

**REPORT**

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- for -

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**1.00 INSTRUCTIONS**

**1.10 Scope of Instructions**

In accordance with the attached Terms & Conditions of Engagement dated xxxxxxxxxxxxxxxx to xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx 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 xxxxxxxxxxxxxx and, at the time of the inspection, the property was fully furnished and occupied by the Vendors, xxxxxxxxxxxxxx. The inspection was carried out following Guidance issued by RICS for Property Inspections and, to comply with this and HM and 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 with underlay were laid over all first floors apart from the Bathroom where there were ceramic floor planks. Laminate flooring was laid over the Lounge/Dining Room, slate landscape tiles to the Hall, Cloakroom and Kitchen and vinyl flooring to the Conservatory and the presence of all these floor coverings prevented a full inspection of the floor surfaces beneath. There were no loose boards or accesses to inspect the first floor voids.

- The inner face of the solid brick original walls has been lined with plasterboard and the original brick walls behind were not accessible to inspect or test for dampness.
- The voids to the timber frame extension external walls were not accessible to inspect.
- There was no access into the roof void to the single storey side extension.
- Waste and service pipes were concealed by the boxed ducts for the concealed cistern WC suites and the side and end panel to the bath. The cover to the inspection chamber embedded in the slab patio to the rear could not be lifted. The Kitchen wastes pass behind the back panels of the units and could not be inspected.
- The boiler was not in use at the time of the inspection and has not been checked. The radiator pipes are concealed within the first floors or behind plasterboard dry linings at ground floor levels and these were not accessible to inspect.
- The staircase is carpeted and the underside was boarded and the treads could not be inspected.
- The log burner was not in use at the time of the inspection and has not been checked. The flue to Bedroom 1 has been closed off and has not been checked.
- The main roof void was inspected from the hatch only due to the double cross quilt layer glass fibre insulation over the narrow section of ceiling joists concealed below.
- The suitability of encased beams over the Hall and Dining Room/Lounge openings has not been verified as these were not accessible to inspect.

## 2.00 DESCRIPTION

### 2.10 Construction History

The property comprises a right hand portion of a pair of semi-detached cottages believed to have been constructed in about 1870 of 225mm solid brick walls which were originally covered under a natural Welsh type slate roof (as No. xx attached). The property has been extended to the rear with single storey rear extensions during the 1950's and the walls were probably built of double skin cavity brick walls. A Conservatory to the rear was added by previous Owners built of cavity brick and block plinth walls with uPVC double glazed framing under a shallow lean-to pitched rigid polycarbonate sheet roof.

The Vendor advised he purchased the property in September 2013 and the following improvements have been carried out:-

- First floor rear extension (for Bedroom 2) formed over ground floor single storey rear extension with timber framing walls cement rendered and coloured externally with a pitched roof covered with concrete interlocking tiles – Justin Coe (2014)
- First floor Bathroom relocated and refitted as part of the first floor Bedroom 2 extension with a Velux roof light shaft – Justin Coe (2014)
- Kitchen re-sited and re-fitted – Justin Coe (2016)
- Lounge/Dining Room formed into single room with 2 no. steel RSJ's over the opening concealed by plasterboard casings and lath and plaster ceilings replaced by plasterboard and skim coat plaster – Justin Coe (2014)
- Replacement uPVC double glazed windows to side of Hall and rear of Kitchen (remaining uPVC double glazed windows were replaced by previous Owners).
- Log burner and flue installed to Lounge – Edwins Installations
- Electric wiring upgraded and new RCD fused consumer unit installed – Mark Fosker (2019)
- New gas fired boiler and radiators – RH Plumbing and Heating (2017)
- Original ground floor walls lined to the inner face with Celotex insulation and plasterboard finish over original plaster. Party Wall at ground floor and first floor levels similarly lined with sound insulation and plasterboard.

- New patio, lawns, raised beds and fences – the land to the rear was previously owned by the property and was sold by xxxxxxxxxxxx for the development of 2 no. Bungalows with the drive being retained by No. xx and the Bungalows have rights of way over and the maintenance is shared.
- Single storey side extension to form Hall and Cloakroom – Colin Turnbull (2019)

The previous Owners removed the original slate roofs to the original cottage and the roofs were recovered with modern concrete interlocking tiles.

## 2.20 Location

Situated within the centre of the large village of xxxxxx facing the north-east side of the xxxxx Street in a mixed residential area with the Village Shop on the north-west side, 2 no. new Bungalows built in the original rear garden to the rear and a contemporary single storey dwelling in the process of construction along the south-east side boundary. Daily facilities are available within the Village whilst all other facilities are available in the large Market town of Sudbury which is about 3 miles south-west.

The front elevation to the xxxxxxx Street faces south-west and the rear garden faces north-east.

## 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 114m<sup>2</sup> (1,342ft<sup>2</sup>) and briefly comprises:-

## 2.31 Ground Floor

**Hall**  
(side)

with entrance door to front, door off to Cloakroom and opening into remainder of Hall with further opening into Lounge/Dining Room to front and door opening into Kitchen and door to rear into Conservatory.

**Lounge/Dining Room** (front) with windows to front and side, plastered chimney breast with log burner and staircase to first floor off with cupboard under.

**Cloakroom** (rear) with window to rear and WC suite and basin.

**Kitchen** (rear) with window to rear and fitted Kitchen units and gas fired boiler.

**Conservatory** (rear) with double doors into rear garden.

**2.32 First Floor** – partly formed within the roof slope

**Landing** (centre) with access into original roof void and doors off.

**Bedroom 1** (front over Lounge area) with windows to front and side and plastered chimney breast from Lounge below.

**Bedroom 2** (rear extension over Kitchen and Hall) with windows to side and rear.

**Bedroom 3** (side over Dining Room) with window to side.

**Bathroom** (centre) with WC suite, basin and bath with shower unit with Velux double glazed roof light in shaft over.

**2.33 Outside**

Roughly rectangular shaped plot with partly open front garden laid to tarmac providing 2 no. car parking spaces with planted areas to side with large pollarded Silver Birch tree on the front boundary. Small open plan planted and shingle area to the side of the property to the side of the stone drive which gives access to the Bungalows at the rear.

Rectangular enclosed rear garden with further rear garden narrowing to rear boundary with the Bungalows. The immediate rear garden is laid to raised slab patios with planted beds.

***Your Solicitor should confirm boundary positions and ownerships on all sides of the property to establish your liabilities for future repairs and maintenance and confirm the property owns the vehicular access at the front and that the Bungalows contribute towards the maintenance of the drive.***

#### **2.34 Services**

We understand that the main services of electricity, gas, water and drainage are connected. The wall hung gas-fired combination boiler to the Kitchen 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 verify that Planning Permission and Building Regulations Approvals were obtained for the first floor rear extension and single storey side extension, confirm all Planning and Building Regulations Conditions have been fully discharged and obtain copies of the Completion Certificates (Paragraphs 2.10 & 2.40).***

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

- ***Replacement uPVC double glazed windows (FENSA Certificate) (Paragraphs 2.10, 2.40 & 4.40)***
- ***Installation of log burner (HEATAS Certificate) (Paragraphs 2.10, 2.40 & 9.00).***
- ***Installation of gas fired boiler (GasSafe Certificate) (Paragraphs 2.10, 2.40 & 12.20)***
- ***Electrical upgrades and RCD (Part P Certificate) (Paragraphs 2.10, 2.40 & 10.00).***

## 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

Warm (27°C), dry and sunny following a short heat wave.

## 3.00 ROOFS

### 3.10 Externally

### 3.11 Roof Coverings

#### Original Roof

Dual pitched roof (approx. 45°) which continues over the attached property No. xx and was originally covered with natural Welsh type slates as No. xx. The roof has been recovered by previous Owners with modern concrete interlocking tiles with concrete half round ridge tiles. The rear roof slope is obscured to the side of No. xx and was not visible from ground level. **We recommend that the concealed roof and valley is inspected as a precaution to verify the condition.** The roof slopes are relatively level and even and the tiles mostly satisfactorily interlock and there were no signs of roof spread at eaves levels. There is a small gablet roof to the front over Bedroom 1 window with valleys to the sides. The cement mortar pointing to the gable verges, valleys and ridge tiles is mostly sound. **A few slight cracks were noted to the verges and ridge which will need long term repointing (see Photo 7). To the front gable soffit verge the tile course has dropped very slightly at the edge and 1 no. undercloak tile is loose and requires re-bedding (see Photo 6).**

#### First Floor Rear Extension (2014)

Similar dual pitched roof with similar tiles as single storey rear extension (see below) laid to a pitch of about 45° with concrete half round ridge tiles. A glass fibre valley has been formed at the connection to the rear roof slope of the original roof. The tiles satisfactorily interlock and there are no signs of eaves roof spread. The cement mortar pointing to the ridge tiles, gable verges and valleys which could be inspected is all generally sound.

### Single Storey Side Extension (2019)

Shallow lean-to pitched roof (approx. 22°) with modern concrete interlocking tiles. The roof surfaces are generally level and even, the tiles satisfactorily interlock and there were no signs of roof spread at eaves levels. The cement mortar pointing to the gable verges is generally sound. There are lead upstands to the upper wall abutments and these are generally sound.

### Conservatory (rear)

Lean-to shallow pitched roof formed from uPVC rafters with 4 no. rigid polycarbonate opaque sheet roof panels. Whilst there were no signs of any recent roof leaks, there is mould staining to the underside to the south-east side of the roof as there is inadequate ventilation to the Conservatory (see further comments at **Paragraph 4.60 Thermal Insulation** below). The lead upstand under the bell cast to the render above is generally sound. There are at least 3 no. holes to the top layer of the roof sheets which will require repair (see **Photo 51 & 52**).

### **3.12** Chimney Stacks

Original substantial shared red/orange brick stack (775mm wide x 1350mm deep) with 3 no. flues for each property with 2 no. square and 1 no. circular flue with white clay flue pot for No. xx. The square flue pots have caged guards at the top. The stack is generally straight and upright and no significant cracks or distortions were noted. The stack has been repointed in recent years with cement mortars and this is mostly sound. There is a lead stepped and apron flashing to the side of No. xx and along the front which continues across to No. xx. The right hand weatherproofing to the stack for No. xx has been formed by a single clay plain tile and cement. The cement has cracked at the stack and has dropped and needs repair or ideally replacement in a lead material (see **Photo 9**).

### **3.13** Soffits and Fascias

Original roof has deep curved painted timber bargeboards to the front and Bedroom 1 gablet and to the side gable wall and painted timber boarded soffits and fascias between. **The paintwork is splitting to Bedroom 1 gablet and this needs attention (see Photo 7)**. The remainder has been redecorated and is generally satisfactory.

Painted timber curved bargeboards and timber fascias and soffits to the first floor rear extension are generally satisfactory. **There are signs that the paintwork is starting to fade and these will probably need redecorations next year.**



White plastic fascias, bargeboards and soffits with 25mm continuous soffit vents to the single storey side extension are satisfactory.

### 3.14 Rainwater Goods

***There was no rainfall at the time of the inspection and all joints should be checked over as a precaution to ensure these are watertight.***

Modern plastic square section gutters and downpipes to front. The gutters have adequate falls to downpipes. ***The downpipes discharge over concrete edge gullies and you should check that these are connected to appropriate soakaways.*** Modern black plastic half round gutter to first floor side elevation with matching downpipe discharging over single storey roof below. You should consider fitting a 120° outlet for the rainwater to discharge more evenly over the roof below (see ***Photo 27***). The gutter fall to the downpipe is otherwise adequate. Modern black plastic half round gutter to single storey side roof with matching downpipe which discharges through the ground to the rear. ***You should check that this connects to an appropriate soakaway.*** The gutter has an adequate fall to the downpipe. Plastic rainwater hopper to the rear for the first floor rear extension at the raised parapet to No. xx collects the valley run off and the circular downpipe runs above the Conservatory to join with the single storey side extension downpipe. ***The valley gutter has not been inspected and, as noted at Paragraph 3.11 above, should be checked with the concealed roof slopes as there is also plant and moss growth in the gutter which should be cleared away (see Photo 39).***

### 3.20 Roof Space

Original Roof Void/First Floor Rear Extension Roof Void (see ***Photos 53-64***)

Hatch to Landing ceiling gives access into the original pitched roof void and a view of the first floor rear extension roof void. As noted at ***Paragraph 1.20*** above, due to the double cross quilt layer grass fibre insulation concealing the narrow section original ceiling joists, our inspection of the roof void was limited to a view from the roof access.

The original roof has been framed in a conventional softwood raised ceiling tie 'A' frame comprising generally 128mm x 38mm rafters at about 400mm centres rising from the front and rear eaves wall plates to a central ridge board. First floor ceilings have been formed by 65mm x 65mm joists at about 400mm centres fixed to the sides of the front and rear rafters. At the mid span of the front and rear rafters are 150mm x 50mm purlins to the front and rear roof slopes and beneath these are 3 no. equally spaced 225mm x 38mm collars fixed around the purlins and the front and rear rafters and the rafter sizes at these collars increase to 125mm x 75mm. The original softwood roof frame is generally performing adequately. 1 no. rafter to the rear near the roof light shaft has split near the ridge (see **Photo 61**) and there is a hole in the felt adjacent. **The rafter should be strengthened and the felt hole repaired.** We also noted daylight is visible to the front roof at the chimney stack possibly from where the cement and tiled weatherproofing is inadequate (see further comments at **Paragraph 3.12** above). The roof framework is otherwise generally sound. We suspect that the roof was stripped and relaid with the present concrete tiles replacing the original slates in the late 1960's/early 1970's as the bitumen felt roof lining apparently dates from this period and this is generally otherwise sound. The side gable wall has been formed from 100mm red brickwork with a 225mm centre pier and this is generally satisfactory. The Party Wall with the attached property has been formed with a modern Celcon type blocks either side of the brick chimney stack and this is generally satisfactory.

A limited view was available of the first floor rear extension roof which is apparently formed from modern raised ceiling tie softwood trusses and modern felt linings and where these could be seen these are generally satisfactory.

#### Other Roof Voids

There was no means of access into the single storey side extension roof void and this has not been inspected and the condition could not be verified.

#### 4.00 MAIN EXTERNAL WALLS

##### 4.10 Construction

###### Original Walls

These have been formed from 225mm solid red brickwork with a single Suffolk white horizontal brick course at ground floor sill and window head level and above ground floor window lintels at the first floor lift and similarly to the first floor gable windows and also halfway up the upper gable wall. There are red brick curved soldier arches over the window openings to the front and side and also to the rear which have now been enclosed by extensions and sloping red brick sub sills to the windows. The brickwork was originally laid in lime based mortars and has been repointed in the 20<sup>th</sup> Century with cement based mortars particularly where repairs have been carried out and for the infilling of the side exit door opening. The walls have been built to reasonably true lines and levels and the original and later cement based mortars are generally satisfactory. There have been typical minor movements to the centre of both the brick lintel arches over the Lounge front door and Bedroom 1 first floor side gable windows which have caused very slight cracks to the mortar to open (see **Photos 3, 25 & 26**). **You will need to allow for minor repairs to the cracked mortar.** There are a few slightly spalled and damaged red bricks to the front right hand side near the corner about 1.2m above ground floor level. **These will need long term replacement (see Photo 5).**

###### Single Storey Rear Extension/First Floor Rear Extension Walls

Original single storey rear extension walls are believed to have been built during the 1950's/1960's of cavity faced brick walls which are now enclosed by the Conservatory. **The faced brick walls have been left uncovered in the Conservatory and these need some making good around the door into the Hall where the blockwork infill for the alterations has not been completed (see Photos 103-107).** The first floor extension walls have been formed from timber framing (260mm in overall thickness) which has been cement rendered and coloured externally and built off the cavity walls below. The first floor rendered walls are generally level and even and the render is generally sound.

### Single Storey Side Extension

This has been formed from timber framing (250mm in overall thickness) cement rendered and coloured externally and built off 225mm solid red brick plinth walls (approx 500mm deep) 'butt-jointed' to the original walls. The driphead details and render over the front door and rear and side windows are satisfactory. The external walls are generally level and even and no significant cracks or distortions were noted. The brick plinthwork and cement rendering are all generally satisfactory.

### Conservatory

This has been formed from about 500mm deep cavity plinth walls with an overall thickness of 265mm comprising faced brick externally and concrete blockwork plastered internally. The walls have been 'butt-jointed' to the single storey rear extension walls. The plinth walls are generally level and even and no cracks or distortions were noted. The side wall facing No. xx has been formed from timber framing with horizontal painted shiplap boarding. **The boarding is poor and affected by wet rot decay and major repairs are required or possibly recladding with a plastic material such as at the front corner (see Photo 42 & 43).** The upper wall uPVC double glazed frames are described further at **Paragraph 4.40 Windows and Doors** 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.

As noted at **Paragraph 4.10** above, there have been typical very slight brickwork movements which are not uncommon in properties of this type and age.

The single storey side extension foundations should have been inspected and approved by Local Authority Building Control. Similarly the strength of the single storey 1950's walls should have been approved by Local Authority Building Control prior to the construction of the first floor rear extension (see further comments at **Paragraph 2.40** above).

At the front boundary there is a pollarded Silver Birch tree (approx. 4/5m height) at about 7.85m off the front wall of the property. There were no signs that this tree is currently having an adverse affect on the foundations/footings of the original walls. **However, you should ensure that the growth of this tree is controlled to prevent the risk that its roots could undermine the walls or the surface water drainage serving the rainwater goods or the tarmac drive and parking areas.**

#### 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.

#### **4.30 Damp-Proof Course**

No evidence of a physical damp proof course or later injected chemical damp proof course to the original solid brick walls. The Vendor is not aware as to whether a chemical damp proof course has been installed by previous Owners. We suspect that there are modern damp proof courses in the plinth walls to the later extensions although these could not be identified. There is a plastic damp proof course to the rear of the Conservatory plinth wall about 3 courses above the ground and floor levels.

The accessible ground floor wall surfaces were tested with an electrical conductor moisture meter internally to the skirtings and plasterboard linings and wall plaster above and generally average readings in the range of 10-12% were recorded which are generally acceptable. A reading of around 16% was obtained to the pier within the Hall at the left hand side of the doorway into the Dining Room (see **Photo 67**). **This may be the result of residual salts within the plaster from the original wall behind and some localised damp-proofing may be required.** All the original ground floor walls have been dry lined internally with plasterboard and the Vendor advises an insulated (Celotex-type) board was used to the front and side walls which improves thermal insulation but limits testing of the brick walls behind.

#### 4.40 Windows and Doors

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

Older medium depth uPVC double glazed side hung casements and top vents with scissor hinges and lockable face plate handles. These are generally adequate but rather dated. Modern uPVC wide cavity double glazed top vents with lockable handles and scissor hinges to the Hall, Kitchen, Cloakroom and Bedroom 2 are generally satisfactory. There are similar windows to the Conservatory which are of average quality and generally satisfactory. There is a Velux double glazed roof light over the Bathroom which could not be opened but is understood to have been installed recently when the alteration works were carried out.

***As noted at Paragraph 2.40 above, your Solicitor should check that the replacement double glazed windows were installed with Building Regulations Competent Persons Approvals and the appropriate FENSA Certificate issued. Your Solicitor should also verify whether there are any valid Guarantees or Warranties for these to be transferred to you on Completion.***

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.***

There is a modern contemporary composite front entrance door which is generally satisfactory. There are a pair of uPVC double glazed wide cavity French doors to the Conservatory rear exit which are generally satisfactory.

#### 4.50 External Decorations

***As noted at Paragraph 3.13 above, the first floor rear gable bargeboards to the rear extension could benefit from redecorations next year. The Bedroom 1 gable bargeboards to the front could benefit from redecorations before this winter.*** Paintwork to the rendered finish is otherwise generally satisfactory.



#### 4.60 Thermal Insulation

Approx. 250mm in thickness double cross quilt layer insulation to the two storey roofs with shrouds around the recessed ceiling lights is generally adequate. The Bathroom roof light shaft has also been adequately insulated. There is no roof space ventilation to the two storey roofs and there were no signs of condensation forming at the time of the inspection and moisture readings were recorded in the range of 8-10% which are below the threshold of 18% above which moisture can form which can lead to timber decay and infestations. The single storey roof void has not been inspected but we assume the insulation will conform to current standards and the soffits have continuous soffit vents which allow for roof space ventilation.

The original external walls have been dry lined and insulated at ground floor level only and to the Party Wall with No. xx. The first floor original solid brick walls will be prone to acting as a 'cold bridge' for condensation and will be subject to heat loss. The timber frame first floor rear extension and single storey side extension walls should have been insulated as these were constructed to conform with Building Regulations requirements and this has not been verified. Similarly the ground floor to the Hall and Cloakroom forming part of the single storey side extension should also have been insulated and this has not been verified.

There are night vents to the modern window catches to the Hall, Kitchen, Conservatory, Cloakroom and Bedroom 2 (with trickle vent over) which are generally adequate and should be regularly used to allow the residual escape of moisture. There is an externally vented ceiling extractor to the Bathroom which exits to the side gable wall. There are signs of mould growth to the Conservatory roof panel to the rear corner (see **Photo 110**). This is likely to have occurred from ineffective use of the night vents to the window catches.

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

All ceilings have been finished with modern plasterboard with a plain smooth skim coat plaster and white matt emulsion and are partly sloping at first floor level. The original ground floor lath and plastered ceilings have been replaced and the original first floor ceilings have probably been overboarded with modern plasterboard. No cracks or distortions were noted and these are all generally satisfactory.

## 6.00 FLOORS

### 6.10 Ground Floors

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

Ground floors are believed to be of ground bearing concrete and are generally level and even where they could be inspected.

The surface of the accessible floors was tested with an electrical conductor moisture meter and generally average readings in the range of 10-12% were obtained which are generally acceptable.

### 6.20 First Floors

The joist spans to the floors could not be detected. ***Where the joists have been built into the solid brick original external walls it is essential that the mortar pointing is kept in sound condition to prevent surface water ingress which could cause decay to the joist ends.*** The floors may have been finished with either tongue and groove boards or chipboard sheets and this 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

As noted at **Paragraphs 4.10 & 4.30** above, the inner face of the original ground floor walls has been dry lined with plasterboard. The original partition dividing the Lounge from the Dining Room has been removed with an encased beam over. Piers have been left at either end to support the beam. Similarly within the Hall openings have been formed into the Dining Room and into the Kitchen with encased beams or lintels over. The partition walls within the Hall and Kitchen measure about 300mm in overall thickness and were possibly the original cavity wall extensions. The partition between the Hall and the Cloakroom comprises 100mm timber frame (overall) and plasterboard. At first floor level, the partitions dividing the Landing from the Bathroom and Bedrooms 1 & 3 have been formed from a mixture of timber framework varying from 120mm to 150mm in overall thickness supported on the first floor construction. An opening has been formed to the rear of the Landing to provide the doorway into the first floor extension for Bedroom 2. The walls have been finished with a plain smooth skim coat plaster and white matt emulsion and there are full height ceramic tiled splashbacks to the Kitchen and to 3 no. walls to the Bathroom. No significant cracks or distortions were noted and no signs that the support for the first floor partitions is inadequate. We are not able to verify the type or suitability of beams over the openings but these should have been inspected and improved by Local Authority Building Control (see *further comments at Paragraph 2.40 above*). Internal decorations are generally in satisfactory condition throughout apart from the Conservatory where the plinth walls will need redecorations (see *Photos 106 & 108*).

## 8.00 INTERNAL JOINERY

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

Oak faced double glazed Hall/Conservatory door and modern pressed four horizontal panel door with lever handles to ground floor Cloakroom is generally satisfactory. Modern painted timber four panel Colonial style first floor doors with lever handles are generally satisfactory.

Modern deep round painted timber skirtings and architraves are generally satisfactory. Painted timber staircase with Oak handrail and glass balustrading is satisfactory.

Kitchen units comprise modern speckled roll edged laminated worktops in a 'U' shape with light grey gloss plain drawers and cupboards under and matching wall cupboards over with brushed steel long bar handles and these are all generally satisfactory and provide an adequate storage fitment. There is a stainless steel single drainer 1 & 1/3<sup>rd</sup> bowl inset sink with hoop mixer tap which is satisfactory. Built in appliances comprise an Indesit stainless steel four ring gas hob, an Indesit stainless steel electric oven below, an Indesit stainless steel recycling extractor hood over, an Indesit dishwasher and space and plumbing for a washing machine. **Your Solicitor should check that the gas hob has been installed with Building Regulations Approval and the appropriate GasSafe Certificate issued and has been serviced annually and within the last 12 months by a Competent Person. Your Solicitor should also check whether there are any valid Guarantees or Warranties for the Kitchen appliances to be transferred to you on Completion.**

#### 9.00 FIREPLACES AND FLUES

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

Plastered chimney breast to Lounge with log burner and hearth with 150mm x 150mm plastic air vent to the front wall. **The air vent has been taped up internally (see Photo 91) and should be left open to provide combustion air for the log burner. As noted at Paragraph 2.40 above, your Solicitor should verify that the log burner was installed with Building Regulations Competent Persons Approval and the appropriate HEATAS Certificate issued.** The plastered chimney breast rises at the Party Wall and into Bedroom 1 above where the fireplace has been removed and the opening has been closed. The stack rises into the roof space above in original brickwork and there are no significant cracks or distortions. **Your Solicitor should check whether there are any valid Guarantees or Warranties for the log burner to be transferred to you on Completion.**

**10.00 ELECTRICITY**

Mains overhead supply connects to the front wall and then runs to the MK metal cased RCD fused consumer unit to the understairs cupboard with digital electricity meter (see **Photos 82-84**). The supply and fittings have been upgraded with modern sockets and switches. **As noted at Paragraph 2.40 above, your Solicitor should check that the upgrades were carried out with Building Regulations Approval and the appropriate Part P Certificate issued. You should also consider fitting mains battery back up ceiling mounted smoke detectors at ground and first floor levels, a heat detector to the Kitchen and carbon monoxide alarms where there are the gas and solid fuel appliances such as the Kitchen and Lounge. In the absence of the Vendors supplying appropriate documentation for the electrical upgrades, you are advised to arrange for an Electricians Inspection/Test to be carried out.**

**11.00 GAS**

Mains underground supply connects to the partially submerged meter box to the side wall to the Lounge and the supply is piped to the gas hob and gas fired boiler to the Kitchen.

**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**

The external Water Authority stopcock box is located to the front with a water meter and the internal stop lever valve is located to an access void to the side external wall to the Dining Room (see **Photo 79**). The type and condition of the underground supply pipe has not been verified.

There is no independent cold or hot water storage as all fittings are supplied direct from the rising mains or boiler and this is not uncommon with this form of installation. However, 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.

Modern Combi Compact HRE wall hung gas fired combination boiler to the Kitchen wall cupboard with an external plume flue and MagnaClean iron filter (see **Photos 100-101**). The boiler supplies on demand domestic hot water and central heating to modern stove enamelled convector type radiators with thermostatic radiator valves and there were no radiators to the Kitchen or Conservatory. There are white stove enamelled vertical slat type radiators to Bedrooms 1 & 2 and a chrome ladder towel radiator to the Bathroom. **As noted at Paragraph 2.40 above, your Solicitor should check that the gas fired boiler was installed with Building Regulations Competent Persons Approval and the appropriate GasSafe Certificate issued.** The Vendor also advises the boiler has been serviced annually since the installation by RH Plumbing and Heating. **You should confirm the servicing record and that servicing has been carried out within the last 12 months. If the Vendor is unable to provide the appropriate documentation and service record, you are advised to arrange for the boiler to be serviced and checked by a Competent Person. Your Solicitor should also verify whether there is a valid Guarantee or Warranty for the boiler to be transferred to you on Completion.**

## 13.00 FOUL DRAINAGE

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

### Cloakroom

Modern concealed cistern dual flush WC suite and wall hung vanity basin with chrome mixer tap are satisfactory.

### Bathroom

Similar WC suite as Cloakroom with white wall hung basin with chrome mixer tap and acrylic shower bath with chrome mixer tap and glass shower screen and chrome thermostatic shower mixer are all generally satisfactory. The shower has not been tested.

There is a soil and vent pipe concealed within the Kitchen behind the boiler cupboard.

***The route of the foul drainage could not be verified and the inspection chamber cover in the rear patio should be lifted to verify the drain connections and their condition and the route of the foul drainage into the main sewer should be verified by your Solicitor.***

## 14.00 OUTSIDE

### 14.10 Grounds and Boundaries

These are described in more detail at **Paragraph 2.33** above.

***Your Solicitor should confirm boundary positions and ownerships on all sides of the property to establish your liabilities for future repairs and maintenance and confirm the property owns the vehicular access at the front and that the Bungalows contribute towards the maintenance of the drive.***

The rear boundary with No. xx is formed by 1.8m height vertical close boarded fence with concrete posts. All of the side and rear boundaries are formed from vertical close boarding.

The tarmac car parking spaces to the front have been made to fall away from the house towards the road and the flower border to the side adjoins the railway sleeper which is believed to be the dividing line with No. xx. There is a small open plan garden area to the side of the Lounge and the side of the drive which has been laid to slate slabs and a stone bed between.

## 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. Your Solicitor should confirm boundary positions and ownerships on all sides of the property to establish your liabilities for future repairs and maintenance and confirm the property owns the vehicular access at the front and that the Bungalows contribute towards the maintenance of the drive. (**Paragraphs 2.33 & 14.10**)

2. Confirm Planning Permission and Building Regulations Approvals have been obtained for the first floor rear and single storey side extension and associated alterations and internal alterations to form the Lounge/Diner, confirm all Planning and Building Regulations Approvals have been discharged and obtain copies of the Building Regulations Completion Certificates. **(Paragraphs 2.10 & 2.40)**
3. Confirm Building Regulations Competent Persons Approval has been obtained for following:-
  - Replacement uPVC double glazed windows and doors (FENSA Certificate) **(Paragraphs 2.10, 2.40 & 4.40)**
  - Installation of log burner (HEATAS Certificate) **(Paragraphs 2.10, 2.40 & 9.00)**
  - Installation of gas fired boiler (GasSafe Certificate) **(Paragraphs 2.10, 2.40 & 12.30)**
  - Electrical upgrades and installation of RCD fused consumer unit (Part P Certificate) **(Paragraphs 2.10, 2.40 & 4.40)**
4. Confirm whether there are any valid Guarantees or Warranties for the replacement double glazed windows and doors to be transferred to you on Completion. **(Paragraph 4.40)**
5. Confirm the gas hob was installed with Building Regulations Competent Persons Approval (GasSafe Certificate) and has been serviced annually and within the last 12 months by a Competent Person. **(Paragraph 8.00)**
6. Confirm whether there are any valid Guarantees or Warranties for the Kitchen appliances to be transferred to you on Completion. **(Paragraph 8.00)**
7. Confirm whether there is a valid Guarantee or Warranty for the log burner to be transferred to you on Completion. **(Paragraph 9.00)**
8. Confirm whether there is a valid Guarantee or Warranty for the gas fired boiler to be transferred to you on Completion. **(Paragraph 12.20)**
9. Confirm the route of the foul drainage 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. Inspect concealed rear roof/valley. (**Paragraphs 3.11 & 3.14**)
2. In the absence of the Vendor supplying appropriate documentation for an Electricians Inspection and electrical upgrades, arrange for an Electricians Inspection/Test to be carried out to include a quotation for the installation of smoke alarms, heat detector and carbon monoxide alarms. (**Paragraphs 10.00**)
3. Arrange for the inspection chamber cover to be lifted to the rear patio to inspect the drain connections and their condition and the route of the foul drainage connection into the main sewer. (**Paragraph 13.00**)

### 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. Re-bed loose gable verge tile to front roof slope. (**Paragraph 3.11**)
2. Repairs to 3 no. holes to Conservatory roof panels. (**Paragraph 3.11**)
3. Repair/upgrade weatherproofing to right hand side of chimney stack. (**Paragraph 3.12**)
4. Redecorate Bedroom 1 gable bargeboards. (**Paragraph 3.13**)
5. Clear moss/plant growth away from valley hopper to rear (**Paragraph 3.14**)
6. Strengthen split rafter in original pitched roof space and repair felt hole adjacent. (**Paragraph 3.20**)
7. Repair cracked mortar to brick arch lintels over Lounge front and Bedroom 1 first floor side gable windows. (**Paragraph 4.10**)
8. Repairs to shiplap boarding to side of Conservatory. (**Paragraph 4.10**)
9. Remedy small area of dampness to Hall at Dining Room pier. (**Paragraph 4.30**)



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. Repoint mortar cracks to the verges/ridge to the original roof. **(Paragraph 3.11)**
2. Check all downpipes are connected to appropriate soakaways. **(Paragraph 3.14)**
3. Replace spalled bricks. **(Paragraph 4.10)**

SAMPLE

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