. Many are missing at ground floor level. This is not unusual as these are the first to deteriorate as they are in contact with the ground and suffer from dampness and decay. In these situations, the worst affected parts are removed and masonry provided, that has happened to both flank elevations at some stage in the past. Overall, the frame was generally satisfactory and capable of upgrading and repair.

The masonry to the garden room is wholly out of keeping with the remainder of the building. Again, we recommend that your Legal Adviser confirms that this structure received the necessary consents prior to proceeding further as remedial works would form a substantial expense.

The walls to the kitchen are of lightweight timber frame design. Due to the presence of internal and external finishes, we were unable to inspect the frame and cannot confirm its condition. The weatherboarding to the kitchen area was generally distressed and in need of thorough overhauling and upgrading to put and keep in reasonable order for the future.

3.8  
SETTLEMENT /  
SUBSIDENCE &  
HEAVE

*(Deformation of the structure due to ground movement. This is of particular concern if continuing or progressive.)*

The property is likely to have lightweight foundations, if any, and is also founded on shrinkable clay soils. There are a number of willow trees in reasonable proximity that are known to cause damage to buildings. On the day of inspection, no obvious or substantial signs of subsidence were noted. Please note that we are unable to provide categorical assurances as to its future integrity.

3.9  
DEFLECTION

*(Movement of the structure or parts thereof due to sources other than ground movement, resulting in distortion / deformation of structural elements. Deflection to some elements is inevitable and acceptable provided this is within normal tolerances.)*

Properties of this age and style are seldom entirely square and even and this dwelling is no exception. The walls, floors, door and window heads are out of true although we do not consider substantial remedial works to be warranted at the present time.

3.10  
WINDOWS

*(A sample of the windows have been opened and closed where possible. Secondary double glazing or window locks may prevent the opening of windows.)*

The windows to the property are mainly of relatively modern, stained, single-glazed softwood construction with older style window furniture and some locks. Intermediate glazing bars and opening casements have been provided. There is a single older style leaded light single-glazed window remaining adjacent to the main fireplace.

Overall, the windows were in fair order. It is questionable as to whether Listed Building Consent was sought and granted for the windows as they are of such a modern standardised design and wholly out of keeping with the age and style of the property. This point should be clarified with your Legal Adviser prior to a legal commitment to purchase the property.

The windows themselves were suffering from a number of defects. The decorations have failed generally and repair works are required in the short term to prevent further decay occurring to the joinery. Many of the putties, that secure the glazing to the frames, have perished and require raking out and renewal. Many casements would also benefit from easing and adjusting to ensure their future satisfactory operation.

Gaps between the joinery and the adjoining walls should be infilled to prevent water ingress from occurring. As noted previously, lead flashings or sand and cement fillets have not been provided at the junction of the cills and the external walls. Water ingress can occur in these conditions and you should ensure that a watertight seal has been provided at this vulnerable junction.

Internally, the window cills are somewhat stained and require wholesale upgrading and improvement to put and keep them in reasonable order for the future.

The older style leaded light window was in fair order although some rot/infestation was noted to the frame that will need to be attended to in due course.

Overall, the windows were adequate although you should confirm whether they have received consent at your earliest opportunity as replacement will form a substantial expense.

### 3.11

#### EXTERNAL DOORS

The front door to the property is of substantial oak construction with relatively modern wrought iron door furniture and central bullseye vision panel. The door opened and closed adequately with no obvious or substantial sign of disrepair. Thorough preparation and redecoration would be beneficial in due course. The door has a low head height and this is an inherent defect.

The door from the garden room is of relatively modern multi-pane glazed design set within a softwood frame with single-glazing. You should confirm that all glazing is in safety materials to prevent any unnecessary accidents from occurring. The door and frame were in poor condition. Rot and decay was noted to the threshold and frame that will need to be cut out and replaced. Cracked putties were also noted. The door was out of keeping with the age and style of property and we recommend that you budget for its replacement rather than repair.

The kitchen has the benefit of a standard stable door with upper vision panel and lower cat flap. The door is suffering from some distress. Easing and adjusting would be beneficial. Rot and decay should be cut out and new timber spliced in. Again, the door was out of keeping with the age and style of dwelling and we recommend that you budget for replacement rather than repair.

3.12  
OTHER EXTERNAL  
JOINERY

None

3.13  
EXTERNAL  
DECORATIONS

*(A general comment only has been provided.)*

The property has a considerable external decorating liability. The decorations do not appear to have been undertaken relatively recently. As a result, you will need to budget for a period of repair, thorough preparation and making good, together with redecoration to provide a protective coating to the previously painted elements. Given the size of the dwelling, this is a substantial maintenance obligation for the future. You should obtain competitive estimates for this work prior to proceeding further.

3.14  
CEILINGS

*(These have been inspected from floor level. Suspended ceilings have not been removed.)*

The ceilings to the property are mainly of older style fibreboard situated above the floor and ceiling timbers. A considerable number of exposed timbers are present. Straps and connections are present to restrain the timber frame. Some of the ceilings are part sloping at first floor level, following the pitch of the roof. The garden room is part vaulted. The kitchen ceiling is of modern plasterboard construction and a false arrangement of beams and ceiling joists have been provided.

Overall, the ceilings were in fair order. The fibreboard material is not to everybody's taste and you should determine its adequacy for your requirements. Replacement would form a substantial expense. Hairline cracks to the ceilings were noted that you may wish to make good. Poor junctions of the fibreboard were also noted that you may wish to upgrade for aesthetic reasons. Beetle infestation was noted to the exposed timbers. This should be brought to the attention of the timber and damp company as and when they come to inspect.

Many of the ceilings are of low head height, which is commensurate with the age and style of the building. Again, you should satisfy yourself as to its adequacy for your requirements. Damage has occurred to the fibreboard ceilings in some areas that will be more difficult to make good. You should obtain estimates from a competent plasterer for this work prior to proceeding further. Where making good has been undertaken in the past, this is to a poor standard and upgrading works are warranted. The plastering is uneven in many areas that you may wish to upgrade as part of your internal improvement programme.

There is a substantial reeded oak beam within the drawing room. This has suffered from a substantial split along its length, to both sides. As a precautionary measure, we recommend that its adequacy is confirmed by a structural engineer prior to a legal commitment to purchase the property as remedial works would form a significant expense. The metal straps provided within the dining room are crude and upgrading works are warranted for aesthetic reasons. In some areas, timber boarding has been provided over the floor joists rather than fibreboard.

Overall, the ceilings were in reasonable order although you will need to budget for upgrading and improvement works to put and keep them in reasonable condition for the future. Given the size of the house this is a significant maintenance obligation for the future.

### 3.15 INTERNAL WALLS AND PARTITIONS

*(These have been inspected generally but furniture, pictures, mirrors, etc., have not been removed.)*

The internal walls and partitions are a combination of solid and lightweight materials with finishes of plaster and paint. Exposed studs and timber panelling were present in some areas. Overall, the partitions were in fair order although none were entirely square and even although are considered to be satisfactory.

Hairline cracks were noted to many of the plastered surfaces that will need to be cut out and made good prior to redecoration. Beetle infestation was noted to the exposed studs. Live plaster was apparent in many areas that you may wish to upgrade as part of your improvement programme. We also noted the presence of surface mounted pipe and cable in many rooms that you may wish to conceal for aesthetic reasons.

Overall, the internal walls and partitions were generally satisfactory with no obvious or substantial sign of disrepair. General repairs and upgrading are required to put and keep them in reasonable repair for the future.

### 3.16 FLOORS

*(Floor surfaces not covered with fixed carpets or other fittings have been inspected where possible. Fixed floorboards have not been lifted. Fixed coverings have not been lifted, but where possible corners have been lifted sufficiently to identify the type of floor beneath.)*

The upper floor to the property is of suspended timber design, i.e. square edged boards over intermediate timber joists with finishes of carpet. Changes in level are present in many rooms, some of which are high, for example between the master bedroom and the adjoining bedroom. You may wish to install a mini staircase in this area, subject to Listed Building Consent. Beetle infestation was noted to the floor timbers and this should be brought to the attention of the timber and damp company.

The floors were not entirely square and even and are suffering from deflection and distortion and are generally sloping. Again, this is considered to be part of the charm of properties of this age and style. Spring and bounce was noted to the larger floors and this is due to the fact that the timbers are undersized when compared to current recommendations. We do not consider the need for substantial remedial works to be warranted at the present time.

The ground floor is of solid ground bearing concrete construction with finishes of carpet and tile. Again, the floor was not wholly level and even but considered to be satisfactory. Changes in level are present within the accommodation. We cannot confirm the presence of an adequate damp-proof membrane and if you are contemplating laying new floor finishes, we recommend that a latex damp-proof membrane is installed prior as a precautionary measure.

Subject to the above, the floors were generally satisfactory for a property of this age and style.

3.17  
CELLAR

*(The general condition only has been noted.)*

There is no cellar to the property.

3.18  
DAMPNESS

*(Damp meter readings have been made where appropriate and possible without moving furniture, wall hangings, fixings, fittings, dry linings, or causing damage to finished wall surfaces.)*

Damp proof course: We were unable to note a damp-proof course to much of the property, however a sheet damp-proof course was present to the garden room extension.

Rising Damp: Readings for dampness were taken with our protimeter damp meter. Positive readings were recorded within the drawing room, dining room, hallway and kitchen. We therefore recommend that you arrange for a reputable timber and damp specialist to inspect and report prior to a legal commitment to purchase the property as a precautionary measure.

The external ground levels are too high and should be reduced. It is often the case that the walls below ground level are in poor condition. Repair works should be allowed for, however, in extreme cases reconstruction is required.

In buildings of this age and style, internal dampness is almost inevitable and it is questionable as to whether treatment is warranted. Prior to any treatment works being put in hand, we recommend that you fully consider the implications of the treatment on the fabric of the building as some forms of treatment can cause problems in this age and style of property.

Penetrating Damp: No obvious or substantial sign of penetrating dampness was apparent. We recommend that the gutters and downpipes are overhauled as are the flashings and weatherings to prevent this occurring in future.

3.19  
TIMBER INFESTATION  
AND ROT

*(Inspection has been made where appropriate and possible without moving furniture, fitted floor coverings, wall hangings, fixings, fittings, dry linings or causing damage to surfaces.)*

Infestation is normal in properties of this age and style. The dwelling is suffering from wood-boring beetle infestation together with death watch beetle. If the vendor does not have a guarantee available for past timber treatment works, we recommend that you instruct a timber and damp company to inspect and report prior to a legal commitment to purchase the property.

The dwelling is suffering from rot and decay in many areas and the worst affected timbers will need to be cut out and new timbers spliced in. This is labour intensive work and therefore expensive.

3.20  
SUBFLOOR  
VENTILATION

*(Timber floors depend upon a good through flow of air to keep them in good condition. It is important that all air bricks are kept clear of vegetation or debris.)*

Sub-floor ventilation is not required with solid ground bearing concrete floors.

3.21  
CHIMNEY BREASTS  
AND FIREPLACES

*(Open fireplaces should not be used until the chimneys have been swept, or confirmation of recent sweeping has been provided by the vendor. Smoke tests to each of the flues is recommended prior to use.)*

Within the master bedroom, there is a substantial fireplace consisting of a stone surround with inset metal fire grate. The flue has been blocked and localised dampness was apparent. The source of the dampness should be clarified and prevented from occurring in the future. We recommend that the flue is ventilated to prevent dampness occurring in the future.

Within the adjoining bedroom, there is a part stone surround with timber head to the fireplace. The soffit is blocked and not vented. We were unable to confirm the material forming the soffit and it may be of asbestos cement materials. We recommend that you have this confirmed prior to proceeding further and arrange for removal, if required.

Within the study, there is a fair face brickwork fireplace with timber surround and inset wood burner. This was in fair and reasonable condition with no obvious or substantial sign of disrepair.

Within the drawing room, there is a substantial inglenook fireplace with inset fire basket. As noted previously, the flue is very tarry and cracking was noted to the masonry. Upgrading and improvement works should be undertaken to put and keep it in reasonable condition for the future.

In the garden room, there is a modern inglenook fireplace of relatively small dimensions. This is of fair faced brickwork construction with timber mantle above. No fire has been provided, it is currently being used for wine storage.

Overall, the fireplaces were in fair order and capable of upgrading and improvement. We recommend that all flues are swept and tested for adequacy prior to a legal commitment to purchase the property as a precautionary measure.

### 3.22 STAIRCASE

*(Where the upper surface is carpeted and the underside boarded, general comments only have been made.)*

There are two staircases to the property. The main staircase is of relatively modern design with intermediate straight flights and two sets of winders. A stained softwood handrail, spindles and balustrades have been provided. In general, the staircase was in fair and reasonable order with no sign of significant defect. Creaking treads should be re-fixed in due course. The spindles are somewhat lightweight but generally adequate.

The secondary staircase is from the study to the upper accommodation. This is of ladder type. No handrail has been provided and the treads are of open design. A handrail and spindles should be provided for safety reasons to prevent babies or small children falling through. The gaps between the treads should not exceed 99mm for the same reasons. The head height of the staircase is inadequate and no part of the staircase would comply with current Building Regulations. You may wish to consider upgrading this for safety reasons.

3.23  
INTERNAL JOINERY

*(The general condition only has been noted.)*

Doors

There are a range of types of doors to the property although the majority are of ledged and battened design with wrought iron door furniture. More decorative ledged, battened and braced doors with decorative metal studs have been provided at ground floor level together with a multi-pane glazed door. Where tested, the doors opened and closed adequately. The doors have a low head height which is an inherent defect. The glazing may not be of safety materials and this should be confirmed prior to proceeding further to prevent any unnecessary accidents from occurring.

Skirting Boards and Architraves

Stained profiled softwood skirting boards and architraves have been provided. In general, these were in fair order with no obvious or substantial sign of disrepair. Timber in contact with damp external walls can suffer from rot and decay. We are unable to advise further until we remove sections for further investigation. We await your further instructions.

3.24  
KITCHEN AND  
UTILITY AREAS

*(The general condition and layout only has been noted. No appliances were tested.)*

There is a relatively modern kitchen to the property with a range of wall and base units together with fitted and freestanding appliances. There is a timber worktop, two-bowl enamel sink and two hob Aga. In general, the kitchen fittings were in fair order although damage was noted to the worktop generally that you may wish to upgrade. You should satisfy yourself as to the adequacy of the kitchen fittings for your requirements.

Within the utility room, there is a worktop and base units. There is a stainless steel sink. The fittings were generally functional. You should satisfy yourself as to their adequacy for your requirements.

3.25  
BATHROOMS/  
CLOAKROOMS

*(The general condition only has been noted and tested only by passage of water.)*

Within the family bathroom, there is a modern white suite with close coupled WC, pedestal wash hand basin and ball and claw foot bath. The fittings were relatively modern and in fair order. There is an exposed bath waste that you may wish to conceal in due course. The fittings were in fair condition and you should confirm their adequacy for your needs.

Within the secondary bathroom at first floor level, there is a white suite with close coupled WC, inset bath and pedestal wash hand basin. Overall, these fittings were in fair condition with no sign of substantial failure.

At ground floor level, there is a WC with low level toilet and pedestal wash hand basin. Again, the fittings were modern and generally clean. Extract fans should be provided in all bathrooms in due course to remove moist air from the dwelling. The fittings were not tested and you should satisfy yourself as to their adequacy for your requirements.

3.26  
INTERNAL  
DECORATIONS

*(A general comment only has been provided. If the property was built before the 1960's and still has original coats of paint these may contain lead on windows, doors and other woodwork. If the property has Artex finishes to the walls or ceilings, and these were applied before the mid 1980's, then these may contain asbestos as part of their composition; see further comments under section 5.3 Hazardous Materials. Where pictures, etc., have subsequently been removed there may be shadings to painted and papered surfaces and pin fixing holes to walls which dictate redecoration of the internal surfaces.)*

The dwelling has been decorated to an individual standard internally. The majority of purchasers would wish to redecorate to their own style and taste in due course. Given the size of the house, this is a substantial obligation for the future. Thorough preparation and making good is necessary prior to the application of new finishes.

## SECTION 4

## SERVICES

The property is connected to mains electricity, gas and water. In accordance with our Conditions of Engagement, specialist tests have not been carried out. General observations only have been made as follows:-

### 4.1 ELECTRICAL

*(Electrical installations have been checked visually in order to advise upon their apparent age and condition. Tests have not been carried out. It is recommended that prior to exchange of contracts, you have the electrical installation tested for compliance with the latest safety standards by an NICEIC registered electrical contractor.)*

The property is connected to mains electricity, the meter and modern RCD type consumer unit are located within the ground floor toilet. Overall, the system appeared to be generally adequate. There appeared to be an insufficient number of sockets for modern day requirements. A sticker on the consumer unit stated that the next inspection is due in 2001.

Current regulations demand that electrical systems are tested on a 10 year cycle or on the sale or transfer of a property. We therefore recommend that a specialist test and report is undertaken prior to proceeding further to determine its adequacy and whether any upgrading works are warranted to achieve compliance with current regulations.

### 4.2 GAS / OIL

*(No tests have been carried out on gas or oil supplies. It is recommended that, prior to exchange of contracts, you have the gas installation plus any connected appliances and systems inspected by the Gas Supply company or a specialist gas engineer who is a Member of the Council for the Registration of Gas Installers.)*

The property is connected to the mains gas, the meter being located on the flank wall of the dwelling. The gas system should be tested on an annual basis for safety reasons and we do not recommend re-use until this has been put in hand.

4.3  
COLD WATER

*(We cannot comment on the condition or material of the mains water supply to the property, nor on the condition or material of the water board's supply pipework. We cannot therefore rule out the possibility that some traces of lead may be possible in the water.)*

We were unable to locate the incoming main, however, the property is connected to mains water. This rises to a relatively modern black plastic tank with lid and lagging within the loft void. Water arrived at the fittings under reasonable pressure and free from significant discolouration.

4.4  
HOT WATER &  
HEATING

*(Hot water and space heating installations, boilers, controls, etc., have been visually inspected only and activated where possible to test the physical operation. General comments only have been made. It is recommended that prior to exchange of contracts you arrange for the central heating system and gas appliances to be tested by a CORGI registered heating engineer.)*

Heating and hot water is provided via two wall mounted Potterton Profile boilers within the WC cupboard. A factory lagged hot water cylinder is present adjacent. Relatively modern radiators have been provided within the majority of rooms. The base of the cylinder was not well vented that you may wish to upgrade in due course. We cannot confirm the adequacy of the water pressure from the cylinder. You may wish to consider the provision of a mains fed pressurised hot water cylinder in future.

Given the cost of upgrading such systems, we recommend that you arrange for a specialist test and report to be undertaken prior to a legal commitment to purchase the property.

4.5  
DRAINAGE

*(Accessible inspection chambers have been examined and drains tested only by passage of water.)*

There is a metal soil and vent pipe to the front elevation. The appliances appeared to be connected to modern plastic traps and wastes. The covers to six inspection chambers were lifted and this revealed the drains to be generally clear and free flowing. Minor repairs are required within the inspection chambers to ensure their future satisfactory operation.

The metal soil and vent pipe was suffering from some leaking that you may wish to upgrade in due course. You should also confirm that the property is served by mains drainage rather than a cess pit, septic tank or sewage treatment plant, prior to a legal commitment to purchase the property. A drains test would be prudent given the cost of repair works.

## SECTION 5

## OTHER

### 5.1 CONDENSATION, VENTILATION AND THERMAL INSULATION

*(The effectiveness of ventilation and insulation in relation to condensation and heat loss is reported.)*

The windows are likely to suffer from condensation during the colder months of the year and this is an inherent defect.

The ventilation of the property is reasonable although the roof voids could be more adequately vented in due course.

The thermal insulation is poor, there being lightweight walls, single-glazed windows although a good level of insulation has been provided within the loft void. Every opportunity should be taken to increase the thermal insulation of the dwelling to reduce your future heating costs.

### 5.2 SOUND INSULATION

*(Significant noise from aircraft, rail, traffic or other reasonably anticipated sources has been noted.)*

The property is of lightweight construction and therefore sound travels within easily. There is a relatively busy road to the front together with a pub. Shooting sounds were heard on a regular basis during our occupation of the property. You should confirm the adequacy of the situation for your requirements.

5.3  
HAZARDOUS  
MATERIALS

*(It has been assumed that no high alumina cement, concrete or calcium chloride additive or other deleterious materials or techniques were used in the construction of the property. We are not qualified under the United Kingdom Accreditation Service scheme to carry out asbestos surveys. Therefore no tests have been carried out on any materials to establish whether these contain asbestos. Asbestos may be present in many materials in buildings built before 2000, for example in cement, fillers and binders, insulating boards, ceiling panels/tiles, roofing felt, bitumen roofing materials, vinyl or thermoplastic floor tiles, tanks, lagging, artex and other textured coatings. Asbestos cannot be identified by visual examination and requires an analysis of the material by a laboratory technician. It must be assumed that asbestos is present in a suspect material unless proven otherwise. Current advice of the Health and Safety Executive is that if the asbestos is in good condition, is not likely to be damaged and is not likely to be worked on or disturbed, it is usually safer to leave it in place and manage it. If the asbestos is in poor condition or is likely to be damaged, worked on or disturbed, then specialist advice is needed from an asbestos surveyor, a laboratory or a licensed contractor. Asbestos is dangerous if inhaled and should not be broken, crumbled, scraped, drilled or sanded.)*

There are a number of materials we were unable to identify during the course of our inspection. Asbestos cement products are present. We recommend that you arrange for an asbestos investigation company to inspect and report prior to a legal commitment to purchase the property as a precautionary measure. Removal and reinstatement costs are frequently high.

5.4  
MEANS OF ESCAPE  
IN THE EVENT OF  
FIRE

*(Specific comments are made in relation to the means of escape from a house of more than two storeys or house with through room access only. Fire is always a danger in any property. You should ensure that smoke detectors are provided and correctly positioned where appropriate, including to the landings, hallways and any other rooms passed through between the top floor and the external doorways. You should regularly check that these smoke alarms are in proper working order so as to provide early warning in the event of a fire.)*

Fire is a danger in any property although we do not consider the danger in this property to be above average. We recommend that mains linked smoke detectors are provided on all levels to provide early warning in case of fire.

5.5  
SECURITY OF THE  
PROPERTY

*(A general comment only has been noted in relation to its location, door and window locks. Burglary and theft are unfortunately a part of modern life. You should contact your local Crime Prevention Officer for specific advice concerning increasing the security of the property. It is recommended that you check your insurance policies in order to establish the insurers' conditions for security of the property.)*

The property has the benefit of an older style alarm system. Window and door locks have been provided. We recommend that all locks are changed as and when you gain possession of the property. You should also consider the provision of additional security lighting in due course. The alarm should be upgraded with its modern equivalent.

## SECTION 6

## EXTERNAL AREAS

### 6.1 GARDENS AND GROUNDS

*(This relates to the immediate and private garden areas surrounding the property.)*

We were unable to walk the entire site, however, immediately around the property the grounds are laid over to lawns, a shingle driveway, paved terrace, together with herbaceous borders. These were generally satisfactory. The vendor stated that the left hand exit from the driveway is dangerous. You may wish to fence off the ponds to prevent accident or injury to the young or infirm.

### 6.2 ADJOINING PROPERTIES

*(The perceived use of the adjoining properties and their condition is noted from the subject property.)*

The adjoining properties are residential and do not appear to have any significant impact upon the subject property. Some overlooking of the grounds is inevitable.

### 6.3 GARAGES

There is a detached double garage to the front right hand side of the property. This is constructed of a green mineral felt roof over lightweight timber framed walls clad with weatherboard. Two metal up and over doors have been provided to the front. Basic timber windows and personal door have been installed. The garage was locked on the day of our inspection and therefore an internal inspection was not possible.

Our inspection revealed the garage to be in poor order overall. The felt roof is in need of replacement. The weatherboard is suffering from decay and rot. Plant growth should be cut back as part of your upgrading programme. The majority of the external joinery is suffering from rot and decay. It is our opinion that reconstruction is warranted rather than repair.

### 6.4 CONSERVATORIES AND PERMANENT OUTBUILDINGS

*(A general comment only has been provided unless agreed otherwise.)*

There are a number of lightweight outbuildings, however, these have not been inspected and you should determine their adequacy for your requirements, prior to a legal commitment to purchase the property.

6.5  
BOUNDARIES

*(Your Legal Adviser should advise on the ownership and repairing liability of the various boundaries.)*

The boundaries to the site are generally unclear. Your Legal Adviser to confirm the precise extent of the land to be conveyed together with your maintenance responsibilities for the boundaries prior to a legal commitment to purchase the property.

6.6  
HARD SURFACES/  
RETAINING WALLS

*(A general comment only has been made.)*

The driveway is of shingle design and generally satisfactory. Additional shingle would be beneficial in due course.

The rear terrace is generally functional and you should satisfy yourself as to its adequacy for your requirements. No significant retaining walls were noted within the immediate vicinity of the dwelling.

6.7  
SHARED AREAS

*(A general comment only has been made)*

We understand from you that the drive is part shared with the adjoining bungalow. Your Legal Adviser to confirm your rights and responsibilities associated with this prior to a legal commitment to purchase the property.

## SECTION 7

## FURTHER ADVICE

*(You should await the result of any further investigations recommended in this section, and seek builders' estimates before proceeding with the purchase. Initial budget estimates are often exceeded once work is put in hand, and often estimates do not include the peripheral work necessary to carry this out properly and effectively.)*

### 7.1 FURTHER INVESTIGATIONS RECOMMENDED IN THIS REPORT

*(You are strongly recommended not to proceed to purchase until the additional inspections, specialist reports and estimates recommended have been received, and their financial implications included in your proposed purchase. A summary of further investigations recommended is listed as follows):-*

- Timber and damp report.
- Electrical report.
- Gas safety test.
- Heating and hot water test.
- Obtain structural engineer's report on beam within drawing room.
- Obtain estimates for various repair and improvement works.
- Confirm whether all alterations, repairs and extensions have received Listed Building Consent, Planning Permission and Building Regulations Consent.
- Asbestos investigation.
- Drains test.
- Acquaint yourself with all rights and responsibilities in owning a Listed Building.
- Determine whether the site and dwelling could suffer from flooding.

### 7.2 SPECIFIC ITEMS FOR YOUR LEGAL ADVISER

*(The following points should be checked with your Legal Adviser, along with the usual Enquiries, to ensure retention of any rights or guarantees which will be reserved to you, and to clarify any liabilities you may have to others. In respect of leasehold properties, please also see the attached Leasehold Appendix):-*

- Confirm freehold status with vacant possession and no onerous restrictions or encumbrances with regard to title.
- Confirm all alterations received Listed Building Consent, Planning Permission and Building Regulations approval.
- Confirm precise extent of the land to be conveyed.
- Confirm details of shared access.
- Confirm that \*\*\* Road is a made up and adopted highway.
- Confirm rights and responsibilities associated with boundaries.

## SECTION 8

## SUMMARY AND RECOMMENDATIONS

*(These paragraphs are provided as a general and balanced summary of the report and each individual point has not been brought forward. You should therefore read the whole text of the report to ensure you are aware of all items that have been raised. You should also be wary of taking individual sections out of context in relation to the property as a whole, and should you have any doubts or concerns on any parts of the report or their relevance, please come back to us and we will be happy to explain in more detail the implications of the various points raised before your legal commitment to purchase.*

*Please bear in mind that if you plan to alter or extend the property, additional investigations may be required over and above the normal survey, in order to establish whether such works are feasible. Such works may also require Planning Permission and/or Building Regulation Consent.*

### 8.1 SUMMARY AND RECOMMENDATIONS

In summary, the property is considered to be a reasonable proposition for purchase provided that you are prepared to bear the cost and inconvenience of undertaking all the repair and improvement works required. In owning a listed property you must appreciate that you have fewer rights to alter or extend the dwelling than in a more conventional property.

You must also appreciate that due to the age and type of building, repairs would be significantly more expensive than in more standard properties. You will also need to budget for ad hoc repairs on an annual basis and, to this end, you will need to set aside a substantial sum of money each and every year for this purpose.

We do not recommend that you proceed further with the purchase of the property until all further investigations have been undertaken and you have read the full text of the report and reflected upon its contents.

Daniel Cooper BSc (Hons) MRICS DipSurv  
For and on behalf of  
**REAL** surveys

## SECTION 9

## ENCLOSURES

1. Conditions of Engagement. (These form an integral part of the report and their implications should be fully understood before any decision is made to proceed to a legal commitment to purchase).
2. Maintenance Notes.

## CONDITIONS OF ENGAGEMENT

### INTRODUCTION

The Surveyor shall advise you by means of a written report as to his/her opinion of the visible condition and state of repair of the subject property based on the inspection as set out below. The individual undertaking the inspection and providing advice will be a chartered surveyor.

The Surveyor will use all the care and skill to be reasonably expected of an appropriately experienced chartered surveyor.

The Report, with particular reference to large buildings, should be construed as a comment on the overall condition of the premises rather than an inventory of every single defect which might be detected if time and cost permitted, many of which will have no effect on value.

The Report is intended to assist the Client to make a reasoned and informed judgement on whether or not to proceed with the purchase. However, it is not a guarantee that all defects that are present or may occur in the future will be discovered due to the inherent limitations of inspection.

In accordance with the requirements of the Royal Institution of Chartered Surveyors, South East Surveys operates a complaints handling procedure. Details are available upon request.

### CONTENT OF THE REPORT

The Surveyor will report upon:

- the main aspects of the Property including assessing the site/location, the design, structural framework, fabric and services;
- The grounds, boundaries and environmental aspects considered to affect the Property;
- Any requirements for further investigation arising from the inspection.

### ASSUMPTIONS

Unless otherwise expressly agreed the Surveyor while preparing the Report will assume that:

- The Property (if for sale) is offered with vacant possession;
- The Property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client; and

- Access to the Property is as of right upon terms known and acceptable to the Client.

## THE INSPECTION

### General

The inspection is a general surface examination of those parts of the property which are accessible; in other words, *visible and readily available for examination from ground and floor levels and within the limits of a 3 metre (10 foot) ladder, without risk of causing damage to the property or injury to the Surveyor.* Inspection will be limited to those parts of the building which can be examined from within the site or adjacent public areas.

Due care is exercised throughout the inspection regarding safety, practicality and the constraints of being a visitor to the property (which may be occupied). So furniture, floor coverings and other contents or obstructions are not normally moved or lifted and no part is forced or laid open to make it accessible. The Surveyor will not inspect those areas which are covered, unexposed or not reasonably accessible. The Surveyor will therefore be unable to report that such parts of the structure are free from defects.

The Surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.

The Surveyor will not undertake any structural or other calculations.

Damp readings will be taken where appropriate and possible using a moisture meter, without moving heavy furniture, wall hangings, fixtures, fittings or dry linings.

### Roofs

The Surveyor will inspect the roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3 metres (10 feet) above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level. Outer surfaces of the roofs and adjacent areas will be inspected by using binoculars.

### Floors

The Surveyor will lift accessible sample loose boards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets or other fixed floor coverings.

### Walls

The exposed elements of all walls and brickwork will be inspected externally and internally as far as practicable but it is not possible to carry out any inspection of the foundations. No inspection will be made of wall ties or cladding fixings.

**Boundaries,  
Grounds &  
Outbuildings**

The inspection will include a brief examination of boundaries, grounds and permanent outbuildings. Specialist leisure facilities, including swimming pools and tennis courts, are noted but not examined.

**SERVICES**

The services are inspected (except, in the case of flats, for drainage, lifts and security systems), but the Surveyor will not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, will not confirm compliance with current regulations, and will not check the internal condition of any chimney, boiler or other flue. (Light weight drainage inspection covers will be lifted where they are accessible and it is practical to do so, unless the property is a flat.) However, if a problem is suspected in any of these areas, advice is given on what action should be taken.

Where specialist tests or reports on building services are required, this work is an independent exercise to our Survey and responsibility for the tests and examinations must be with the specialists.

**FLATS AND  
MAISONNETTES**

Unless otherwise agreed, the Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and the structure of the building or particular block in which the subject flat is located. Other flats will not be inspected. Roof spaces are inspected only if there is a hatch within the flat. The Surveyor will state in the Report the limits of access and/or visibility in relation to the common parts and structure. The Surveyor will state whether he or she has seen a copy of the lease and, if not, the assumptions as to repairing obligations on which he or she is working.

**ENVIRONMENTAL  
AND OTHER ISSUES**

Particular noise and disturbance affecting the property will only be noted if it is significant at the time of inspection or if specific investigation has been agreed between the Surveyor and the Client and confirmed in writing.

The Surveyor will report on any obvious health and safety hazards to the extent that they are apparent from elements of the Property as part of the inspection.

**DELETERIOUS &  
HAZARDOUS  
MATERIALS**

Unless otherwise expressly stated in the Report, the Surveyor will assume that no high alumina cement, concrete or calcium chloride additive or other deleterious or hazardous materials or techniques have been used in the construction of the property.

Lead water supply pipes will be noted if visible and advice given but it must be appreciated that such materials are often only visible after opening up, which cannot be carried out without the risk of causing damage.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing an inspection of

properties that may fall within the *Control of Asbestos in the Workplace Regulations 2002*. In the case of flats it will be assumed that there is a dutyholder, as defined in the Regulations, and that a Register of Asbestos and effective Management Plan is in place, which does not require any immediate expenditure, or pose a significant risk to health. No enquiry of the dutyholder will be made.

The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either on or over the subject property or visible immediately adjacent to the property, but the Surveyor cannot assess any possible effects on health. For obvious reasons the Surveyor cannot report on any underground cables.

#### CONTAMINATION

The Surveyor will not comment upon the existence of contamination as this can only be established by an appropriate specialist. No enquiries or investigations will be made to establish whether there is any contamination to the land and it will be assumed that there is no contamination. The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination. If, however, contamination is readily apparent or known from the Surveyor's local knowledge, then this will be reported.

#### CONSENTS, APPROVALS & SEARCHES

The Surveyor will assume that:-

- The property is not subject to any unusual or especially onerous restrictions, obligations, covenants, encumbrances or outgoings and that good Title can be shown.
- That the property and its value are unaffected by any matters which would be revealed by a Local Search and Replies to the usual Enquiries or by Statutory Notice and that neither the property nor its condition, its use or its intended use, is or will be unlawful.
- That all Planning, Bylaws, Building Regulations and other Consents and Approvals required have been obtained for the current use. In cases of new buildings, alterations and extensions which require Statutory Consents or Approvals, the Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the Client or the Client's legal advisers. Drawings and specifications will not be inspected by the Surveyor unless otherwise previously agreed.

#### FEES & EXPENSES

The client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements. VAT will be payable in addition.

#### CONFIDENTIALITY

The Report will be for the stated purpose and for the sole use of the named Client. It will be confidential to the Client and the Client's professional advisers. The Surveyor accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence

reasonably to be expected of a competent Chartered Surveyor but accepts no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the report at their own risk. Neither the whole nor any part of the Report nor any reference to it may be included in any published document, circular or statement nor published in any way without the Surveyor's written approval of the form and context in which it may appear.

## MAINTENANCE NOTES

The following notes are intended to help you inspect and maintain your property on a regular basis. The list is not intended to be fully comprehensive nor to include every building type. If in doubt please seek our further advice.

### Roofs – Pitched

Roof slopes should be overhauled and any slates or tiles that are cracked or slipped replaced. Ridge and hip tiles should be firmly bedded in mortar.

Cement pointing at the roof edges must be repaired or loose and metal flashings regularly checked.

Within the roof space check for wood-boring beetle infestation, rot and decay, rodent activity and leaks. Provide insulation to the loft if this has not been done, to a depth of around 250mm. Do not insulate tight up to eaves or below the water tanks and make sure that the electrical cables are not covered.

### Roofs – Flat

These have a limited lifespan. Make sure that any chippings on the roof surface remain evenly laid. If cracked or bubbled areas are noticed, these should be repaired and roof edges must be properly sealed.

Regularly monitor ceilings under flat roofs for moisture stains.

### Parapet/Valley Guttering

Clean out valleys and flashings regularly removing weeds, leaves and other debris.

### Rainwater Gutters and Downpipes

Gutters should run to the downpipe heads at even slopes and be free from splits and cracks. Clean out gutters regularly removing weeds, leaves and other debris and ensure that joints are watertight.

### Chimneys

Chimneys should be kept in good order ensuring that pots and cowlings are securely cemented to the top of the stack. Mortar joints and rendering should be maintained in good condition and any cracking repaired at once.

### External Joinery

Periodically inspect window frames, doors, fascia boards, etc. and repair any areas affected by wet rot. Regular painting and maintenance of glazing putty helps prevent rot occurring.

Cracked panes of glass are dangerous and should be replaced. Replace any broken sash cords and window catches. Regularly lubricate hinges and make sure all opening sections move freely but can be adequately secured.

Walls & Damp-Proof Course	<p>Keep the brickwork and mortar joints in good order particularly to solid walls where poor maintenance can lead to damp penetration. Any loose, hollow or cracked render should be hacked off and replaced.</p> <p>If you are concerned about any cracks or any bulging, distortion or other signs of movement, please seek our further advice.</p> <p>Ground levels should be maintained at least 150mm (6 inches) below the level of the damp-proof course and internal floor levels.</p> <p>Cut back wall creepers regularly as certain types destroy the mortar joints between the bricks and encourage dampness.</p>
Floors	<p>Take care not to overload timber floors. If any unevenness, distortion, cracking or dampness should become apparent, please seek our further advice.</p>
Internal Finishes	<p>Try to keep the ceilings, walls and woodwork in good condition. If any staining becomes apparent the cause should be investigated.</p> <p>Stained and cracked ceilings may indicate a need for replacement.</p>
Plumbing & Sanitary Ware	<p>Never restrict access to stopcocks.</p> <p>Repair any damaged or leaking plumbing pipework immediately and periodically clean out the traps to baths, sinks and wash basins. Attend to leaking taps. Regularly monitor condition and effectiveness of seals around bath and shower fittings.</p> <p>Clean out water tanks, maintain ball valves and overflow pipes and keep tanks and pipes properly insulated and covered.</p>
Electricity	<p>Do not make any alterations to the electrical wiring without qualified advice. Amateur repairs, adaptation and additions can be dangerous.</p> <p>If no recent electrical test has been obtained then commission a qualified electrician's report to ensure the safety of the installation.</p> <p>As a precaution, all wiring and fittings should be checked if:-</p> <ul style="list-style-type: none"> <li>• The installation is over 10 years old and has not been inspected for more than 5 years.</li> <li>• Fuses or circuit breakers operate without apparent reason.</li> <li>• A shock is received from a socket or light fitting.</li> <li>• Any DIY wiring has been undertaken.</li> <li>• Any of the sockets or light fittings get hot in use or show signs of discoloration.</li> <li>• Any of the cabling is unsecured or if sockets or light fittings are unsecured.</li> </ul>

## Heating & Hot Water

Modern gas appliances are generally safe and reliable as long as they are correctly installed and regularly checked and maintained by experts. Ensure that your appliances are installed and regularly serviced by British Gas Services or a gas engineer registered with the Council for Registered Gas Installers (CORGI).

Gas appliances require an adequate supply of fresh air and an unobstructed chimney or flue to operate safely. Too little air can lead to dangerous quantities of carbon monoxide being emitted. This can also happen if the chimney or flue is obstructed. Air vents should never be blocked or obstructed.

Carbon monoxide is a gas which can be produced by appliances that have not been properly installed or maintained. You cannot see it, taste it or smell it but it is highly poisonous and can be deadly. An appliance burning fossil fuel such as gas, coal or oil can potentially produce carbon monoxide if it is not correctly installed, serviced or checked. A carbon monoxide detector, kite-marked and tested to BS7860, can provide a clear warning in the event of carbon monoxide build-up.

A faulty or dangerous appliance might not give any obvious indication that anything is wrong but there are several tell tale signs that can indicate an appliance is faulty and possibly at risk of emitting carbon monoxide. Signs of a possibly faulty appliance include:-

- Stains, soot or discolouring around gas fire, water heater or boiler.
- A yellow or orange rather than a blue flame.
- A strange smell when the appliance is on.

If any of these symptoms become apparent, particularly when in the home and using a heating and hot water appliance, stop using the appliance immediately and contact the BG Transco Gas Emergency Service who will attend free of charge and advise if follow up work is required.

Any open fireplaces in use should be swept on an annual basis.

## Drainage

Periodically lift the inspection chamber covers and have the drains cleaned out if necessary. Keep inspection chamber covers airtight and in good condition. Monitor effectiveness of gullies and keep clear of leaves and other debris.

Keep trees and shrubs away from drainage runs as roots can break drainage pipes resulting in damage to foundations.

Drainage systems of properties not connected to the mains sewer need regular emptying and maintenance.

## The Site

The growth of all trees and shrubs should be kept in check particularly where shrinkable clay sub-soils are known to be prevalent. Prevent climbing shrub growth particularly around eaves.

Boundary and retaining walls should be checked for stability, and spalled and weathered areas cut out and replaced.

## APPENDIX FOR LEASEHOLD PROPERTIES

PLEASE NOTE: *This Appendix is an integral part of the Building Survey Report for all Leasehold Properties.*

Everybody planning to buy a leasehold property (other than in Scotland, most flats and maisonettes and a few other properties are leasehold) is advised to pay particular attention to the terms of the lease. The Surveyor is not responsible for advising on the true legal effect of the lease and you should obtain independent legal advice on the interpretation of the lease.

Your Legal Advisers, who are responsible for checking the lease for you, do not normally see the property. The surveyor may note any specific features which may have legal implications. Any such matters are reported in Section 7.2: Specific items for your Legal Advisers. You are advised to pass a copy of the Report immediately to your Legal Advisers.

The possible rights and implications of lease renewal and enfranchisement have not been considered.

You are advised to ask your Legal Advisers to supply the answers to the following questions:

- Are the other flats occupied by owners, long leaseholders or short leaseholders?
- Is there a management company correctly set up and/or a managing agent appointed to deal with the running and maintenance of the block containing the property?
- Identify the duty holder in respect of the *Control of Asbestos in the Workplace Regulations 2002*, confirm that there is a Register of Asbestos in place and an effective management plan in relation to it.
- Does an appropriate annual maintenance and replacement fund exist, with suitable reserves, to deal with general cleaning, maintenance and repair of the common parts, and repairs to the main structure, centralised heating installation, lifts, etc?
- What is the ground rent; what sum was last paid as a maintenance/service charge, and what period did it cover; and are the maintenance/service charge accounts satisfactory and up-to-date?
- Is there evidence of regular maintenance of services; and are there satisfactory current certificates for the testing/servicing/maintenance of the following common services (1) the lifts; (2) the fire escapes and fire alarms; (3) the security system(s); (4) any common water/heating system; and (5) other communal facilities?
- Are there any existing or foreseeable management problems or disputes, or any known outstanding repairs or programmed works, which would affect the level of the service/maintenance charge payable?
- Is the liability clearly set out – as between the leaseholders, the freeholder and any management company – for repairs to the property, to the

common parts and the main structure; is the liability shared equally between leaseholders; and is there suitable machinery for settling any disputes which may arise in this area?

- Is it the management company or each individual leaseholder who is responsible for the building insurance, and is there a block insurance policy?
- Are there any unusual restrictions on the occupation or the sale of the property?