REPORT

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1.00 INSTRUCTIONS

1.10 Scope of Instructions

In accordance with the attached Terms & Conditions of Engagement dated xxxxxxxxxxxxxxxxxxxx to xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx to inspect the above property and prepare a Residential Building Survey.

1.20 Scope of Inspection

The property was inspected on xxxxxxxxxxxxxxx and, at the time of the inspection, was vacant and unoccupied. Access was gained using a key supplied by the Selling Agents, Carter Jonas in Long Melford, and we were advised that the property was last occupied 2/3 weeks earlier when the Tenants vacated the property.

A full inspection was limited due to the following:-

- There were small square clay tiles laid to the floors to the Porch, Hall, Rear Lobby and Utility/Cloakroom, painted timber tongue and groove boards laid to the Living Room, light Oak engineered laminate flooring to the Kitchen/Diner, fitted carpet with underlay to the Study and top of the Landing and Bedrooms 2 & 3 with the remainder of the floors at first floor level finished with mostly original painted floorboards to the Landing and Bathroom and Bedroom 1 and there were ceramic floor tiles to the En Suite. The presence of these floor coverings/finishes prevented a full inspection of the floor surfaces beneath.

- There was no access into the original timber frame walls for an inspection except where these were left exposed internally at first floor level to a small section to the rear of the Landing and in the small area of roof void above the Bathroom. The front wall has been cement rendered and coloured over the timber frame and brick plinth below down to ground level. The remaining original timber frame walls have been enclosed with rendered/plastered finishes internally as they now form internal partitions and the full condition of the timber framework could not be verified. ***As the walls have been enclosed by cement based plasters and renders down to the ground level to the front wall externally particularly, there is a risk that the framework can be affected by trapped moisture as the framework is not allowed to breathe as originally intended. The extent of any timber decay cannot be verified without cutting open sections of the external wall finishes to verify the condition of the framework. There is, therefore, a risk, that the framework has been affected by decay and this will need to be factored into your budgeting for repairs as part of long term maintenance*** (*see further comments at* ***Paragraphs 4.10 External Walls and 4.30 Damp-Proof Course*** *below).*
- There was no access into the concealed sloping/eaves roof voids to the original two storey roof or the single storey rear projections for the Rear Lobby, Utility/Cloakroom or Study and the Porch roof void was not accessible to inspect.
- There was no access into the two storey or single storey side/rear extension timber frame walls. There was no access into the sloping roof void to the single storey rear extension or the sloping roof voids at first floor level and the condition of these concealed frames has not been verified.
- Back panels to the Kitchen cabinets prevented a full inspection/test to the wall surfaces behind. The cooker and hob have not been tested. There is a wet system underfloor heating to the Kitchen/Diner and the pipes were not accessible to inspect and only a small section of pipe could be seen rising above the floor level in the Kitchen/Diner staircase cupboard behind the access void.
- The Hall fireplace flue has been closed off and a plastic vent fitted over the flue. The Living Room fireplace was not in use at the time of the inspection. The flues have not been checked.

- WC cisterns to the Bathroom and En Suite are housed in enclosed ducts. The Bathroom and En Suite waste and service pipes are concealed by boxed ducts and voids and by the Bathroom side/end panel and these could not be inspected. There are 4 no. inspection chambers externally (2 to the front and 2 to the rear) and only one (labelled IC4 on the attached floor plan) was accessible to have the cover lifted and inspected *(see further comments at **Paragraph 13.00 Foul Drainage** below).*
- The roof insulation in the accessible roof voids limited a full inspection of the roof framework.

2.00 DESCRIPTION

2.10 Construction History

The property comprises the right-hand end of a terrace of 3 no. properties believed to date from around 1650/1700. The original cottage is believed to comprise the present Hall and Living Room at ground floor level and Bathroom, Bedroom 1 with En Suite and Rear Landing at first floor level and was originally constructed of timber framework and probably covered with lime plaster finish externally built off a brick plinth. The property has been extended to the rear possibly during the mid 19th Century to form the Rear Lobby, Utility/Cloakroom and Study and the walls have been formed from 225mm solid brickwork cement rendered and coloured externally. The original rear ground floor timber frame wall was then replaced with a matching solid brick and plastered wall to provide partitions between the Hall and Rear Lobby/Utility/Cloakroom and between the Living Room and Study, whilst the original timber framework has been retained at first floor level and can be seen within the rear of the Landing where it has been left exposed.

The property has been subject to further substantial extension and alteration in around 2015/2016 when the two storey side extension was added and a new staircase formed (with the original staircase being removed) and this provides the Kitchen/Diner at ground floor level with Bedroom 2 at first floor level. The two storey side extension has been formed with a single storey rear projection to enlarge the Kitchen/Diner area to the rear. In addition, the Porch to the front has been remodelled. The two storey/single storey side/rear extension has been formed from modern timber framework cement rendered and coloured externally down to a faced brick plinth. Additionally at the same time as the extensions an Attic Bedroom was formed with a new staircase and dormer window to the rear.

The original dual pitched two storey roof, later single storey rear extensions and two storey side extension roof have been covered with clay plain/peg tiles.

Further alterations have been carried out to the internal layout when the extensions have been added and a number of the windows have been replaced with modern painted timber double glazed side hung casements and a new window opening formed to the first floor front for the Bathroom. As part of the renovation works, a new fused consumer unit has been installed, the oil fired boiler has been replaced and a new oil storage tank installed.

2.20 Location

Situated in a rural area in an elevated position above a single track country road (about 3m higher) within the small Hamlet known as xxxxxxxxxxxx within the small village of xxxxxxxxx about 1 mile north from the large village of Boxford having facilities catering for some daily needs, whilst all other facilities are available in the large market town of Sudbury which is about 7 miles west or the larger market town of Hadleigh which is about 6 miles north-east.

The terrace fronts the west side of the country lane and has been slightly angled towards the road with the front elevation of the property facing north-east and the rear elevation facing south-west. Access to the property is over a steep modern winding vehicular access from the road which has been installed during about 2015/2016 as part of the extension and alteration works. The main garden areas lie to the north side of the property and run along the frontage of the road and to the west side and south-west side back onto an agricultural field. The fields to the rear rise above the level of the garden area and a retaining wall/bank has been formed along the south-west side boundary.

2.30 Accommodation

The external appearance is as shown on the attached colour photographs (**Appendix A**) and the front elevation of the property to the country lane faces north-east.

The accommodation is as shown on the attached sketch floor plans (**Appendix B**) and extends to a gross external floor area of about 153m² (1645ft²) and briefly comprises:-

2.31 Ground Floor

Porch (front)	with entrance door to front and window to sides and part glazed door into Hall.
Hall (front/centre)	with window to front, plastered chimney breast (flue closed) staircase to first floor off and doors off to Living Room, Rear Lobby (with step down) and Kitchen/Diner.
Living Room (front)	with window to front and plastered chimney breast with open fireplace and door with step down into Study.
Study (rear)	with window to rear and partly sloping ceiling.
Rear Lobby (rear)	with rear exit door and partly sloping ceiling and door off to Utility/ Cloakroom.
Utility/Cloakroom (rear)	with window to rear and partly sloping ceiling with WC suite and china basin, worktop with oil fired boiler beneath and Cupboard housing hot water cylinder and expansion vessel.
Kitchen/Diner (front/side/rear)	with window to front, French doors to side and windows to rear with sloping vaulted ceiling having roof light to rear, worktops with drawers and cupboards under and stainless steel single drainer sink and electric oven/hob and extractor over.

2.32 First Floor – partly formed within the roof slope to Bedroom 2

Landing (rear)	with exposed timber framework to rear, steep staircase to Attic Bedroom, roof light to rear roof slope to vaulted ceiling, doors off to Bedrooms 1 & 2 and Bathroom.
Bedroom 1 (front over Living Room)	with window to front and double doors into large eaves storage cupboard to rear and door into En Suite.

En Suite (front over Living Room)	with shower cubicle, WC suite and basin.
Bedroom 2 (front/side/rear over Kitchen/Diner)	with windows to front and rear, bulkhead storage cupboard over staircase and high level storage cupboard over staircase and access into roof space above.
Bathroom (front over Hall)	with window to front and suite comprising shower bath, basin and WC.

2.33 **Attic Floor**

Attic Bedroom 3 (over Bedroom 1)	with sloping ceilings and dormer window to rear.

2.34 **Outside**

Roughly rectangular shaped plot with front boundary formed by the top of the bank along the country lane. Immediate garden areas laid to lawn with small shrubs and trees and shingle area to rear with rear south-west boundary formed by steep bank and part blockwork retaining wall to the field at the rear.

Vehicular access from the country lane is over a steep driveway with shingle finish with parking space at the top for 2/3 cars. The remainder of the garden to the north side falls away from the property towards the road at the north corner and has been used as an allotment.

The approximate extent of the property is shown edged red on the attached extract from the Ordnance Survey Sheet (scale 1/1250) (**Appendix C**). The site area extends to about .20 hectare (.49 acre). There is an overhead electricity power line crossing across the front of the terrace which we have shown approximately on the site plan.

Your Solicitor should clarify the boundary positions and ownerships on all sides of the property and the risk to health from the electricity cables and whether there are any easements for the pole and cables.

2.35 Services

We understand that the main services of electricity and water are connected. We understand that the mains water supply runs from the other properties in the terrace and is shared between the three properties in the terrace. ***The shared water supply arrangement should be verified by your Legal Advisor*** (*see further comments at* ***Paragraph 12.10 Cold Water Supply*** *below).* The oil-fired boiler is understood to supply radiator central heating with wet system underfloor heating to the Kitchen/Diner and domestic hot water, whilst back up domestic hot water is provided by an immersion heater to the hot water storage cylinder.

We understand that the foul drainage from this and the other two properties in the terrace runs across the front garden of No. xx xxxxxxxxxxx and then through the road at the front into a private Biodisk Treatment Plant to the east side of the lane. ***Your Solicitor should verify the foul drainage easement arrangements and your legal liabilities for maintenance and repair*** (*see further comments at* ***Paragraph 13.00*** *below)*.

2.40 Tenure and Town & Country Planning

We have assumed that the property is Freehold and is not subject to any onerous restrictions or covenants. There was no evidence of any tenancies and we have assumed that Vacant Possession will be available on Completion.

From an online search of the English Heritage website, the property is not Listed as a building of Special Architectural and/or Historic Interest.

Your Solicitor should verify that Planning Permission and Building Regulations Approval has been obtained for the extensions and associated alterations including the Bathroom window, confirm all Planning and Building Regulations Conditions have been fully discharged and obtain a copy of the Building Regulations Completion Certificates. This should also include the Attic Bedroom 3 conversion works and new vehicular access.

Your Solicitor should confirm Building Regulations Competent Persons Approval has been obtained for the following:-

- ***Electrical improvements and the installation of the new fused consumer unit (Part P Certificate) (see Paragraph 10.00 below).***
- ***Installation of the oil storage tank (HETAS Certificate) (see Paragraph 11.00 below).***

- ***Installation of the oil-fired boiler (OFTEC Certificate) (see Paragraph 12.20 below).***

2.50 Outgoings

From an on-line enquiry to the Valuation Office, we note that the property is classified in Band B (£40,001 to £52,000) for Council Tax purposes.

2.60 Weather

The weather at the time of the inspection was mild (18°c), dry and overcast with sunny periods.

3.00 ROOFS

3.10 Externally

3.11 Roof Coverings

Original Roof

Steep dual pitched roof with catslide roof to rear over single storey rear extensions with new matching pitched roof over Attic/Bedroom 3 dormer to rear having lead valleys to sides. All roofs are covered with clay peg/plain tiles with clay half round ridge tiles. The roof slopes are typically very slightly uneven to follow most of the old roof frame. The roofs have been probably stripped and relaid possibly within the last 20-30 years (*see further comments at **Paragraph 3.20 Roof Spaces** below).* As to be expected there is heavy moss growth to the front roof slope which faces north-east. There are exposed rafter feet to the front soffit eaves *(see **Photo 14 & 46**).* ***There are a few slightly chipped and spalled tiles which will eventually need long term replacement and this should be factored into long term maintenance budgeting.*** We noted at least 6 no. broken tiles along the rear eaves to the Utility/Cloakroom and Study *(see **Photo 31**)* and 1 no. to the left hand side of the Attic Bedroom 3 dormer *(see **Photo 30**).* ***These will require replacement.*** The cement mortar pointing to the ridge tiles and gable verges is generally sound.

Two Storey Side Extension

Steep dual pitched roof tucks under the gable of the original roof and has been covered with smooth clay plain tiles with clay half round ridge tiles. The roof slopes are generally level and even and there were no signs of eaves roof spread. The cement mortar pointing to the ridge tiles and gable verges is all generally sound. The lead upstand at the original gable wall abutment is generally sound.

Single Storey Rear Extension

Shallow lean-to pitched roof covered with modern slates. The slates have been laid generally satisfactorily and are level and even. There is a lead upstand to the upper wall abutment which is satisfactory.

Porch

Dual pitched roof covered with clay peg/plain tiles and 'V' shape clay ridge tiles. Roof slopes are relatively level and even and the tiles are mostly satisfactory. The cement mortar pointing to the ridge tiles and gable verges is sound. The lead upstand at the upper wall abutment behind the render is generally sound. There is 1 no. broken tile to the right hand roof slope which needs replacement (*see **Photo 15**).*

3.12 Chimney Stack

19th Century red brick three flue stack (450mm wide x 1450mm deep) originally laid in lime based mortars and repointed in the 20th Century with cement based mortars. The stack is generally straight and upright and no significant cracks or distortions were noted. ***Some of the cement mortar pointing is starting to fall out of the joints to the front left hand corner which will require long term repointing*** (*see **Photo 6**). **There is also a very slight brickwork fracture to the top right hand side to the 7 no. upper courses from the top which will also need repointing*** (*see **Photo 5**).* There are 3 no. modern tall clay flue pots which have been fluted with the centre pot having a caged wire guard presumably for the Living Room open fireplace which are satisfactory. The lead stepped and apron weatherproofing at the roof tiles is generally satisfactory.

3.13 Soffit, Fascias and Bargeboards

Exposed original rafter feet to the front elevation to the original house are satisfactory (*see **Photos 14 & 46**).* Painted timber flush fascias to the Porch are generally satisfactory. Painted timber fascias and soffits and bargeboards to the two storey and single storey side and rear extensions are generally satisfactory and similarly to the Attic Bedroom 3 dormer. Painted flush fascia to the catslide rear roof to the Rear Porch, Utility/Cloakroom and Study is mostly serviceable. We noted evidence of older bitumen felt lining along the roof line which is typically perished indicating the roof was probably felted about 50 years ago.

3.14 Rainwater Goods

As there was no significant rainfall at the time of the inspection and there had been no rainfall during the previous 48 hours, we are not able to verify the integrity of all rainwater goods and their joints and these should be checked over as part of regular repair and maintenance.

Cast iron gutter to the front original roof mounted on cast iron brackets fixed to sides of the rafter feet also collects the rainwater for No. xx. The gutter is rusting and there are signs of joint leaks (*see* ***Photo 14****).* ***These will need checking and treating prior to redecoration.*** There is a shared plastic downpipe to No. 1 adjacent to the boundary of No. xx which discharges to the ground. ***You should verify the route to an appropriate soakaway.***

Modern plastic half round gutter to the left hand side of the Porch with plastic downpipe having 120º outlet which discharges over the concrete path below (*see* ***Photo 7****).* ***The downpipe should ideally be piped to an appropriate soakaway.***

Modern plastic half round gutter to the right hand side of the Porch and front of the two storey side extension have a single shared downpipe discharging into the ground. ***The route to an appropriate soakaway should be verified.***

Modern plastic half round gutter to the rear of the two storey and single storey rear/side extensions with 2 no. downpipes discharging into the ground. ***The route to an appropriate soakaway should be verified.***

Cast iron gutter to the rear of the catslide roof to the Rear Lobby, Utility/Cloakroom and Study has been fixed on iron brackets to the painted timber flush fascia and also collects the rainwater gutter from No. xx. ***The paintwork is starting to flake and peel and will require redecoration*** *(see* ***Photo 31****).* There is a plastic downpipe which discharges into the ground. ***You should verify the route into an appropriate soakaway.***

3.20 Roof Spaces

Original Roof *(see **Photos 61-74**)*

High level access door above the Bathroom gives access into the roof void above the Bathroom only and the remainder of the roof void was not accessible to inspect. The rear section of roof above the Landing behind the Bathroom and Bedroom 1 En Suite has been taken to the underside of the rear roof slope to accommodate the Attic Bedroom staircase and an original 180mm deep x 150mm wide tie beam has been left in tact running from the rear timber frame wall over the Bathroom ceiling across to the front timber frame wall. This tie beam is probably an original and is cut around the original 140mm deep x 180mm wide eaves wall plates at the front and rear and has been secured with an iron strap and cleat to the rear wall plate (*see **Photos 144 & 154**).* The sloping rafters above the Landing have been concealed by plasterboard finishes and could not be inspected. The roof within the void above the Bathroom has been formed to a pitch of about 52.5º generally comprising about 100mm x 70mm rafters at about 400mm centres rising from the front and rear eaves wall plates and these have been morticed jointed at the ridge with dowel pins. At the mid span of the rafters to both front and rear roof slopes are 90mm x 90mm purlins and beneath these is a 250mm x 50mm collar which has been cut around the purlins and fixed to the sides of the front and rear rafters with dowel pins. We suspect that there is a similar roof frame above Bedroom 1 which has been largely retained for the Attic Bedroom conversion. However, there was no means of access to the frame and we are not able to verify the precise construction or condition or presence of adequate roof linings or insulation *(see further comments at **Paragraph 4.60 Thermal Insulation** below).* ***At the time of our inspection we noticed possible insect noise above the Attic Bedroom in the triangular area of roof void above which may be from bees or wasps nesting and this should be further investigated.***

The roof frame visible has been formed from heavy section timbers probably indicating original late 17th/early 18th Century framework. The frame is generally even and no significant defects or distortions were noted***. There are signs of timber infestations which may be historic but you should verify whether these have been treated under Guarantee*** *(see **Photo 69**)*. There are also signs there has been previously a wasps nest at the front roof slope which has collapsed *(see **Photo 65**).* There were also indications of rodent infestations as there are poison trays which is not unusual given the rural location of the property *(see **Photo 69**)*. ***All rodents will need to be eliminated on a regular basis.*** The ceiling joists above the Bathroom run parallel to the front wall and we suspect are formed between the tie collar beams and generally comprise about 100mm x 50mm joists at about 300mm centres.

There is a white breather type roof lining to the front roof slope and a felt roof lining to the rear roof slope both of which were satisfactory where they could be inspected. This would indicate the roofs have been stripped and relaid possibly within the last 20/30 years.

The central red brick chimney stack passes through the roof void and the bricks have been laid in older/original lime based mortars. The brickwork and mortar pointing is generally sound and no significant cracks or distortions were noted.

The original timber frame gable wall has been retained and used for supporting the ridge beam for the two storey side extension which is supported on 3 no. 145mm x 45mm vertical joists bolted together in the gable wall and this is supported on the original gable tie collar and supports the 90mm x 350mm ridge beam for the extension *(see further comments below)*. The older/original heavy stud frame to the gable wall is also affected by historic timber infestations (*see **Photo 74**)*.

Two Storey Side Extension *(see **Photos 75-79***)

Hatch to the centre of Bedroom 2 ceiling near the staircase partition gives access into the triangular area of roof space above Bedroom 2 and the staircase. The sloping roof voids to the front and rear were not accessible to inspect. The roof has been framed from raised ceiling tie construction with a 90mm x 350mm Glulam ridge beam which is supported within the original timber frame gable wall (see above) and in the new timber frame gable wall. The front and rear roof slopes are formed by 175mm x 42mm rafters at about 400mm centres which are fixed onto joist hangers fully nailed into the Glulam ridge beam and rise from the front and rear eaves wall plates. There are 175mm x 42mm collars just beneath the ridge beam from the front to the rear of each rafter. The horizontal first floor ceiling has been formed from 100mm x 45mm joists at about 400mm centres fixed to the sides of the front and rear rafters. The ceiling joists are strengthened by 2 no. pairs of equally spaced 95mm x 45mm hangers to the front and rear roof slopes. The roof frame has been built to a similar pitch of 52.5º and tucks just underneath the gable verge of the original roof (*see further comments at **Paragraph 3.11** above)*. No significant distortions or deflections were noted and the roof frame is generally performing adequately. Where the ridge beam is supported at the new external timber frame gable wall this is supported on 2 no. 175mm x 45mm vertical joists bolted together and there is a plywood gable upon which the cement render has been applied. This is generally satisfactory.

There are modern white breather roof linings to both roof slopes and these are generally satisfactory.

Other Roof Voids

As noted at **Paragraph 1.20** above, since there are no means of access into these they have not been inspected and their condition and presence of adequate roof linings and roof insulation could not be verified.

4.00 MAIN EXTERNAL WALLS

4.10 Construction

Original Walls

As noted at **Paragraph 2.10 Construction History** above, the original walls are of heavy timber framework (as can be seen on the Landing rear wall – *see **Photo 143***). and have been subject to modification when the property was extended to the rear during the 19th Century and further modification in the 20th Century. The original timber frame has been mostly concealed, apart from the small section to the rear wall of the Landing and by the opening between the Landing and two storey side extension *(see **Photo 149**)*.

Front Wall

This is constructed of probably original timber framework and has an overall wall thickness of 190mm and has been finished externally with a cement rendered finish which has been taken down to a cement rendered brick plinth which is about 500mm above internal floor level and has an overall height of about 560mm above ground level at the front *(see **Photo 10**)*. The inner face of the wall has been lined with plasterboard possibly over the original lath and plaster finishes although this has not been verified. ***As noted at Paragraph 1.20 above, the application of cement based renders over timber framework and solid brick plinth walls (and plasterboard finishes over the inner face) compromises the original breathability philosophy of the framework and there is a risk that moisture can be trapped and cannot evaporate from the framework which can lead to decay.*** It is not possible to verify the extent or severity of any of the decay without removing sections of external rendering or internal plasterboard. The sole plate has been raised up on top of the brick plinth rather than being left at ground level as was the original construction. However, the cladding of the brick plinth wall with cement render externally also leads to moisture being trapped within the brickwork which can cause deterioration to the sole plate. We noted evidence of the external cement rendered and expanded metal finish within the gable wall to the roof void above the Bathroom (*see **Photo 74***). ***As the extent or severity of any decay cannot be easily identified at this stage, you will need to factor into long***

term maintenance budgeting the risk that there has been some decay which will require repair. The front wall is generally level and even. There are signs that there has been some differential movement between the harder denser cement rendered finishes and the original timber framework as there are typical very slight horizontal cracks between the windows and vertical cracks between the window sills *(see **Photos 10-11 & 13**)*. There are also typical very finer vertical cracks through the cement rendered brick plinths below which are also a result of differential movements which is not uncommon *(see **Photos 10 & 11**)*. The plinth has been cut back about 25mm above the clay brick *(see further comments at **Paragraph 4.30 Damp-Proof Course** below)*. There is also a typical very slight vertical crack at the Party Wall line *(see **Photo 9**)* as a result of differential and seasonal movements of the timber frame which are not uncommon. ***As part of long term maintenance budgeting you will need to allow for repairs of cracks to the rendered finishes to prevent surface water ingress into the framework which can lead to decay.***

Rear Wall

The single storey catslide roof is supported on a 225mm solid brick wall which has been cement rendered and coloured externally down to the shingle bed at the rear. This also compromises the breathability philosophy of the solid brick wall which has an overall thickness of about 260mm (*see further comments at **Paragraph 4.30 Damp Proof Course** below)*. No significant cracks or distortions were noted to the wall. ***The render has broken away near the right hand side of the Rear Lobby door and will need repair*** *(see **Photo 24**)*. The rendered finish is otherwise generally serviceable.

Two Storey and Single Storey Extension Walls

These generally have an overall thickness of about 240mm and are constructed of modern timber framework finished with cement render externally down to a horizontal bell cast over a 2/3 no. buff brick plinth course. The condition of the timber frame voids and their build up could not be verified as there was no means of access. However, the framework has been built to reasonably true lines and levels and there were no signs of any significant cracks or distortions. ***There are typical very slight shrinkage cracks at the heads of the ground floor windows and French doors as a result of acceptable minor shrinkage and these need to be filled and made good as part of normal redecorations*** *(see **Photos 3 & 18**)*.

4.20 Foundations and Movement

We have not carried out excavations to expose the original foundations/ footings to the original timber frame part or the later 19th Century rear extension and suspect these would not conform to current standards. The foundations to the two storey side and single storey rear extensions should have been inspected and approved by Local Authority Building Control as part of the construction. ***As noted at Paragraph 2.40 above, you should check Building Regulations Approval was obtained, all conditions discharged and the Completion Certificate issued.***

The property has been built on the top of a high bank rising about 3m above the country lane at the front and these is a part block retaining wall and planted bank along the rear boundary. There were no signs of any significant trees or vegetation within the curtilage or immediate vicinity of the property likely to have an adverse affect on the foundations/footings.

External Cracking

The areas of cracks which have been noted at **Paragraph 4.10** above are 'very slight' as defined in BRE Digest 251 Cracking and Movement.

Internal Cracking

The accessible plastered, papered and tiled internal wall and ceiling surfaces were inspected at ground and first floor levels and generally where cracking was found this can be regarded as 'very slight' as defined in BRE Digest 251 Cracking and Movement. Where cracking was identified this has been noted at ***Paragraph 5.00 Ceilings*** and ***7.00 Internal Walls and Partitions*** below.

4.30 Damp-Proof Course

No evidence of any physical damp-proof course to the original external walls which could be inspected. Evidence of clay pipe type vents to the front and rear plinth walls to the original house at about 500mm centres (*see* ***Photos 10, 11, 35 & 136***). These type of vents were generally installed to encourage moisture to evaporate from the solid brick plinth walls and reduce moisture levels within the brickwork***. We are not entirely convinced as to their effectiveness and you should check with the Vendor whether there is a valid Guarantee for these vents which can be transferred to you on Completion.***

We suspect a modern damp proof course has been installed to the two storey and single storey side extension and rear extension walls, although this has not been verified as we suspect this is probably concealed below the horizontal edge of the rendered bell cast above the brick plinth wall.

Internal wall surfaces were tested for moisture to the plaster and skirtings with our electrical conductor damp meter and generally average readings in the range of 12%-16% were recorded which are generally acceptable. Higher readings of 20%+ were obtained within the Hall and Living Room around the common chimney breast and between the Hall and Living Room partition and at the front wall to both the Hall and Living Room and the rear wall to the Living Room. It is possible that these readings have been caused by salts present within the solid brick walls which are drying out through the walls, but there are signs of dark staining to the plasterwork just above skirting level within the Hall and Living Room (*see* ***Photos 84, 88-89, 98 & 99***). ***In the absence of the Vendors supplying the Guarantee for an appropriate damp-proof course to the original walls you should obtain a Report from a Specialist damp-proofing company to ascertain the cost of carrying out appropriate damp-proofing works. As part of these works, we recommend that the plinth wall to the front over the solid brickwork should be cut back at least 50mm above the clay path level to allow the wall to breathe at the base of the wall and moisture to evaporate.***

4.40 <u>Windows and Doors</u>

Crittall type metal painted single glazed casement vents to the front of the Hall, Living Room and Bedroom 1 on timber subsills. There are signs of rust to the ground floor window frames and the sills have decayed (*see* ***Photos 10-12***). ***You will need to allow for repairs to these cills and window frames. You may wish to consider replacing these with timber double glazed windows to match the extension.***

Modern painted single glazed top vents either side of the Porch. ***These have signs of wet rot decay to the lower edges and repairs are required***.

Modern wide cavity double glazed side hung full bar casements with top restrictors with monkey tail handles locks and stays to the Kitchen/Diner, Bedroom 2, Bathroom, Landing, Attic Bedroom 3 and the Study all of which are generally adequate and satisfactory. There are escape hinges to the Bedrooms.

Modern painted timber single glazed casement/vent window to the Cloakroom/Utility Room is serviceable. ***Paintwork is peeling off the framework and requires redecoration.***

Painted vertical tongue and groove boarded framed front door. ***The tongue and groove joints have expanded and split and will need filling and repair and redecoration. The hardwood threshold cill is also badly worn and decayed and requires replacement*** (*see* ***Photo 7***). Painted timber vertical tongue and groove boarded rear door with 6 no. upper panels glazed. ***There are signs of wet rot decay at the base of the door which will require repair (****see* ***Photo 24).*** Pair of painted wide cavity timber double glazed French doors to the side exit to the Kitchen/Diner are mostly satisfactory. ***There is evidence of wet rot decay to the lower rail of the right hand door which will require repair (****see* ***Photo 18).*** Velux type double glazed roof lights to the rear of the Kitchen/Diner and Landing with night vents are generally satisfactory.

4.50 External Decorations

On completion of repairs to the window and door frames noted at Paragraph 4.40 above, these will require redecoration. On completion of the repairs to the rendering noted at Paragraph 4.10 above, some redecorations will be required.

4.60 Thermal Insulation

The ceiling over the Bathroom has been insulated within the original roof void with 100/150mm loose blown Rockwool type insulation***. This should be upgraded to current standards which are now approaching 300mm in thickness. The high level access door above the Bathroom should also be insulated.*** The timber frame partition to the Landing and the ceiling over the raised Landing ceiling have been insulated with part 100mm quilt glass fibre. ***This should be continued to all parts of the wall and ceiling over.*** The timber frame partition to the Attic Landing has not been insulated and there are gaps at the vertical joint with the chimney stack (*see* ***Photo 70***). ***The timber frame partition should be insulated with quilt or similar and all the gaps sealed.*** There is no roof space ventilation in the area of accessible roof void and where the original timbers could be tested moisture readings in the range 10-12% were recorded which fall below the threshold of 18% above which condensation can form which can lead to timber decay and infestations***. As part of upgrading insulation levels, we recommend that you should consider roof space ventilation to reduce moisture levels particularly during the colder winter months where condensation can form.*** Insulation to the two storey side extension roof void comprises a layer of 100mm quilt glass fibre between the horizontal ceiling joists with a further 100/150mm cross layer over. ***You should ensure that there is a minimum thickness of 250mm over all the roof area.*** The sloping ceilings have been insulated with a thickness of about 100mm Celotex type foam rigid board insulation *(see* ***Photo 79****).* ***You should ensure a minimum of 50mm air gap is retained***

over the top of the insulation below the roof lining. There is no roof space ventilation as the roof has been covered with breathable linings to the front and rear roof slopes which assist with roof ventilation. The accessible timbers were tested for moisture and readings in the range of 8-10% were recorded at the time of the inspection which fall below the threshold of 18% above which condensation can form which can lead to timber decay. There is a thickness of about 50mm Celotex type insulation board over the roof hatch which is adequate. We have not been able to verify the type or adequacy of insulation to the other areas of roof void, particularly the roofs to the rear over the Rear Lobby Utility/Cloakroom and Study, and suspect that these will fall below current standards. Similarly we are not able to verify the suitability or type of insulation to the sloping horizontal ceilings to the Attic Bedroom 3 conversion or dormer window roof/walls but suspect this may have been upgraded at the time the conversion was carried out, although this has not been verified. ***Where insulation falls below current standards, there will be heat loss from the building into the roof void and additional heating costs as a result.***

We suspect that the original timber frame walls have probably not been insulated and will be subject to heat loss. Similarly the solid brick walls are also a poor insulator and will be prone to acting as a 'cold bridge' for condensation. It is important to maintain the correct balance between adequate heating and natural controlled ventilation to reduce the risk of this occurring. The timber frame walls to the two storey side and rear extensions should have been insulated when these were constructed, although this has not been verified.

The floors to the two storey side and rear extensions should also have been insulated and this has not been verified.

There are trickle vents to the top of the Bedrooms, En Suite and Bathroom and Kitchen/Diner windows and to the Kitchen/Diner French doors which should be regularly used to allow the escape of residual moisture. There is an externally vented extractor hood to the Kitchen/Diner which vents to the front wall. There are similar externally vented extractor fans to the Bathroom and En Suite which pass through coiled ducts into the roof space area above the Bathroom and should be connected to the vent tile to the front roof slope. ***The coiled duct has become disconnected and should be appropriately connected to prevent moist air being deposited within the roof void (see Photo 66).*** There is also an externally vented extractor fan to the Utility/Cloakroom which exits the rear wall. ***This should also be regularly used to reduce condensation forming.***

The Party Walls with the attached property apparently comprise timber framing to the ground floor in the Living Room and Bedroom and Attic Bedroom above which has been finished with plasterboard. The Party Wall in the Study and also the eaves storage cupboard to Bedroom 1 has apparently been formed with brickwork which has been left exposed within the Bedroom 1 eaves cupboard. We are not able to advise how effective the Party Walls are in reducing the risk of structural and airborne sound transmission between the properties but suspect that some will be noticed which is not uncommon with terraced properties.

You should be aware that all houses now offered for sale have to be provided with an Energy Performance Certificate (EPC). It is understood that Energy Performance Certificates are likely to be used by prospective purchasers of properties as a benchmark as to the overall cost of heating and energy efficiency. Those properties with high energy ratings could be potentially viewed more favourably, given the present concerns over climate change, the need to reduce carbon emissions and find alternative means of energy. ***You should obtain the EPC from the Selling Agents to note the Home Energy Assessor's recommendations for improving both the Energy Efficiency and Environmental Impact Ratings.***

5.00 CEILINGS

The ceilings have been mostly finished with modern plasterboard and plain smooth skim coat plaster finishes with white matt emulsion paint. There are older lath and plastered ceilings which have been overboarded and skimmed to match. The older lath and plastered ceilings have been retained to the flat ceiling to the Study and the sloping/flat ceilings to the Rear Lobby, flat ceiling to the Utility/Cloakroom and the store cupboard off Bedroom 1. These ceilings are typically slightly uneven but generally stable and satisfactory. The rear first floor ceiling over the Landing has been vaulted and finished with plasterboard and skim coat plaster. Similarly the ceiling within the Attic Bedroom 3 has been finished with modern plasterboard and skim coat plaster. There is evidence of a small former damp stain near the dormer (*see **Photo 188***) which may have been a previous leak. There is also evidence of a former damp stain to the front wall of the Living Room at the Hall partition which may have occurred from the En Suite above (*see **Photo 102***) ***You should check with the Vendor that these leaks have been remedied.***

Lath and plastered ceilings start to crack and bulge when the plaster loses its key from the timber laths. ***As part of long term maintenance budgeting, you should allow for repairs and renewals to lath and plastered ceilings.***

6.00 FLOORS

6.10 Ground Floors

These are constructed of ground bearing concrete and to the front of the Hall and Living Room about 60mm above external ground level. There are painted timber tongue and groove boards to the Living Room which have been possibly laid within the concrete subfloor although this has not been verified. The floors to the Rear Lobby, Utility/Cloakroom and Study are between 30mm-95mm lower than the Hall and Living Room floors. Where the floors could be inspected they were found to be generally relatively dry, level and even. The surfaces of the floors were tested with our electrical conductor damp meter, and generally average readings in the range of 12%-14% were obtained which are acceptable.

6.20 First Floors

These are constructed of suspended timber and to the original cottage the floor joists span from the front to the rear walls and are supported at the mid span onto beams downstanding into the Hall and Living Room which have been painted over (*see* ***Photos 86 & 94***). ***The floor joists could not be inspected and you should check whether these have been treated for timber infestations along with the wall frame and roof frame timbers. Where the floor joists have been built into the front wall it is important that the rendered finishes are kept in sound condition to prevent surface water ingress which will cause decay to the joist ends.*** Where the floors were subjected to the 'heel and toe' test, the floors were generally level and firm.

6.30 Attic Floor

As the floor had been carpeted we are not able to verify the build up of the floor construction or the suitability of the floor joists. We assume the floor has been finished with a tongue and groove chipboard sheet (or similar) and where the floor was subjected to the 'heel and toe' test the floor was found to be relatively level and even.

The floor to the top of the staircase and Bedroom 2 comprises the new floor as part of the two storey side extension and we suspect that this has been formed with tongue and groove chipboard sheets laid over joists. As the floors have been carpeted we are not able to verify the joist spans. However these floors felt generally level and firm where the 'heel and toe' test was applied.

7.00 INTERNAL WALLS AND PARTITIONS

As reported at **Paragraph 4.10** above, the original walls have been altered to provide the present layout as part of the recent extension and Attic conversion works and prior to this some alterations were carried out when the single storey rear extensions were formed during the mid 19th Century. The original timber frame gable wall now forms the partition between the Hall and Kitchen/Diner and staircase and at first floor level between the two Landing areas and the Bathroom and stairwell.

The partition walls either side of the chimney breast between the Hall and Living Room generally comprise about 260mm overall solid brickwork, apart from a small section at the front wall where there was an original doorway which has been infilled with timber frame and plasterboard. At first floor level the partition to the front of the chimney breast at the front wall between the Bathroom and the En Suite shower room also comprises brickwork, but only 100mm thick. The first floor partitions between the En Suite and Bedroom 1 and between Bedroom 1 and the Attic staircase measure 75mm in overall thickness and have been formed from timber frame and plasterboard for a fairly lightweight construction supported on the first floor. The remaining rear ground floor partitions to the Utility/Cloakroom are formed from brickwork/blockwork plastered both sides.

The original timber frame external walls have been dry lined internally with plasterboard and plain skim coat plaster and, as noted at **Paragraph 4.10** above, the framework was not accessible to inspect. The solid brick walls have been plastered and finished with modern skim coat plasters. The extension walls and partitions and all timber frame walls have been finished with plasterboard and matching plain skim coat plaster and emulsion paint finishes. There were no signs of any significant cracks or distortions to the internal walls or partitions which could be inspected. As noted at **Paragraph 4.30** above, there are signs of previous and possible current staining from moisture to the partitions between the Hall and Living Room around the chimney stack and to the Living Room at the same partition. There are typical very slight plaster cracks in a few areas where there has been historic/seasonal timber frame movements and shrinkage to the framework which is as to be expected.

Internal decorations are in satisfactory condition throughout.

8.00 INTERNAL JOINERY

Modern light Oak solid vertical board effect doors with 3 no. pairs of steel hinges with intumescent strips for doors to habitable rooms off the Landings and staircase for fire safety. ***Some of the doors need some adjustment to close easily into the door locks***. Attic/Bedroom 3 door is a cut down door to fit the roof slope. The door into Bedroom 1 is only 600mm wide compared to the normal door width of 750mm wide and this may make manoeuvring of furniture slightly more awkward. The remaining doors at first floor level have been formed from painted vertical boarding to the Attic/staircase cupboard and Bedroom 1 rear eaves cupboard and painted four panel doors to the Bedroom 1 En Suite and painted vertical boarded to Bedroom 1 high level storage cupboard all of which are satisfactory. There were 19th Century vertical tongue and grooved strip Pine doors with latches and 'T' hinges to Bedroom 2 bulkhead cupboard and to the Rear Lobby and understairs cupboard (possibly the original hinges) and these are generally serviceable. ***There is a four panelled (2 no. upper glazed) painted door from the Porch to the Hall which is warped at the top and needs adjustment to close tightly to the frame.***

Narrow rounded painted timber skirtings and architraves which are mostly satisfactory. Modern Pine part winding staircases and handrails to the first floor and staircase to the Attic Floor with a minimum width of 600mm. The lower winder treads to the main staircase squeak slightly, otherwise all the staircase is satisfactory.

The Kitchen has been refitted when the extension was constructed and the units comprise a 25mm thick dark stained woodblock worktop in an 'L' shape with a stainless steel single drainer 1 & 1/3 bowl inset sink with chrome hoop mixer tap. The worktop is water stained to the left hand side of the sink but otherwise serviceable (*see **Photo 133***). There are plain gloss white factory coated drawers under with soft hinge closers and matching wall cupboards over all of which are satisfactory. There is a stainless steel externally vented extractor hood and a Rangemaster professional electric stainless steel four ring hob and oven and these have not been checked.

9.00 FIREPLACES

Original plastered chimney breast to the Hall and the fireplace has been removed and the flue has been closed and vented with a 225mm x 255mm plastic vent (*see **Photos 87 & 88***). The fireplace has been removed to the Living Room and the original red brick fireback retained and the sides have been cement rendered with a brick-on-edge hearth and Oak bressummer over (*see **Photos 99 - 101***). ***You should check the flue has been swept before being reused.*** The plastered chimney breast rises within the first floor within the Bathroom and En Suite and behind within the En Suite there is a 225mm x 75mm plastic air vent for the closed flue. The red brick has been left exposed at the Attic staircase and Attic Landing and similarly within the roof void off the Bathroom (*see further comments at **Paragraph 3.20 Roof Spaces** above).* There were no signs of any significant cracks or distortions to the chimney breast where this could be inspected.

10.00 ELECTRICITY

Mains underground supply runs from the pole to the front garden to the electricity meter which is located in a plastic cabinet to the right hand side of the Porch external wall and to the MK modern RCD fused consumer unit in the Hall (*see **Photo 92***). There are modern white flush switched sockets, light fittings and switches and recessed ceiling lights. There is a mains battery back-up ceiling mounted smoke alarm to the Hall and to both staircases and a heat detector to the Kitchen. This would indicate the property has been rewired possibly when the extensions were constructed. ***As noted at Paragraph 2.40 above, your Solicitor should check these works were carried out with Building Regulations Competent Persons Approval and the appropriate Part P Certificate issued. You are also advised to obtain a copy of the Electrician's Inspection/Test report. In the absence of the Vendor being able to provide any of the appropriate documentation, you are advised to arrange for an Electrician's Inspection/Test to be carried out.***

11.00 GAS/OIL

Mains gas is not available for connection.

Domestic heating oil is stored in a Titan single skin R1225 77 oil storage tank to the north garden area on a concrete base near the rear bank/boundary with a boarded enclosure with a copper white plastic sleeved underground supply pipe which rises near the rear wall to the Utility/Cloakroom (*see* ***Photos 38 & 50-53***). ***As noted at Paragraph 2.40 above, your Solicitor should check the tank was installed with Building Regulations Competent Persons Approval and the appropriate HETAS Certificate issued.***

12.00 PLUMBING AND CENTRAL HEATING

12.10 Cold Water Supply

The position of the external Water Authority stopcock was not located. We understand that the mains water supply is shared between Nos. xxxxxxxxxxxx and the supply is unmetered. ***The exact position of the external stopcock should be located, together with the route of the supply pipe, and your Solicitor should verify your legal responsibilities and liabilities for the maintenance of the pipe. The internal stopcock was not located and the position should be made accessible for repair and maintenance and emergency purposes.*** The type and condition of the underground supply pipe has not been verified.

There is no independent cold water storage and all fittings are supplied direct from the rising main or the hot water storage cylinder and boiler. This may cause temporary inconvenience if the shared main supply is turned off.

12.20 Hot Water and Central Heating

The Warmflow floor standing oil fired boiler to the Utility/Cloakroom with balanced external flue supplies domestic hot water and central heating to modern stove enamel type radiators to all rooms except to the Kitchen/Diner where there is a wet underfloor heating system with zone control in the void cupboard to the understairs cupboard off the Kitchen/Diner (*see* ***Photos 121 & 122***). The Master Salus control is located to the cylinder cupboard. Most of the radiators have Inta thermostatic radiator valves. Situated in the cylinder cupboard to the Utility/Cloakroom is the RM Cylinders Stelflow 210 indirect unvented storage cylinder with immersion heater a Zilmet expansion cylinder above (*see* ***Photos 114 & 115***).

Neither the boiler nor the cylinder were in use at the time of the inspection. There is an electric chrome ladder dual fuel radiator to both the Bathroom and En Suite. ***As noted at Paragraph 2.40 above, your Solicitor should check the oil fired boiler was installed with Building Regulations Competent Persons Approval and the appropriate HETAS Certificate issued. Your Solicitor should also verify that the boiler has been serviced annually following the installation and within the last 12 months and whether there are any valid Guarantees or Warranties for the boiler to be transferred to you on Completion. In the absence of the service record being complete, you are advised to arrange for an inspection/test of the boiler and heating system.***

The underfloor wet heating pipes to the Kitchen/Diner have not been inspected and these should have been encased or covered by floor insulation and their condition has not been verified (*see* ***Photo 138***).

13.00 FOUL DRAINAGE

En Suite *(see* ***Photos 163-167****)*

Average modern white concealed cistern dual flush WC suite, small china wall hung basin with separate chrome taps and low profile acrylic shower tray with bi-fold glass door with Aqualisa thermostatic shower mixer in tiled cubicle is generally satisfactory. The shower has not been checked.

Bathroom *(see* ***Photos 174-179****)*

Average modern white concealed cistern dual flush WC suite with china pedestal hand basin with taps matching En Suite basin and acrylic shower bath with glass screen and separate chrome taps and Bristan thermostatic shower mixer are all generally satisfactory. The shower has not been checked.

Wastes from the En Suite and Bathroom are assumed to connect into the concealed soil pipe in a boxed duct to the front wall of the Bathroom *(see* ***Photo 175****)* which falls into a boxed duct into the Hall below *(see* ***Photo 83****)*. ***There should be a stub stack with an air admittance valve within the roof void to ventilate the soil pipe and this should be verified.***

Utility/Cloakroom *(see **Photo 118**)*

Average modern white china close couple dual flush WC suite with Armitage Shanks rectangular butler sink on a chrome pole stand with tap board and separate Bristan repo-chrome taps are generally satisfactory. The basin wastes connect into the WC waste *(see **Photo 119**)*. Hot and cold supplies and plastic waste under the worktop for a washing machine and the waste discharges into a gulley under the rear window (*see **Photos 121 & 38**)*.

Plastic waste from the Kitchen sink runs behind the back panel and is assumed to connect through the floor into the inspection chamber at the front garden.

Inspection Chambers

There are 4 no. circular inspection chambers, 2 no. to the rear and 2 no. to the front labelled IC1 – IC4 on the attached floor plan.

The cover to IC4 was lifted and has an invert depth about 1.2m and comprises a 600mm diameter circular plastic chamber with steel cover *(see **Photo 60**)*. ***The chamber collects the wastes from the soil pipe and inspection chamber 3 and there were two further connections which we assume are from the Utility/Cloakroom and possibly from inspection chambers 1 & 2 and this should be verified.*** From inspection chamber 4 the drains then run through the front boundary with No. 2 and we understand that the drainage for Nos. 1-3 is shared and runs to a Biodisc type installation on the opposite side of the road which is shared between the properties***. The legal arrangements for the shared drainage system should be verified together with your liabilities for future maintenance and repairs and you should obtain confirm that the Biodisc is serviced regularly by Competent Drainage Specialist. Your Solicitor should also verify that any discharge from the Biodisc meets Environment Agency requirements.***

14.00 OUTSIDE

14.10 Grounds and Boundaries

As noted at Paragraph 2.34 above, your Solicitor should verify boundary positions and ownerships on all sides of the property.

The very steep gravel drive has a tarmac entrance onto the country lane at the front and has been finished to the remainder with a bound shingle material with vertical post/sleeper retaining walls to the sides to retain the banks to the garden. It is understood that the vehicular access was laid out as part of the two storey and single storey side/rear extensions. ***Your Solicitor should obtain confirmation the access has been constructed in accordance with the Approved Planning Conditions as noted at Paragraph 2.40 above.***

There is 100mm diameter plastic pipe to the rear of the Kitchen/Diner at the blockwork retaining wall of the rear bank with a channel which runs along the rear bank behind the rear of the house (*see **Photos 21 & 36-37***). ***You should verify as to where this removes the surface water away from the property.***

15.00 CONCLUSIONS

The items briefly listed below are shown in ***bold and italics type*** in the main text of this Report for ease of reference.

15.10 Legal Matters

Prior to legal commitment to purchase the property the following should be carried out by your Solicitor:-

1. Confirm the boundary positions and ownerships on all sides of the property and the risk to health from the electricity cables at the front and whether there are any easements for the pole and cables. (**Paragraphs 2.34 & 14.10**)
2. Verify whether the property has a shared mains water supply and the legal arrangements for this and your liabilities for maintenance and repair. (**Paragraphs 2.34 & 12.10**)
3. Confirm Planning Permission and Building Regulations Approvals were obtained for the two storey and single storey side/rear extensions, associated alterations including the Bathroom window and the Attic Bedroom 3 conversion and construction of the vehicular access, confirm all planning and Building Regulations Conditions have been fully discharged and obtain copies of the Building Regulations Completion Certificates (**Paragraphs 2.40 & 14.10**)

4. Confirm Building Regulations Competent Persons Approval has been obtained for the following:-
    - Electrical improvements and upgrades and new fused consumer unit (Part P Certificate) (**Paragraphs 2.10, 2.40 & 10.00**)
    - Installation of oil storage tank (HETAS Certificate) (**Paragraphs 2.10, 2.40 & 11.00**)
    - Installation of oil-fired boiler (OFTEC Certificate) (**Paragraphs 2.10, 2.40 & 12.20**)
5. Confirm whether the original roof, wall frame and first floor timber have been treated for timber infestations under a valid Guarantee Certificate which can be transferred to you on Completion (**Paragraphs 3.20, 4.10 & 6.00**)
6. Confirm whether the property has a valid damp-proofing Guarantee Certificate which can be transferred to you on Completion (**Paragraph 4.30**)
7. Confirm the legal arrangements for the shared private drainage system, your liabilities for maintenance and repair and that any discharge from the Biodisc system meets Environmental Agency's current requirements (**Paragraph 13.00**).

15.20 <u>Further Investigation</u>

We recommend that the following further inspection should be carried out **<u>prior</u>** to legal commitment to purchase the property to establish the cost of any works which may be required:-

1. In the absence of the Vendors providing a valid Guarantee Certificate for the damp-proofing works, arrange for the property to be inspected by a specialist damp-proofing firm to advise on remedial works (**Paragraph 4.30**)
2. Check with the Vendor that leaks which have caused damp staining to the Living Room and Attic Bedroom ceilings have been remedied (**Paragraph 5.00**)
3. In the absence of the Vendor supply appropriate documentation for the test and installation of the electrical installation, arrange for the Electrical installation to be inspected/tested by a suitably qualified Electrician (**Paragraph 10.00**)
4. In the absence of the Vendor supplying suitable confirmation and documents for the servicing and maintenance of the boiler, arrange for this to be serviced and checked by a competent person (**Paragraph 12.20**)

15.30 Repairs

The following works should be attended to generally over the course of the next 6/12 months as part of continued repair and improvement to the property:-

1. Replace at least 6 no. broken rear eaves tiles, 1 no. tile to the side of the Attic dormer and 1 no. Porch tile. (**Paragraph 3.11**)
2. Check cast iron rainwater gutters to front and rear, treat rust and repair joint leaks. (**Paragraph 3.14**)
3. Check over Attic Bedroom roof loft area for bees/wasp nests and eliminate as necessary. (**Paragraph 3.20**)
4. Eliminate rodent infestations from accessible roof void above Bathroom. (**Paragraph 3.20**)
5. Repairs to render cracks to original front wall and to rear at Rear Lobby door and to shrinkage cracking to extensions. (**Paragraph 4.10**)
6. Repairs to Crittall metal windows to front, Porch windows and repairs to front, side and rear doors and associated redecorations. (**Paragraphs 4.40 & 4.50**)
7. Upgrade accessible roof space insulation and insulate access door over Bathroom. (**Paragraph 4.60**)
8. Adjust internal doors to close correctly. (**Paragraph 8.00**)
9. Sweep Living Room chimney flue before reuse. (**Paragraph 9.00**)
10. Locate and make accessible internal water stopcock. (**Paragraph 12.10**)
11. Check if air admittance valve has been fitted to the soil pipe in the roof void. (**Paragraph 13.00**)

Bearing in mind the works required, we recommend that quotations are obtained from local building contractors, familiar with working on older timber frame properties, for all the above items **before** proceeding with the purchase of the property to more accurately gauge the likely costs to be incurred.

15.40 Long Term Repairs

You should also consider budgeting for the following items as part of long term improvement/repair and maintenance:-

1. Replace broken/spalled roof tiles. (**Paragraph 3.11**)
2. Repointing/repair to chimney stack. (**Paragraph 3.12**)
3. Check route of rainwater downpipes to appropriate soakaways. (**Paragraph 3.14**)
4. Repair render cracks to front wall to original house from seasonal movements. Allow for repairs to original concealed timber frame external walls. (**Paragraph 4.10**)
5. Install roof space ventilation. (**Paragraph 4.60**)
6. Repairs and renewals to lath and plastered ceilings. (**Paragraph 5.00**)

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G.N. Harcourt-Powell Esq., FRICS
Director
For and on behalf of Nick HP Ltd
(t/a Harcourt-Powell Chartered Surveyors)
SUDBURY : SUFFOLK

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