

REPORT

- on -

XXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXX

- for -

XXXXXXXXXXXXXXXXXXXXXX

1.00 INSTRUCTIONS

1.10 Scope of Instructions

In accordance with the attached Terms & Conditions of Engagement dated xxxxxxxxxxxxxxxx to xx to inspect the above property and prepare a Residential Building Survey in respect of a proposed purchase.

1.20 Scope of Inspection

The property was inspected on xxxxxxxxxxxxxxxx and, at the time of the inspection, was occupied by the Vendors, xxxxxxxxxxxxxxxx, and the inspection was carried out following guidance issued by the RICS for Property Inspections and, to comply with this and HM Government Covid 19 Restrictions, we had to observe Social Distancing Rules and Hygiene Best Practice. A full inspection was limited due to the following:-

- Fitted carpets and underlay were laid over all floors to the ground floor apart from the Utility where there were red quarry tiles, the Kitchen/Diner where there was laminate flooring and the Rear Porch and WC where there was vinyl flooring. Fitted carpets were also laid over the first floor, apart from the Shower Room where there was vinyl flooring. The floor coverings prevented a full inspection of the floor surfaces beneath. There were no loose boards to inspect the voids beneath the suspended timber ground or first floors. The property was heavily furnished throughout and cupboards were full of effects which limited a full inspection.

- Voids behind boarded inner wall faces to the single storey side projection were not accessible to inspect.
- Back panels behind the Kitchen cabinets prevented a full inspection of the wall surfaces behind.
- The underside of the staircase was boarded and the treads were not accessible to inspect.
- The internal water stopcock was concealed behind the washing machine and could not be inspected.
- Waste and service pipes concealed under the low profile shower tray to the Shower Rom could not be inspected.
- Radiator pipes pass into the ground and first floor suspended timber floors and could not be inspected.
- Chipboard floor sheets and vertical plywood sheathing within the two storey pitched roof space prevented a full inspection of the roof frame and a cross layer of quilt glass fibre insulation prevented a full inspection of the ceiling joists to the single storey roof void.
- The concealed beam over the Snug/Study arch was not accessible to inspect.
- Plant and shrub growth around the front lower walls prevented a full inspection of the brickwork behind.
- The Shed/Garage was full of effects which limited a full inspection.

2.00 DESCRIPTION

2.10 Construction History

The property comprises a right hand portion of a terrace of 4 no. linked semi-detached houses believed to have been originally built in the late 1950's originally for Local Authority occupation and has since transferred into private ownership. The two storey part is constructed of cavity walls with double skin brickwork with faced brickwork externally and common Fletton brickwork internally under pitched roofs covered with clay flat profile lapped tiles. The single storey side projection has been built from matching 225mm solid brickwork to part and part timber framing to the Rear Porch with horizontal shiplap boarding under a similar pitched and tiled roof.

The Vendors have been in occupation since 1987 and have advised the following improvements have been carried out during their occupancy:-

- Kitchen re-sited from the present Snug into the single storey side projection and re-fitted.
- The Shower/Bathroom refitted to provide a Shower Room.
- Replacement uPVC double glazed windows – First Windows January 2017
- New gas fired combination boiler – 2011
- Injection cavity wall insulation – about 2010

2.20 Location

The property is located at the south-eastern edge of an established development of residential properties constructed originally for Local Authority occupation during the late 1950's comprising terraced, semi-detached and link-detached houses and bungalows about 150m north-east off xxxxxxxxxxxxxxxx and about 500m south-east from the village centre. All facilities are available in the large Market town of Sudbury which is about 6 miles north or the larger County town of Colchester which is about 10 miles south-east.

The property occupies a corner plot with the front elevation to the estate road facing south-west and the return frontage to the south-east side overlooks agricultural fields.

2.30 Accommodation

The external appearance is as shown on the attached colour photographs (**Appendix A**).

The accommodation is as shown on the attached sketch floor plans (**Appendix B**) and extends to a gross external floor area of about 123m² (1324ft²) and briefly comprises:-

2.31 Ground Floor

Hall (front)	with doors off to Sitting Room and Snug and staircase to first floor off.
Sitting Room (front/rear)	with windows to front and rear and plastered chimney breast with electric room fire.
Snug (front)	with window to front, original plastered chimney breast (now redundant) wide opening into Study Area.
Study Area (rear)	with window to rear, door and step up into Kitchen/Diner and folding door into Utility Area.
Utility Area (rear)	located partially under the staircase and housing the gas-fired boiler, washing machine and water stopcock.
Kitchen/Diner (single storey side extension – front/side)	with large window to front and large sliding/tilt and turn patio doors to side and door opening into Rear Porch with access into roof space over, range of fitted Kitchen units.
Rear Porch (rear)	with window and rear exit door and door and step up into WC.
WC (rear)	with window to rear and WC suite with water stopcock.

2.32 First Floor – Partly formed within the roof slope

Landing (rear)	with window to rear and doors off to Bedrooms 1-3 and Shower Room and access into roof space over.
Bedroom 1 (front over Sitting Room)	with window to front, sliding wardrobe cupboard doors and pair of fitted wardrobe cupboard doors.
Bedroom 2 (front over Snug)	with window to front and cupboard over staircase.

Bedroom 3 with window to rear and wardrobe
(rear) cupboard.

Shower Room with window to rear and suite comprising
(rear) WC suite, basin and shower.

2.33 Outside

Roughly rectangular shaped plot extending to about .05 hectare (.13 acre).

Large open plan front garden laid to grass with drop kerb to front potentially providing 2 no. car parking spaces to the front garden area. Medium sized enclosed garden area to south-east side, laid to a mixture of concrete slab patios and decked areas with large detached garden Shed/Garage.

Large enclosed rear garden laid to fish pond and grass with borders.

Your Solicitor should confirm boundary positions and ownerships on all sides of the property to establish your liabilities for future repairs and maintenance. It is understood that access to the Shed/Garage to the south-east side is over the pavement from xxxxxxxxxxxxxxxx and you should check whether the property has legal rights over to access the drive to the front of the Garage to use as a Garage.

2.34 Services

We understand that the main services of electricity, gas, water and drainage are connected. The gas fired combination boiler to the Utility Area supplies on demand domestic hot water and central heating by radiators to most rooms.

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.

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

- ***Replacement uPVC double glazed windows and doors (FENSA Certificate) (see further comments at Paragraph 4.40 below).***

- **Installation of injection cavity wall insulation (see further comments at Paragraph 4.60 below).**
- **Installation of electricity RCD unit and electrical improvements (Paragraphs 2.40 & 10.00)**
- **Installation of new gas fired combination boiler (GasSafe Certificate) (see further comments at Paragraph 12.20 below).**

2.50 Outgoings

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

2.60 Weather

Humid (25°c), overcast with occasional light rain.

3.00 ROOFS

3.10 Externally

3.11 Roof Coverings

Two Storey Roofs

Dual pitched roof which continues over the attached property No. xx and is covered with possibly the original clay flat profile lapped tiles with matching half round ridge tiles. These tiles were widely used during the 1940's-1950's and many of them were imported from Belgium. The roof slopes are relatively level and even and the tiles mostly satisfactorily lap and there are no signs of roof spread at eaves levels. The cement mortar pointing to the gable verges and ridge tiles is mostly sound. ***We noted a few slight cracks to the gable mortar which need repointing notably to the front roof slope 2/3 no. courses from the soffit eaves (see Photos 5 & 6). To the rear roof slope 8 no. courses below the ridge above the Shower Room window is 1 no. perished tile which requires replacement (see Photo 14). Similarly above the soffit eaves directly above the gas fired boiler flue, there is a perished tile which will need to be replaced (see Photo 13).***

Single Storey Roof

Similar dual pitched roof over the single storey side projection covered with similar tiles. There were no signs of roof spread at eaves levels. The cement mortar pointing the gable verges and ridge tiles is mostly sound. **There are a few sight cracks to the gable mortar which will need repointing (see Photos 8-10).** There is a lead stepped and apron upstand at the gable wall abutment which is sound. **The pointing to the tiles above the rear eaves above the Rear Porch window is untidy and requires improvement (see Photos 21 & 22).**

As part of long term maintenance budgeting, you should allow for replacement of roof tiles as these perish and delaminate.

3.12 Chimney Stacks

Centre Party Stack

Original four flue stack built of matching faced brickwork shared with the attached property. The stack is generally straight and upright and no cracks or distortions were noted. The cement mortar pointing is generally sound. There are 4 no. clay flue pots (2 no. for each property). **The side pots have ventilation holes and there were signs of bees/wasps entering into the pot and this should be checked.**

Gable Stack

This was originally built into the two storey gable wall and has been reduced below the roof line and is now redundant. The external brickwork has been corbelled at the gable and this has been retained (see further comments at **Paragraph 9.00 Fireplaces and Flues below**).

3.13 Soffits and Fascias

Painted timber fascias are generally satisfactory although the top edges could not be checked. Painted original asbestos-cement soffit boards (see further comments at **Paragraph 15.00 below**).

3.14 Rainwater Goods

There was no significant rainfall at the time of the inspection or in the previous 72 hours and all joints should be checked over as a precaution to ensure these are watertight.

Modern black plastic half round gutters (deep flow gutters to single storey front and rear roofs) which fall to downpipes adequately. The downpipes are piped into the ground, apart from the downpipe to the rear corner of the Study which has been diverted to a water butt. **You should check that all downpipes are connected to appropriate soakaways.**

3.20 Roof Space

Two Storey Roof Space (see Photos 39-45)

Drop down timber access door and retractable aluminium ladder to Landing gives access into the roof void which is constructed of a conventional raised ceiling tie softwood 'A' frame generally comprising 100mm x 38mm rafters at 400mm centres rising from the front and rear eaves wall plates to a central ridge board. First floor raised ceiling tie ceilings are formed by 100mm x 35mm ceiling joists at 400mm centres fixed to the sides of the front and rear rafters. At the mid-spans of the ceiling joists are 75mm x 38mm binders running across the top. At the mid span of the rafters are 175mm x 50mm purlins to the front and rear roof slopes and beneath these and fixed between the rafters and ceiling joists diagonally are 100mm x 50mm struts at each collar. There are double 75mm x 35mm collars spanning between the front and rear rafters at 1/3rd spans of the roof. One of the collars has been cut back to a length of about 760mm to allow better access into the roof space and the collar has been framed from the rafters to the ceiling joists with vertical struts comprising 100mm x 50mm softwood timbers screwed into the rafters and ceiling joists and where the double collars have been cut they are bolted through the new vertical strut and a diagonal strut has also been screwed to the new vertical strut and the ceiling joists to provide further bracing using 100mm x 50mm softwood timber (see **Photo 40**). In addition the front and rear eaves have been strengthened with 50mm x 25mm vertical battens fixed between each rafter and ceiling joist with a 12mm plywood vertical sheathing (see **Photo 42**).

The original and altered roof frame is generally performing adequately and no significant deflections or distortions were noted. The original bitumen felt roof linings are generally satisfactory. Original common Fletton brick Party and gable walls are also generally satisfactory.

Single Storey Roof Space (see Photos 46-52)

Removeable timber access board in the Kitchen/Diner ceiling. Due to the double cross layer of quilt glass fibre insulation, the inspection was carried out from the roof access only. The roof frame comprises the original softwood conventional 'A' frame comprising generally 95mm x 35mm rafters at 400mm centres rising from front and rear eaves wall plates to a central ridge board. The ceilings are formed by 100mm x 35mm joists at 400mm centres fixed to the sides of the front and rear rafters. At the mid span of the front and rear rafters are 100mm x 50mm purlins and beneath these and fixed to the front and rear rafters diagonally to the ceiling joists below are 100mm x 50mm struts to the centre only. There are 100mm x 50mm collars fixed to the front and rear rafters and beneath these fixed to the ceiling joists below are 50mm x 25mm vertical struts.

The roof frame is generally performing adequately and no deflections or distortions were noted. The original bitumen felt roof linings are generally satisfactory. The 225mm solid common Fletton brick gable wall is generally satisfactory.

4.00 MAIN EXTERNAL WALLS

4.10 Construction

Two Storey Walls

These are generally constructed of 290mm thick double skin cavity walls with faced brick externally and common Fletton brickwork internally. There are brick on end flat soldiers courses with felt cavity trays over the ground floor window and door openings and projecting cantilever stone soffit lintels at the front and rear corners. The walls have been built to reasonably true lines and levels and no significant cracks or distortions were noted. The cement mortar pointing is all generally sound.

Single Storey Walls

These are mostly constructed of 225mm solid faced brickwork. The Rear Porch external wall comprises 100mm timber frame overall and all the rear wall has been finished with horizontal dark stained shiplap boards. The inner face of the walls has been lined internally (see further comments at **Paragraph 7.00 Internal Walls and Partitions below**). The solid brick walls have been built to reasonably true lines and levels and no significant cracks or distortions were noted. The cement mortar pointing is all generally sound.

The shiplap boarding is mostly generally sound but requires decoration (see further comments at Paragraph 4.50 below).

4.20 Foundations and Movements

We have not carried out excavations to expose the original foundations/footings and these are unlikely to conform to current standards.

External Cracking

The accessible external walls were inspected externally and, where cracking was noted, this can be generally regarded as Category 1 (very slight) as defined in BRE Digest 251 Cracking and Movement.

There were no signs of any significant cracks or distortions to the external walls to indicate below ground movements. There were no significant trees or vegetation within the sphere of influence to affect the foundations/footings to the property.

Internal Cracking

The accessible internal plastered wall and ceiling surfaces were inspected and, where cracking was recorded, this can generally be regarded as Category 1 (very slight) as defined in BRE Digest 251 Cracking and Movement.

Where very slight cracking has been noted, this has been recorded further at **Paragraph 5.00 Ceilings** and **7.00 Internal Walls and Partitions** below.

4.30 Damp-Proof Course

Original installed bitumen-felt type damp-proof course in a thicker mortar joint at ground floor level in the external walls generally at least 150mm above external ground levels is generally satisfactory. The mortar pointing around the damp-proof course is mostly sound and undisturbed. ***There is a small section of the mortar to the rear below the left hand side of the Study window up to the air brick needs repair (see Photo 18).***

The accessible ground floor wall surfaces were tested with an electrical conductor moisture meter internally to the skirtings and wall plaster above and generally average readings in the range of 12-14% were recorded which are generally acceptable. A full test of the walls to the Kitchen/Diner was limited due to the boarded linings over the solid brick walls.

4.40 Windows and Doors

These are described in more detail at **Paragraph 2.30 Accommodation** above.

Replacement wide cavity uPVC double glazed side hung casements and some with top vents. There are lockable window handles with night vents and scissor hinges with escape window to the Bedrooms. The windows are generally of average housing quality and satisfactory. **As noted at Paragraph 2.40 above, Your Solicitor should check that these were installed with Building Regulations Competent Persons' Approval and the appropriate FENSA Certificate issued. Your Solicitor should also check whether there are any valid Guarantees or Warranties for the windows to be transferred to you on Completion.** The windows have been set on concrete/stone sub sills and these are generally satisfactory.

UPVC double glazed front and rear exit doors and sliding patio door unit to side exit to Kitchen/Diner are all generally satisfactory.

You should be aware that sealed double glazed units to the doors do not last indefinitely and when the seals fail the gap between the panes of glass mists over as the result of condensation. **The exact lifespan of any of the sealed double glass units cannot be easily verified and you should factor into long term maintenance budgeting the likelihood that some of these sealed double glass units may need to be replaced.**

4.50 External Decorations

The dark stain to the shiplap boarding is starting to wear thin to the rear of the Rear Porch and WC and will require redecorations.

Paintwork to the fascias, soffits and window sub sills is generally satisfactory.

4.60 Thermal Insulation

The two storey pitched roof has a layer of about 100/150mm quilt between the ceiling joists. **This falls below current standards which are now approaching 300mm in thickness and insulation levels should be upgraded to reduce heat loss and heating costs. The insulation should also be taken over the roof access.** The single storey roof space has a thickness of about 50/75mm quilt between the ceiling joists with a further thickness of about 100mm white wool cross layer over. **This also should be upgraded to current standards to reduce heat loss and heating costs.** There is no roof space ventilation to either the two storey or single storey pitched roof voids.

Moisture readings recorded to the roof space timbers were in the range of 10-12% 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 thicknesses, consideration should be given to the installation of roof space ventilation using either tile vents or gable vents to reduce the risk that condensation can build up during the colder winter months which can lead to timber infestations and decay.**

The Vendors advise that the two storey cavity walls have been injected with insulation. **As noted at Paragraph 2.40 above, you should check this was installed with Building Regulations Approval and confirm the type of material used. You should also confirm whether there is a valid Guarantee or Warranty to be transferred to you on Completion.**

The uPVC double glazed windows and doors generally provide adequate thermal insulation. Night vents to the window catches and externally vented extractors to the Kitchen/Diner and Shower Room and all should be regularly used to allow the escape of residual moisture to prevent a build up which can lead to condensation and mould. There were no signs of any significant mould or build up of condensation at the time of the inspection.

The Party Wall between the properties is believed to be in solid brick and there were no signs of any structure or airborne sound transmission at the time of the inspection.

The single storey projection floors may have been insulated beneath the floor coverings and this has not been verified.

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

Ceilings have generally been formed from plasterboard and at first floor level are slightly sloping due to the raised ceiling tie construction and this has been raised about 150mm above the horizontal. There are polystyrene moulded ceiling tiles to the Kitchen/Diner, Snug and Study. There is a plain smooth skim coat finish to the Rear Porch, Sitting Room, Landing, Bedrooms 2 & 3. There is textured plasterboard to the WC, Utility Room, Hall and Shower Room and woodchip paper emulsion and plasterboard to Bedroom 1. There are Gyproc-type plaster edge coverings to the Snug, Study and Sitting Room. No significant cracks or distortions were noted. There are typical joint/edge cracks across the ceilings to Bedrooms 2 & 3 and to the woodchip paper to Bedroom 1 is rippled where there have been previous cracks which are normal shrinkage and these can be repaired as part of normal redecorations. ***The polystyrene ceiling tiles are a potential fire hazard and should be removed.***

6.00 FLOORS

6.10 Ground Floors

Floor finishes are described in more detail at **Paragraph 2.30 Accommodation** above.

Suspended timber floors to the Sitting Room and Snug. These are ventilated by 225mm x 75mm terracotta air bricks to the front and rear walls and these should be left open and not obstructed to ensure there is adequate underfloor ventilation. The condition of the underfloor void has not been inspected as there were no loose boards to allow an inspection. We noted some loose boards and these may be tongue and groove boards but this has not been verified. ***Where there are loose boards these should be checked over and refixed.*** The floors felt generally level and firm where the 'heel and toe' test was applied. The remainder of the ground floors are of ground bearing concrete and were generally level and even where these could be inspected. There are changes in floor level between the Study Area and Kitchen/Diner and WC.

The surface of the accessible floors was tested with an electrical conductor moisture meter and generally average readings in the range of 12-14% were obtained which are generally acceptable.

6.20 First Floors

These are constructed of suspended timber possibly with tongue and groove floorboards laid over joists. The direction of the floor joist spans has not been verified. The floors felt generally level and firm where the 'heel and toe' test was applied.

7.00 INTERNAL WALLS AND PARTITIONS

Ground floor partitions generally comprise 100mm brick and plaster. The partitions between the Hall/Utility Area rise through the first floor to divide Bedroom 1 from the Staircase and similarly the partition dividing the Snug from the staircase rises through the first floor to divide Bedroom 2 from the staircase. The remainder of the first floor partitions comprise 110mm (overall) blockwork which is supported on the first floors. The partitions dividing the Kitchen/Diner from the WC comprise 100mm brick and plaster and the partition with the Rear Porch comprises 100mm (overall) and timber frame and plasterboard.

Plastered walls have been finished with emulsion paints to all first floor rooms, except where there are full height ceramic tiled splashbacks to all walls to the Shower Room. No significant cracks or distortions were noted and the first floor partitions have slightly deflected on the first floor (where they are not supported at ground floor level) causing the shower door frame to distort and similarly the Landing/Bedroom 1 door frame to distort and there is a typical very slight horizontal crack to Bedroom 1 side of the door to the left hand head up to the cupboard (see **Photo 95**). Similarly Bedrooms 2 & 3 door frames have distorted where the partitions have dropped on the first floor. These are common faults and have to be accepted as minor inherent defects. There are typical very slight filled vertical/diagonal cracks above the window corners from acceptable differential lintel movement and plaster around the cracks is slightly hollow. There are very slight horizontal cracks to the side external wall to Bedroom 2 about 100mm in length and 400mm from the ceiling tie up to the chimney stack and the lower crack returns along the front wall about 300mm and the plaster is slightly hollow (see **Photos 99-102**). These cracks are likely to have occurred from minor gable/thermal movement as the wall faces south-east. There are plastered walls to the Hall and Rear Porch. There are patterned wall/lining papers to the Sitting Room, Snug and Study and painted woodchip papers to the Utility and understairs cupboard. There are part battens and woodchip lining papers to the lower walls and embossed lining papers to the upper walls to the Kitchen/Diner and part lining papers to the front/return side walls. There are painted vertical hardwood panel boards to the WC.

An archway has been formed between the Snug and Study and there are no signs of any cracks or distortions to the plasterwork to indicate the method of support is inadequate.

Apart from the above, no other cracks or distortions were noted and internal decorations have been generally well maintained throughout. ***When redecorations are next carried out, the cracks identified above should be filled and you may need to allow for some minor plaster repairs where the plaster was found to be slightly 'hollow'.***

8.00 INTERNAL JOINERY

Internal joinery is described in more detail at **Paragraph 2.30 Accommodation** above.

Internal doors generally comprise 15 paned painted timber glazed doors off the Hall to the Sitting Room and Snug and Study/Kitchen/Diner and these are generally satisfactory. ***You should check if safety glass has been fitted.*** There is a painted timber bi-fold door to the Utility Room and a plain painted flush WC door with aluminium lever handle which is satisfactory. There is a concealed plain painted timber sliding door between the Kitchen/Diner and Rear Porch which is satisfactory. At first floor level there are probably the original 1950's style 4 no. horizontal painted timber doors with chrome lever handles and these are mostly satisfactory. The shower door has distorted at the top.

Original single flight timber staircase with handrails and solid Landing baluster at the top is satisfactory.

Original narrow rounded painted timber skirtings and architraves are generally satisfactory.

The Kitchen units comprise modern laminated speckled roll edge worktops in a 'U' shape with an acrylic single drainer inset sink with chrome mixer tap and spray tap. There are light Beech painted panelled drawers and cupboards under with brushed steel long bar handles. These provide adequate storage and are generally satisfactory. There is a Cookers stainless steel four ring inset gas hob and Indesit stainless steel black integral double electric oven. ***You should check whether these are included within the sale of the property and whether the gas hob has been serviced annually and within the last 12 months by a Competent Person.***

9.00 FIREPLACES AND FLUES

These are described in more detail at **Paragraph 2.30 Accommodation** above.

Plastered chimney breast to the Sitting Room and Bedroom 1 above. The fireplaces have been removed and the openings have been closed. The stack rises in the roof space at the Party Wall line where it has been cement rendered. No significant cracks or distortions were noted.

Original plastered chimney stack serving the Snug and Bedroom 2 above is now redundant. The fireplaces have been removed and the openings have been closed and the stack rises into the roof space above and has been capped below the ridge line. The partly corbelled brickwork can be seen just beneath the ridge line where it has been cement rendered. No cracks or distortions were noted.

10.00 ELECTRICITY

Mains overhead supply connects to the front at the Party Wall with No. xx and runs to the modern MK RCD fused consumer unit and electricity meter in the cupboard above the front door to the Hall (see **Photo 57**). There are a mixture of modern white plastic switched flush sockets, light switches and pendants and an older switch to the Utility Area. There are also some additional surface mounted sockets. A secondary fused RCD supply has been taken to serve the Shed/ Garage. ***The RCD unit in the house is marked as installed 21/07/2014 and you should that this installed with Building Regulations Competent Persons Approval and the appropriate Part P Certificate issued. In the absence of the Vendors supplying appropriate documentation for a recent Electricians Inspection/Test by a Competent Person, you are advised to arrange for an Electricians Inspection/Test to be carried out. As part of this inspection, this should also include a quotation for the installation of mains battery back up ceiling mounted smoke alarms at ground and first floor levels, a heat detector to the Kitchen and carbon monoxide alarms where there are gas fired appliances.***

11.00 GAS

Mains underground gas supply connects to the partially submerged meter box to the front external wall to the Snug and the supply is piped to serve the gas hob to the Kitchen and gas fired boiler to the Utility Area.

Should definite assurances be required then the installation should be inspected by a suitably qualified GasSafe Engineer or British Gas.

12.00 PLUMBING AND CENTRAL HEATING

12.10 Cold Water Supply

Circular plastic Water Authority stopcock box to the rear of the Utility Area near in the rear garden area with a water meter. The internal waster stopcock is located behind the washing machine and could not be inspected. The type and condition of the underground supply pipe has not been verified. There is a secondary copper supply pipe with water stopcock to the WC. ***You should check the route of the main supply as it may cross the rear gardens of the neighbouring properties.***

There is no cold water storage as all fittings are supplied direct from the rising mains or the gas fired boiler and should the main supply be turned off for any reason this may cause temporary inconvenience.

12.20 Hot Water and Central Heating

This is described in more detail at **Paragraph 2.34 Services** above.

Main Combi25 Eco wall hung gas fired combination boiler to the Utility Room with external flue. ***As noted at Paragraph 2.40 above, you should check this was installed with Building Regulations Competent Persons Approval and the appropriate GasSafe Certificate issued and that the boiler has been serviced regularly and within the last 12 months by a Competent Person. If the service record is incomplete or non-existent, you are advised for the boiler to be checked and serviced by a Competent Person.***

The boiler supplies on demand domestic hot water and central heating to a mixture of radiators generally comprising stove enamelled convector type radiators with a stove enamelled ladder towel rail radiator to the Shower Room and an older steel panel double radiator to Bedroom 3. The radiators all generally have thermostatic radiator valves, apart from the shower towel radiator.

13.00 FOUL DRAINAGE

The sanitaryware is described in more detail at **Paragraph 2.30 Accommodation** above.

Shower Room

Average modern white suite with china pedestal hand basin with chrome lever mixer tap, china close couple dual flush WC suite and large low profile acrylic quadrant shower tray with pair of curved glass doors and 2 no. glass side panels with Triton Cherish electric shower over. The shower is generally satisfactory, although the shower was not tested. The shower and basin plastic wastes discharge into a plastic waste hopper and downpipe to the rear wall which discharges into a concrete edged foul gulley. The WC connects into an external PVC soil and vent pipe which has a PVC balloon at the top.

Utility

Plastic waste from the washing machine and boiler. Waste discharges into a concrete edged foul gulley to the rear (this was previously for a Kitchen gulley when the Kitchen was formed in the Study Area before the Outbuilding was converted).

WC

China white close couple dual flush WC suite.

Kitchen/Diner

Plastic wastes behind the base unit back panels collect the sink and washing machine wastes which discharge into a plastic grating foul gulley to the side external wall.

There are 3 no. inspection chambers within the curtilage of the property which have been labelled IC1 - IC3 on the attached floor plan.

IC1 (see **Photo 23**)

Common Fletton brick chamber with an invert depth of about 1.9m with a cast iron heavy duty cover. There are salt glazed 100mm diameter lateral pipe connections and a 150mm diameter main through pipe from the attached property No. xx. The chamber collects the waste from the waste hopper/foul gulley serving the Shower Room and the outlet runs towards IC2.

IC2 (see Photo 24)

Common Fletton brick chamber with a similar invert depth as IC1 with similar cover collects the soil and vent pipe and foul gully as two lateral connections in 100mm diameter salt glazed pipework. The outlet from the chamber points towards IC3.

IC3 (see Photo 25)

Common Fletton brick chamber with invert depth of about 2.1m with cast iron heavy duty cover. There is a 150mm diameter main through pipe from IC2 and a similar connection running perpendicularly from beyond the Shed/Garage for the houses at the higher level off Claypits Avenue and the outlet from the chamber runs towards the road. There is a plastic 100mm diameter connection from the Kitchen/Diner foul gully.

All the pipes in the three accessible inspection chambers were running clear at the time of the inspection.

Your Solicitor should verify the route of the foul drainage connection into the main sewer.

14.00 OUTSIDE

14.10 Grounds and Boundaries

These are described in more detail at **Paragraph 2.31** above.

Your Solicitor should verify boundary positions and ownerships on all sides of the property to establish your liabilities for future repairs and maintenance. It is understood that access to the Shed/Garage to the south-east side is over the pavement from xxxxxxxxxx and you should check whether the property has legal rights over to access the drive to the front of the Garage to use as a Garage.

The gardens have generally been neatly maintained and are enclosed by a mixture of boundary fences. ***We noted some of the paving slabs are loose to the edge of the side patio and could benefit from re-bedding. You should also note that the decking to the north-east side of the Rear Porch may become slippery during the winter months as this will be concealed from sunlight.***

14.20 Shed/Garage

Detached building constructed of 100mm x 50mm timber frame studwork clad externally with dark stained horizontal shiplap boarding on plastic linings on a concrete slab under a shallow pitched roof formed from a conventional softwood 'A' frame finished with an Onduline type corrugated sheet roof. There are plastic rainwater goods with metal up and over door for a Garage door at the front and Georgian wire glass timber windows and rear exit door. As the Shed/Garage was full of the Vendors effects a full inspection was very limited.

15.00 CONCLUSIONS

The main 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 a Solicitor:-

1. Confirm boundary positions and ownerships on all sides of the property to establish your liabilities for future repairs and maintenance. It is understood that access to the Shed/Garage to the south-east side is over the pavement from xxxxxxxxxxxxxx and you should check whether the property has legal rights over to access the drive to the front of the Garage to use as a Garage. (**Paragraphs 2.33 & 14.10**)
2. Confirm Building Regulations Competent Persons Approval has been obtained for the following:-
 - Replacement uPVC double glazed windows and doors (**Paragraphs 2.40 & 4.40**)
 - Injection of cavity wall insulation (**Paragraphs 2.49 & 4.60**)
 - Installation of electricity RCD unit and electrical improvements (**Paragraphs 2.40 & 10.00**)
 - Installation of gas fired boiler (**Paragraphs 2.40 & 12.20**)
3. Confirm whether there are any valid Guarantees or Warranties for the uPVC double glazed windows and doors to be transferred to you on Completion. (**Paragraph 4.40**)

4. Confirm whether there is a valid Guarantee or Warranty for the injection cavity wall insulation to be transferred to you on Completion and verify the type of material used. **(Paragraph 4.60)**
5. Confirm which Kitchen appliances are included within the sale of the property and whether the gas hob has been serviced regularly and within the last 12 months by a Competent Person. **(Paragraph 8.00)**
6. Confirm the route of the mains water supply pipe across the rear gardens. **(Paragraph 12.10)**
7. Confirm the route of the foul drain connection into the main sewer. **(Paragraph 13.00)**

15.20 Further Investigation

The following should be carried out **prior** to legal commitment to purchase the property to budget for the costs of any works which may be required:-

1. Eliminate bees/wasps nesting in chimney stack/flue. **(Paragraph 3.12)**
2. In the absence of the Vendor supplying appropriate documentation for a recent Electricians Inspection/Test, arrange for an Electricians Inspection/Test to be carried out on both the house and the Shed/Garage and a quotation for the installation of smoke alarms, heat detectors and carbon monoxide alarms. **(Paragraph 10.00)**
3. In the absence of the Vendor supplying appropriate documentation for a recent service of the gas fired boiler, arrange for the gas fired boiler to be checked and serviced by a Competent Person. **(Paragraph 12.20)**

15.30 Repairs

The following should be attended to generally over the course of the next 3/6 months as part of repairs and improvements to the property:-

1. Replace 2 no. broken/perished roof tiles to two storey roof slope. **(Paragraph 3.11)**
2. Repair cracked mortar to gable verges. **(Paragraph 3.11)**
3. Repair mortar to damp proof course at rear of Study. **(Paragraph 4.30)**
4. Re-stain rear shiplap boarding. **(Paragraph 4.50)**
5. Upgrade roof space insulation. **(Paragraph 4.60)**

6. Remove polystyrene ceiling tiles. **(Paragraph 5.00)**
7. Refix loose ground floor boards. **(Paragraph 6.10)**
8. Check if safety glass has been fitted to internal doors. **(Paragraph 8.00)**
9. Refix loose paving slabs to side patio. **(Paragraph 14.10)**

Bearing in mind the works required, we recommend that quotations are obtained from local building contractors, familiar with working on older 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

Long term consideration should be given to the following:-

1. Replace perished roof tiles. **(Paragraph 3.11)**
2. Check downpipes are piped to appropriate soakaways. **(Paragraph 3.14)**
3. Install roof space ventilation. **(Paragraph 4.60)**

Asbestos-containing materials may be present in the asbestos cement soffits which is not uncommon with a property of this type and age. Asbestos as a material, if left undisturbed, should have no adverse effect on health. However, if maintenance of asbestos materials is required (for example cutting, drilling, sanding or removal), this requires the use of Specialist Contractors and careful Health and Safety precautions. For this reason, the costs of such works are often considerably higher than for the treatment of other types of building materials. It should be noted that, with legislative changes and increases in disposal costs, the presence of asbestos containing materials may have an adverse impact upon the future value of the premises.

.....

.....

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