

REPORT

- on -

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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 XXXXXX to XXXXXXXXXXXXX to inspect the above property and prepare a Commercial Building Survey Report.

1.20 Scope of Inspection

The premises were mainly inspected between XXXXXXXXXXXXX and, at the time of the inspection, XXXXX was occupied by Tenants (see further comments at **Paragraph 2.40** below) and XXXX was occupied by XXXXXXXXXXXXXXXX.

The full inspection of XXXXXX was limited by the following:-

- Fitted carpets were laid over all floors, except vinyl flooring to the Kitchen and Cloakroom, and all were held down at the edges and there were no loose floorboards. A small area of the original plain square edge floorboards could be seen in the Airing Cupboard only. There were fitted carpets to the staircase which was boarded to the underside and the treads at the bottom have been boarded off and the voids were not accessible to inspect. The ground floor joists and boards pass over the Basement below and were not visible to inspect.
- Cloakroom wastes are concealed in boxed ducts to the floor and under the staircase, behind the panel to the bath and triangular boxed duct to the rear of the Bathroom and concealed waste and service pipes and the soil pipe could not be inspected.
- Fireplace and flues have been temporarily boarded off and were not checked.

- The premises were generally heavily furnished throughout and the Kitchen and Office 2 were full of boxed effects which prevented a full inspection.
- Aluminium frame secondary double glazing to all the vertical double hung sliding sash windows restricted a full inspection of the sashes and the front sashes were not accessible to inspect and check.

A full inspection of XXXXX was restricted by the following:-

- Fitted carpets were laid over floors to the Entrance Lobby, Inner Hall, staircase, Rear Hall, Sitting Room, Landing, Office, Music Room 1, whilst laminate flooring was laid to the Top Bar, Music Room 2 and Store and vinyl flooring to the Lobby, Gents and Ladies WC and Staff WC and non-slip flooring to the Kitchen with raised skirting round the edges and there were concrete floor slabs to the Conservatory. The presence of floor finishes restricted an inspection of the floor surfaces beneath. The treads to the underside of the staircase have been exposed in the cupboard below.
- The ground floor boards and joists pass over the Basement below and have been concealed and all the beams within the Basement also concealed by modern plasterboard linings and plain skim coat plaster finishes and were not accessible to inspect.
- Chimney breasts and flues have not been checked. The open flue to the rear of the Basement chimney stack 4 is apparently in more recent use.
- Timber frame partition voids generally are not accessible to inspect except some in the roof space above the Landing. The void behind the panelled painted boards below the ground floor front windows in the Top Bar was not accessible to inspect.
- There was limited access into the main roof space to the rear sloping roof. There was no access into the roof void over the single storey Sitting Room rear projection.

2.00 DESCRIPTION

2.10 Construction History

The premises comprise a pair of mid terraced late Victorian/early Edwardian town houses and XXXXX has apparently been built at a slightly different date to XXXXX as the arrangement of the ceiling heights is generally lower. The rear of XXXXX is of part timber framing and may have older origins. The premises are both essentially constructed of solid brickwork covered under pitched roofs covered with mostly natural Welsh type slates.

We understand that the premises were converted in the early/mid 1990s to provide facilities for XXXXX. The Basement XXXXX was converted to form part of the area XXXXXXX and further conversion and improvement works were carried out subsequently in about 2000. The ground and first floor level to XXXX is presently let for a commercial use.

2.20 Location

Situated on the north side of XXXXXXXX in a mixed residential/commercial area XXXXXXXXXX of the Market Hill in the large market town of Sudbury where all usual facilities are available.

The front elevation to XXXXXXXXXXXXX faces south-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**).

The premises are flush to the pavement at the front. There is a medium sized enclosed courtyard garden to the rear of both premises enclosed by a variety of brick walls and this has been laid to concrete slab patios on two levels.

Attached to this Report is a Site Plan (Scale 1:1250) (**Appendix C**) showing the extent of the premises edged in red.

We understand that the main services of electricity, gas and water are separately connected to each of the premises, whilst the mains

drainage is shared. There is a gas fire with back boiler to the Kitchen to XXXXX which supplies domestic hot water and central heating by radiators to most rooms, whilst back up domestic hot water is provided by an immersion heater to the Airing Cupboard off Office 3. There is a floor mounted gas fired boiler to the Kitchen toXXXX which supplies radiator central heating and domestic hot water, whilst back-up domestic hot water is provided by an immersion heater to the Airing Cupboard off the Landing.

2.40 Tenure and Town & Country Planning

We have assumed that the premises are Freehold and are not subject to any onerous restrictions or covenants. We have been advised that XXXXX is let on a Business Lease to XXXXXXXXXXXXXXXXXXXX.

2.50 Outgoings

From an on-line enquiry to the Valuation Office Agency, we understand that XXXXXX has been assessed for Business Rates with a Rateable Value of £XXXXX (XXXX Rating List) and are described as XXXXX.

2.60 Weather

The weather at the time of the various inspections was mixed between cold/mild, overcast conditions with some occasional light rainfall.

3.00 ROOFS

Attached to the rear of this Report is a sketch roof plan (**Appendix D**).

3.10 Externally

3.11 Roof Coverings

Front Elevation

The roof slope is relatively level and even and the slates are generally serviceable. There are a few typically slightly shaled and chipped slates indicating second hand slates re-used when re-roofing works were carried out. ***There is 1 no. missing slate about 3 no. courses over the eaves over the mains entrance door (see further comments at Paragraph 3.20 Roof Space below), 1 no. slate at the second course down from the ridge where it has slipped slightly and a further possibly diagonally split slate about 3 no. courses lower. All these three defective slates should be replaced.***

Rear Elevation

Two Storey Slate Pitched Roof

The roof slopes are slightly uneven along the line of the roof across the centre of the line of the roof light, although the slates are still in position. The slates are generally serviceable, although a few are typically slightly chipped and shaled (as the front roof slope) indicating second hand slates re-used when re-roofing works were carried out. ***There are a few clipped slates along the ridgeline at the centre of the roof and to the gable to XXXX and 2 no. to the centre have broken away and the slates have slipped and require replacement (see Photo 24).*** There is a timber roof light over the Landing to the left-hand side of the roof. ***To the right-hand side the lead flashing has been disturbed and requires re-dressing (see Photo 54).*** We understand that the roof light is not presently leaking, although there are some signs that the timber framework has been affected by some previous moisture penetration (see further comments at **Paragraph 5.00 Ceilings** below).

Single Storey Slate Lean-to Roof

The roof slope is generally level and even, the slates are generally serviceable and, as with the other roofs, some are typically shaled and chipped around the edges indicating second hand were reused when re-roofing works were carried out. There was evidence of frayed felt roof lining at eaves level. **There was 1 no. slate missing along the left-hand verge about halfway up the roof (see Photo 63). There are 3 no. further split/broken slates (see Photo 64). All these broken damaged slates should be replaced.** The lead stepped weather-proofing at the brickwork abutment to No.46 is generally sound.

Single Storey Glass Lean-to Roofs (over Conservatory & Bin Store)

This has been formed from 9 no. glazed panels with 10 no. painted rafters over the Conservatory. There were no signs of leaks internally. **The glass is sound but heavily stained with greenery which could be cleaned off.** The lead apron weather-proofing upstand to the top of the upper wall abutment is generally sound and similarly the weather-proofing to the side at the Sitting Room abutment. The timber cover strips over the glass joints are slightly weathered but sound.

There are 4 no. longer glass panels and 5 no. larger painted rafters (1 no. on the dividing wall with the Conservatory) over the Bin Store. There are no signs of leaks internally. **The glass also needs cleaning over the Bin Store.** The lead apron upstand weather-proofing upstand at the upper wall abutment is generally sound. **There is no weather-proofing at the brick boundary wall to No.43 and this will allow surface water ingress and you should weather-proof to protect the roof (see Photos 40 & 50). There is evidence of slight wet rot decay to the rafter ends and very severe decay to the rafters at the boundary wall (see Photo 48) and the common rafter to the Conservatory. You will need to allow for spliced rafter repairs. The horizontal timber rails at the posts of the Conservatory have decayed (see Photo 51) and require replacement of the top and bottom rails.**

3.12 Chimney Stacks

These have been labelled CS1-4 on the attached Floor and Roof Plans.

CS1 (see **Photos 11 & 12**)

Suffolk white brick three flue stack (450mm wide by 1225mm deep) with original yellow clay square pots. The cement mortar pointing is generally sound and the stack is generally straight and upright and no significant cracks or distortions were noted. The concrete slopping tiled weather-proofing to the sides and front face is generally sound. **The tiles to the front face have mortar shrinkage cracks and have slipped and could benefit from checking over and repair (see Photo 11). The lead tray to the rear face was not visible to inspect from ground level and should be checked when the mortar pointing is repaired.**

CS2 (see **Photos 27-30**)

Red brick three flue stack (450mm wide by 1000mm deep) with aluminium gas cowl to front and tall red clay flue pot to rear. The cement mortar pointing is generally sound and the stack is generally straight and upright and no significant cracks or distortions were noted. The lead stepped and apron weather-proofing to the sides and lower face is generally sound. The lead tray to the upper face to the rear could not be inspected.

CS3 (see **Photos 12-14**)

Suffolk White brick three flue stack (450mm wide by 1225mm deep) with gas flue cowl to front, original square clay pot to centre (**cracked and requires replacement**) and yellow clay pot to rear. The stack is generally straight and upright and the cement mortar pointing is generally sound and no significant cracks or distortions were noted. The stack leans into XXXXXX very slightly which is generally acceptable. The stack has been built with flush vertical joints into the gable. The remaining Suffolk White brickwork gable is laid in a cement mortar bed and is generally sound. There is a concrete sloping plain tile weather-proofing to the lower face to the right-hand side which is sound. The lead tray to the rear was not visible to inspect.

CS4 (see **Photos 17-23 & 26**)

Red brick four flue stack (450mm wide by 1225mm deep) with four clay flue pots (1 no. fluted). The stack is generally straight and upright, the cement mortar pointing is generally sound and no significant cracks or distortions were noted. The clay/concrete sloping plain tile weather-proofing to the side and lower face is generally sound. The lead tray to the upper face was not visible to inspect. **The mortar joints to the face to XXXX are severely weathered and require re-pointing (see Photos 19 & 22). The gable brickwork below the stack above XXXX is also weathered and needs re-pointing (see Photo 17). There is a proprietary horizontal clay plain tile course to the red brickwork gable where 2 no. of the tiles are broken and require replacement (see Photo 16).** The stack has been built flush to the vertical line into the gable. There is a part red brick and part Suffolk white brick gable above up to the ridge up to the front which is mostly laid in older lime based mortars and is generally serviceable.

3.13 Soffits, Fascias and Bargeboards

Painted timber fascia and bargeboards to front elevation are generally sound. **Painted timber fascias and narrow soffits to two storey rear elevation are mostly sound but some of the paintwork is peeling off and all will need redecoration (see comments at Paragraph 4.50 below).**

The painted timber fascia and narrow continuous slotted soffit vent to the rear of the single storey lean-to roof is generally sound but the paintwork is peeling and all needs redecoration (see Photo 64).

Painted timber fascia fixed to the rafter feet to the glass roof over the Conservatory is mostly sound. **There is evidence of wet root decay to the left-hand end and some repair and replacement to the fascia will be required (see Photo 61). Painted timber fascia board fixed to the rafter feet to the Bin Store roof and there is evidence of wet rot decay at both ends which will require splicing and replacement (see Photo 48).**

Flush fascia board to the gable over sailing XXXXXX adjacent to chimney stack 4 requires redecoration. The flush bargeboards to the front section are twisted and require re-fixing, repair and redecoration preferably in a dark stain to allow for low maintenance (see Photos 14, 15, 17 & 18).

3.14 Rainwater Goods

As there was no significant rainfall at the time of the inspection all joints should be checked over for leaks as part of regular repair and maintenance.

Black plastic half round rainwater gutter along the front elevation eaves line is adequately fixed to the fascia board and there were no signs of indicative leaks at the time of the inspection. The gutter falls adequately to the downpipe. ***There is a plastic downpipe which discharges over the pavement and 1 no. wall clip is broken and requires replacement (see Photo 2).***

Black plastic half round rainwater gutter along the two storey rear eaves line is adequately fixed to the fascia board and there were no indicative signs of leaks at the time of the inspection. The gutter falls adequately to the off centre downpipe which runs along the right-hand side of the single storey slate roof below to collect the downpipe from the Conservatory and discharges into the ground.

Modern black plastic half round gutter and downpipe to rear of single storey lean-to slate roof. The gutter is adequately fixed to the fascia board. ***The gutter joint needs re-fixing at the downpipe (see Photo 65).***

Black plastic half round gutter to the Conservatory and Bin Store roof with matching downpipe to the Sitting Room gable end. ***The gutter is blocked with leaves and requires clearing out. The gutter to the Bin Store end is detached at the outlet and requires repair (see Photo 50).*** The downpipe from the outlet discharges over the patio (see ***Photo 49***).

3.20 Roof Spaces (see ***Photos 103-114***)

The Roof Plan layout is as shown on the attached Roof Plan (***Appendix D***).

The main two storey pitched roof space was accessed from XXXXXX via a difficult access within the ceiling of the Airing Cupboard (see ***Photo 230***). The roof space to XXXXX can be accessed from a hatch to the cupboard off the Landing (see ***Photo 152***).

The main roof is pitched and continues over the attached property XXXXX and the rear roof slope continues over the rear rooms and the roof void is formed at a lower level than the main roof.

The roof to XXXXXXXXXX is essentially pitched from 8 no. equally spaced rafter/collar trusses comprising about 140mm x 50mm rafters which are tied beneath horizontal purlins at the mid-spans by 220mm x 40mm collars nailed to the sides of the rafters with matching upper collars below the ridge board. There are generally 100mm x 50mm rafters between the rafter collar trusses at about 375mm centres. The rafters extend up the ridge line where there is a central ridge board which continues across both roofs. The front rafters are pitched over horizontal eaves wall plates to the frontage wall. The rear rafters are birdsmouthed over the raised timber frame partition wall (see **Photos 109 & 110**) which rises from the ground and first floor below and are birdsmouthed over an eaves wall plate. This wall plate also acts as the support for the sloping roof to the rear projection which generally comprises about 110mm/140mm x 50mm rafters at about 375mm centres which span down to the horizontal eaves wall plate to the rear wall. At the mid-span of the main frontage roof rafters are 110mm x 80mm horizontal purlins and the collars have been morticed around the purlins. There is a similar purlin to the centre of the rear projection rafters.

The main frontage roof is tied between the front and rear eaves wall plates with cross tie beams with 2 no. over XXXXXX and 2 no. over XXXXXX roughly equally spaced. The tie beams are fixed to the eaves wall plates with 'L' shape iron straps. The first floor ceiling joists span between these cross tie beams running parallel to the frontage wall. The ceiling to the rear projection is formed at a lower level and the ceiling joists run perpendicular from the raised timber frame partition wall to the main rear wall and are fixed to the sides of the rafters over the horizontal eaves wall plates.

The softwood roof frame is mostly the original and is generally a conventional 'A' frame and performing adequately. No signs of any significant roof distortions or eaves spread were noted.

There were no signs of any significant historic or active timber infestations to the accessible rafters and ceiling joists which could be inspected, although the layers of quilt limited a full inspection. Signs of historic timber infestations were noted to the raised timber frame partition wall supporting the rear roof of XXXXX (see **Photos 109 & 110**). ***These should be checked and treated by a Specialist Timber Treatment Company as necessary.***

The modern felt roof linings are generally sound where these could be inspected. ***A small area of daylight was noticeable to the front roof slope of XXXXX where there may be a broken or slipped roof slate to the front and this should be checked (see Photo 104 and further comments at Paragraph 3.11 above).***

The roof continues over into XXXXXX and there is no party wall firestop (see **Photo 105**). **If the premises are to continue to be separately occupied, a suitable party fire wall should be built.** There is a red brick party/gable wall to No.43 at the other side of the roof void to XXXXXX. The party wall to the other side of XXXXXX is formed by a mixture of timber framework with lath and plaster which is generally satisfactory (see **Photo 103**).

The front chimney stack for XXXXXX (labelled CS1 on the attached Floor/Roof Plans) passes through the roof space to the front roof slope near to the party wall line with XXXXXX and comprises red brickwork and the stack is generally straight and upright. The brickwork and mortar pointing is generally sound (see **Photo 105**).

The front chimney stack for XXXXXX (labelled CS3 on the attached floor/roof plans) passes through the roof space at the gable wall in red brickwork and is generally sound.

The rear chimney stack for XXXXXX (labelled CS2 on the attached Floor/Roof Plans) passes through the lower roof void to the rear projection and has been built into the red brick partition line. The stack is built of red brickwork and is generally straight and upright. The brickwork and mortar pointing is generally sound (see **Photo 106**).

The roof spaces have been insulated with a thickness of about 100mm quilt glass fibre insulation laid between the ceiling joists and to about 25% of the roof space area a further 100mm thickness of a cross layer has been laid over the ceiling joists (see **Photos 103-114**). **You should consider upgrading insulation levels to current standards which are now approaching 300mm in thickness to reduce heat loss and heating costs. The insulation should be taken over the roof hatches.**

Adjacent to the roof hatch for XXXXXX is a tank platform which supports the rectangular glass fibre storage tank which has quilt glass fibre insulation. There is a lid and insulation jacket around and over the top of the tank. Adjacent to this tank is the smaller circular plastic header tank which is insulated and has an insulated lid. There is a combined plastic overflow pipe which runs to the rear roof void and exits the rear eaves. The fibreglass quilt has been wrapped around and tied to the exposed pipework in the roof space (see **Photo 111**).

There is a circular plastic header tank adjacent to the roof hatch for XXXXXX. **The tank should be insulated and a lid fitted (see Photo 114).**

There is no roof space ventilation and accessible timbers were tested with an electrical conductor moisture and generally average readings in the range of 12%-16% were obtained which are acceptable. Slightly higher readings in the range of 16%-18% were obtained to the top edge of the ridgeboard (where there are white deposits (see **Photo 112**)) and it is possible there is some condensation forming to the upper part of the roof or occasional moisture ingress under the ridge slates. **You should consider the installation of roof space ventilation to lower moisture levels to below 16%.** Moisture levels above 16%-18% are the breaking point for providing the breeding ground for timber infestation activity to occur and these higher readings can lead to rot and decay forming from condensation. **As noted above, there are signs of historic timber infestations to the raised vertical timber frame partition wall to the rear of the roof and, unless moisture levels are controlled, there is the risk that re-infestation could occur.**

4.00 MAIN EXTERNAL WALLS

4.10 Construction

Front Elevation – XXXXXX

225mm solid Suffolk white brick walls 'butt-jointed' at the vertical joints to XXXXXXXXXX. Below the ground floor windows the wall thickness increases to the Basement below to about 325mm solid brickwork. There are flat red brick arches at the ground floor and 2 no. first floor windows with concrete/sand stone sub sills. There is the original curved red brick arch over the front door with a 100mm recessed brick detail for the door frame. The walls have been built to reasonably true lines and levels and mostly laid in lime based mortars which are generally sound. **There is a very slight diagonal crack to the first floor left hand arch which will require repair** (see **Photo 7**). The right hand first floor arch has been strengthened by a steel band where this has previously been loose and this is satisfactory (see **Photo 8**). **The mortar pointing below the ground floor window is badly weathered and could benefit from repointing and this should be carried out in lime based mortars** (see **Photos 9 & 10**). **The vertical reveal mortar pointing around the door frame is cracked and is loose to the right hand side and there are generally shrinkage cracks around the edges all of which require repointing and repair.**

Front Elevation – XXXXXX

Similar 225mm solid Suffolk white brickwork which increases in thickness to 325mm below the ground floor windows to the Basement below. There are red brick flat arches over all 5 no. windows and a curved brick arch over the front door with a 100mm recessed brick frame detail. There are mostly original sandstone sub sills. **All 3 no. first floor sills have split or perished and you will need to allow for repairs and/or possible replacement (see Photos 3-5).** There is a decorative first floor band brick detail for 4 no. courses with fretwork bricks and the wall is 'butt-jointed' at the vertical joint with No. 46. No significant cracks or distortions were noted. **There is a typical very slight stepped diagonal crack below the centre of the centre ground floor window and the mortar has weathered and requires repointing along the crack line (see Photo 6). The cement mortar infill to the window vertical reveals has cracked, broken or missing to first floor windows and all this requires raking out and repointing preferably in lime based mortars (see Photos 242-244).**

Rear Elevation – XXXXXX

The walls have been built from 225mm solid red brickwork which has been painted internally within the Bin store and Conservatory below. There are original curved red brick arches over the first floor windows and ground floor doors and sand stone sub sills to the first floor windows. **The right hand sand stone sub sill to Office 3 is broken and could benefit from replacement (see Photo 31).** There are mostly original lime based mortars to exposed red brickwork with a few areas of cement mortar repointing. **The mortar pointing around the vertical reveals to the first floor windows is cracked, loose or missing and requires replacing preferably in lime based mortars (see Photos 34-39).** The painted brickwork walls internally within the Conservatory and Bin Store are generally satisfactory and no significant cracks or distortions were noted.

Rear Elevation – XXXXXX

Timber frame original walls which have an overall thickness of about 140mm which has been cement rendered externally above the single storey rear projection and Conservatory roof. **The application of cement based renders over original timber framework potentially compromise the breathability of the timber framework which can lead to moisture being trapped within the framework which can lead to long term decay and timber infestations. The extent of any decay or infestations could not be assessed without removing the external rendered panels or internal wall linings and this was not carried out as part of the Terms and Conditions of Engagement for the Commercial Building Survey.** The rendered surfaces are generally serviceable. **To the area to the left-hand side of the Music Room 1 window the paintwork is peeling off and requires repair and redecoration (see Photos 53 & 57).** There are typical very slight differential movement cracks below the window which are acceptable but no significant cracks or distortions were noted. Plaster has been finished over the timber frame within the Conservatory and there is a 4 no. painted brick plinth course to the right hand side of the Kitchen door. There are typical very slight vertical cracks to the plaster at the joint to the 225mm solid brickwork to XXXXXX which is a result of acceptable minor movement and no particular repairs are necessary at this stage (see **Photos 201-202**).

Single Storey Rear Walls – Conservatory

100mm brick/block plinth walls cement rendered externally to the rear with a horizontal bell-cast over a 1/2 no. painted brick plinth course at ground level. There are typical very slight vertical movement cracks to the blockwork which are acceptable and no other cracks or distortions were noted to the render which is generally sound. The timber frame gable to the dividing wall with the Bin Store is also cement rendered and this is generally satisfactory. There are painted timber single glazed wall frames with 2 no. top hinged casements and a pair of French doors with upper panels which have been glazed. **There are soft spots to the right hand frame to the French doors and the paintwork is peeling off and you should allow for filling and repair and redecoration of all woodwork (see Photo 62).**

Single Storey Rear Walls – Sitting Room

Single storey catslide roof is supported on a part timber frame and part cavity faced brick wall to the rear section. The render to the right hand side has been taken down over the plinth to ground level and potentially bridges and damp proof course in the walls (see further comments at **Paragraph 4.30** below). **The render has a very slight crack over the window head and the paintwork is peeling off below the window sill and there is a crack to the left hand side at the rear corner all of which will require repair** (see **Photos 59 & 60**). The faced brick section to the rear is generally satisfactory.

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 cracks or distortions to the external walls to indicate below ground movements. We have reported on minor cracks to brickwork and render under **Paragraph 4.10 External Walls** above.

The walls to the Basement act as foundation walls for most of the original construction and are generally adequate.

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.

Typical very slight plaster cracks were noted and these have been reported further at **Paragraphs 5.00 Ceilings** and **7.00 Internal Walls and Partitions** below.

4.30 Damp-Proof Course

There was no evidence of any physical damp-proof course to the main external walls which could be inspected.

When testing the internal accessible ground floor plastered wall surfaces and skirtings with an electrical conductor moisture meter, generally average readings in the range of 14%-16% were obtained which are generally acceptable for a building of this type and age. Linings of plasterboard and old lath and plaster finishes prevented a full inspection and test of all wall surfaces behind. Slightly higher readings of 20-28% were obtained within the Sitting Room to the rear wall and to the courtyard side. A 100mm wide gravel French drain has been formed along the rear and courtyard side of the Sitting Room which also continues along the rear of the Conservatory which is to allow for evaporation at the base of the walls. **You will need to allow for some further damp-proofing improvements to the French drain to the side and rear of the Sitting Room. The rendered finish should be cut short of the evaporation trench (see Photo 60). We noted the external ground level is about 50-80mm below the Sitting Room floor level and potentially this should be lowered or the French drain made deeper to allow the evaporation to be more effective (see Paragraph 4.70 below for moisture tests within the Basement).**

4.40 Windows and Doors

XXXXXX

Front Elevation

Double hung pairs of vertical fully glazed timber sliding sashes all need overhaul to operate correctly, the sash cords need repair/replacements and the sub sills need attention to repairs. Painted vertical/panelled front entrance door is generally satisfactory. **Cement mortar pointing around the door frame at the recessed brick reveal has cracked and is loose and will need long term repair in lime based mortars.** Original curved fan light over is satisfactory.

Rear Elevation

Double hung pairs of vertical fully glazed timber sliding sashes. **To Office No.3 the upper sash rail is broken/detached and needs repair and the cords require overhaul. The lead apron dressed over the timber sub sill/stone sub sill possibly conceals decay and this should be investigated and repaired and necessary (see Photos 32-34). The Bathroom window left and right hand upper sash cords are missing and require replacement and you should check both sashes slide correctly. The cracked pane of glass to the lower sash should also be replaced. The cement mortar pointing to the vertical reveals has cracked and is missing to the underside of the brick arches over and the vertical reveals to the Bathroom brickwork have been badly infilled with mastic and all these need carefully raking out and repointing in lime based mortars (see Photos 35, 37 & 38).** Painted timber panelled half glazed exit door from Inner Hall to Conservatory is satisfactory. Painted timber single glazed French doors with fixed single glazed deep fan light over from Office 1 to rear exit with Bin Store is satisfactory.

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Front Elevation

Double hung pairs of vertical fully glazed timber sliding sashes. **All sashes need checking over to operate correctly. First floor sashes have blistered paintwork and will need localised repairs prior to redecoration (see Photos 242-245).** Similar front door/frame with fan light over as XXXXXX is generally satisfactory.

Rear Elevation

Double hung pairs of vertical fully glazed sliding sashes to the Courtyard side of the Sitting Room. **All sashes need checking over to operate correctly. There is evidence of water ingress at the Sitting Room sill and base of the sash boxes and you will need to allow for major repairs (see Photo 60).** Dark stained timber double side hung and single top vent ply glass timber double glazed window to rear of Sitting Room is generally satisfactory.

4.50 External Decorations

Paintwork to external joinery is generally flaking and peeling and all external joinery will require complete redecorations once repairs have been carried out which have been identified at Paragraphs 3.13 Soffits, Fascias and Bargeboards, 4.10 External Walls (Rear) and 4.40 Windows and Doors. Paintwork to the cement rendered external walls to the rear could also benefit from redecorations when the external joinery is redecorated.

4.60 Thermal Insulation

As stated at Paragraph 3.20 above, the insulation thicknesses within the roof void should be upgraded where roof voids are accessible to reduce heat loss and heating costs. As part of upgrading the insulation thicknesses consideration should be given to introducing roof space ventilation to reduce the build up of moisture which can lead to condensation which can lead to timber decay and infestations. You should also ensure that the accesses into the roof void are adequately insulated and sealed to prevent heat from the first floor rising into the roof void which could potentially condense within the roof void area. As there was no means of access into the lean-to pitched roof to the rear over the Sitting Room, we are not able to verify whether there is any adequate insulation and we suspect that none has been installed and the roof void will be subject to heat loss and you will have increased heating costs as a result. ***Consideration should be given to forming an access into the horizontal ceiling to investigate the condition of the roof void and if necessary carry out any repairs and also insulate the ceilings where possible to reduce heat loss.***

The front and rear external walls are generally of solid brick construction, apart from the rear first floor to No. 45 which is of timber framework. It is unlikely any of these have been insulated and, as a result, will be subject to heat loss and increased heating costs.

We noted that a number of the windows have been fitted with aluminium vertical double hung sliding sash double glazed units and some of these were difficult to operate and will need attention to repairs and improvement. The installation of secondary double glazing does reduce some heat loss and particularly to the front elevation to reduce some of the sound transmission from the road.

We noted to XXXXXX that there is an air vent to the Cloakroom ceiling which we suspect ducts externally above the Conservatory to form an extractor. We noted to XXXXX that there are extractor fans in the Gents and Ladies Cloakroom (off the Top Bar) which are also believed to be ducted externally. We noted that there is an extractor fan in the Staff Cloakroom to the Rear Hall which is also ducted externally. ***You should ensure that these extractor fans work efficiently and the outlets are kept clear to ensure moist air is removed from these various rooms.***

You should be aware that all commercial premises 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 Vendors/Selling Agents to note the Energy Assessor's recommendations for improving both the Energy Efficiency and Environmental Impact Ratings.***

4.70 **Basement**

As can be seen from the Floor Plans at **Appendix B**, this has been formed below both XXXXXXXX with the area to XXXXXX extending from the front to the rear walls, whilst to XXXXXX it only extends part way towards the rear wall. The walls have been formed from solid brickwork which has been generally painted except a small area to the front of XXXXXX between the brick pier and party wall to No.46 which has been cement rendered.

The area beneath XXXXXX comprising the Screen Zone Area has ceiling heights varying from 2m-2.05m, whilst to the Bar Area beneath XXXXXX the maximum ceiling height is 1.85m. We have indicated on the attached floor plans dotted lines showing the encased beams over the Basement areas. The type or suitability of these beams has not been verified. We understand that Building Regulations Approval was obtained for the installation of these beams when the Basement area was converted. ***You should check that the appropriate Approvals were obtained and have copies of the Building Regulations Completion Documents on your records.***

The ceilings, floors and internal walls and partitions are described further at the appropriate **Paragraphs 5.00-7.00** below.

The brick walls and render were tested for moisture with an electrical conductor moisture meter and generally average readings in the range of 16-25% were recorded. Readings in excess of 18% in normal living accommodation usually requires some further action to be taken to lower moisture levels. The higher readings were generally recorded along the front walls which is to be expected with a basement below the pavement. The application of impervious paint finishes over the brickwork does allow moisture to be trapped within the brickwork and, over a long period, this can lead to decay of the brickwork and mortar joints. ***Long term consideration should be given to an action plan to carefully remove paint finishes to the areas where moisture readings are highest and make good brick and mortar joints as required and reapply breathable paints rather than impervious paints to allow the walls to breathe and moisture levels to stabilise through evaporation.***

The Basement for both XXXXXXXXX has single glazed windows below the pavement level with iron pavement grills at pavement level. ***The window to XXXXXX has an extractor fan which should be regularly used and kept in good working order to extract excess moisture from the basement areas.***

There were no signs of any significant cracks or distortions to the Basement brick walls to indicate that these are not correctly bearing the loads at ground and first floor level.

5.00 CEILINGS

Basement

Plastered and plain skim coat plaster finishes and it is evident that most areas have a double layer of plasterboard for fire protection. The ceilings are generally satisfactory. ***There are numerous 'nail poppers' where plaster has broken away from the nail fixings and these will require filling and repair as part of on-going redecorations and maintenance (see Photo 86).***

XXXXXX

Ground floor ceiling heights are generally about 2.7m and ceilings are formed from original lath and plaster with lining paper/emulsion paint to the Hall and Office 1 and are typically slightly uneven but generally sound. There is an old damp stain to the ceiling of Office 1 possibly from a radiator leak to Office 3 above (see ***Photo 143***). There is also a smaller circular mould stain to the rear below the Bathroom bath (see ***Photo 141***) possibly from a previous leak.

The remainder of the ceilings are formed from plasterboard and plain skim coat plaster finishes and there are typical joint cracks across both the Kitchen and Inner Hall which will require filling and repair as part of redecorations.

First floor ceilings have heights varying from 2.35-2.4m and they are mostly formed from plasterboard with plain skim coat plaster finishes. There are typical joint cracks which will require filling and repair as part of normal redecorations. A small area of lath and plaster to the Airing Cupboard has paintwork peeling off which will require repair.

XXXXXX

Ground floor ceiling heights are generally 3.35m, apart from the Cloakrooms off the Top Bar which are 2.4m height and the Sitting Room which has a ceiling height of 2.7m. These are mostly original lath and plaster with original moulded edge cornices and central circular cornicing to the Top Bar. The ceilings are generally sound for their age. **Typical very slight movement cracks were noted to the Top Bar ceiling (see Photo 171) and a section of edge to the first floor at the staircase has been damaged and will need repair (see Photo 180).** The remaining ground floor ceilings are formed from plasterboard and plain skim coat plaster to the Cloakrooms and all are generally satisfactory. There are possibly hardboard and patterned lining paper finishes to the sloping and flat ceilings to the Sitting Room to the rear which are mostly sound. There were no stains from leaks. **As noted at Paragraphs 3.20 & 4.60 above, consideration should be given to the formation of an access into the flat ceiling to inspect the roof space over.**

First floor ceilings to the Landing, Office and Store Room are 3.1m height and the remaining ceilings to the rear are 2.52m height. The ceilings have been formed mostly from lath and plaster. **There are typical very slight movement cracks which will need filling and repair particularly over the Landing (see Photo 227).** The ceilings are otherwise generally sound for their age. **There is a very slight sheer crack at the Office/Store Room partition within the Office and this will require repair (see Photo 237).**

The painted timber linings around the Landing roof light are peeling, probably from previous leaks or condensation. These will need repair and redecoration (see Photos 224-226).

Lath and plaster ceilings tend to crack and bulge when the plaster loses its key from the timber laths and sections of the ceiling are then at risk of collapsing. ***As part of long term maintenance, the condition of lath and plaster ceilings should be monitored and allowance for appropriate repairs carried out. Particular care should be exercised when accessing roof space areas above lath and plastered ceilings to ensure the ceilings are not overstressed or overloaded with stored items.***

6.00 FLOORS

Floor finishes are described in more detail at **Paragraph 1.20** above.

6.10 Basement

Floors are formed from floor bricks with rough cement grout joints. There are several gaps and holes in the joints (see **Photo 79**) but the bricks are generally secure. ***You should consider infilling the holes to avoid damage to ankles where heels could be lodged in the open cracks.***

The surface of the accessible floor bricks was tested with an electrical conductor moisture meter and, as to be expected, moisture readings in the range of 16%-18% were obtained which are slightly higher than would be expected in normal domestic accommodation but, given the below ground location, are generally acceptable provided ventilation is maintained as recommended at **Paragraph 4.70** above.

6.20 Ground Floors

XXXXXX

These are typically suspended timber possibly comprising original plain square edge boards laid over joists. They are typically very slightly uneven and slope slightly within the Hall and Inner Hall towards the Kitchen and Office 1 and the floor to Office 1 slightly slopes towards the Inner Hall. We suspect that the floor joists have been built into the front and rear walls within the Basement below and the floor joists could not be inspected to verify their condition. The floors have a typical very slight spring when subjected to the 'heel and toe' test but otherwise were generally level and firm.

XXXXXX

There are also suspended timber floors over the Basement supported on encased beams in the ceilings below. The suitability of the beams have not been verified or checked (see further comments at **Paragraph 2.40** above). The floors to the Kitchen, Rear and Inner Halls also probably comprise suspended timber with plain square edged boards laid over joists, whilst the floor to the Sitting Room probably comprises boards possibly laid over concrete. There are 2 no. 225mm x 75mm terracotta air brick vents to the rear of the Conservatory which presumably duct under the solid floor to the Conservatory to provide ventilation to the Kitchen sub floor. ***This ventilation may not be adequate and long term consideration should be given to providing ventilation from the upper wall within the Basement at the other end of the Kitchen floor. We noted that there is a split floorboard to the understairs cupboard and evidence of woodworm flight holes (see Photo 185). We also noted an area of 'spongy' floorboards to the rear of the Rear Hall near the door and step up into the Sitting Room. These floorboards should be repaired as required.*** The floors were otherwise generally level and firm when the 'heel and toe' test was applied.

The surface of the accessible ground 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.

6.30 First Floors

XXXXXX

These are typically of suspended timber with plain square edge boards (as seen in the Airing Cupboard – see **Photo 161**) laid over joists which we suspect run parallel to the front wall and are built into the party wall with XXXXX and into the dividing wall to XXXXX. These are possibly partly supported on the timber ground floor partitions below. The floors are also typically very slightly uneven but generally level and firm where the 'heel and toe' test was applied.

XXXXXX

These are typically of suspended timber with possibly plain square edged floorboards (as seen in Airing Cupboard – see **Photo 228**) laid over joists. We suspect the floor joists also run parallel to the front wall and are built into the party wall with XXXXXX and also partly built into the party wall with XXXXX. The floor joists are also partly supported on the timber frame ground floor partitions below. We noted evidence of very slight woodworm flight holes to the edges of the floorboards within the Airing Cupboard (see **Photo 229**) (which was also noted within the Roof Space). The floors are also typically very slightly uneven but generally level and firm where the ‘heel and toe’ test was applied.

We recommend that all suspended timber ground and first floor boards and joists are checked for active timber infestations and an allowance made for appropriate timber treatments as required. If the timbers have been treated for infestations previously and, there is a valid Guarantee available, this should be transferred to you as part of the purchase of the premises.

7.00 INTERNAL WALLS AND PARTITIONS

XXXXXX

Ground and first floor partitions measure 110mm in overall thickness and have been mostly built of original studwork with lath and plaster finishes. First floor partitions are generally supported on the first floor and do not correspond with ground floor partitions below.

No significant cracks or distortions were noted. Some of the partitions have slightly deflected on the first floor levels causing distortions of door frames notably around the doors to Offices 2 & 3. ***Typical very slight cracks were noted to the front of the Kitchen at the Hall partition between the masonry front wall and studwork partition and the wallpaper is ripping at the joint and this is the result of differential movement and will need to be repaired as part of normal redecorations.*** A very slight diagonal crack was noted to Office 2 at first floor level to the front corner at the brick party wall with XXXXX and the crack starts at the ceiling and runs down about 300mm towards the front wall and about 100mm around the left hand reveal to the front window (see **Photo 165**). ***We could not see any corresponding cracking on the reverse side in No. 45 and conclude this is a long standing differential movement crack and will need to be repaired as part of normal redecoration.***

The walls are mostly finished with woodchip lining papers and emulsion paint and the older lath and plasters are typically bulging and uneven and there are some 'hollow areas' particularly around front and rear window frames and to the party wall and these are generally serviceable at present. **As part of long term maintenance you will need to allow for plaster repairs where lining papers are removed for redecorations. Internal decorations are generally otherwise satisfactory.**

XXXXXX

Ground and first floor partitions are similarly constructed of original timber framework with lath and plaster over studwork. The ground floor partition dividing the Kitchen from the Cloakrooms and Lobby rises through the first floor to divide Music Room 1 from the Airing Cupboard and large cupboard to the Office at the front and the partition line continues over the Landing where there is an encased timber beam over and this corresponds with the raised timber framework within the roof void above at the change in roof level and has been reported further at **Paragraph 3.20** above. The remainder of the first floor partitions are supported on the first floor construction.

There are a mixture of boarded finishes to the Top Bar at the dividing wall to XXXXXX and concealed voids and these could not be inspected. There are original lath and plasters over brickwork or timber framing with lining paper and emulsion paint finishes and no significant cracks or distortions were noted. There are typical very slight diagonal plaster cracks to timber frame original partitions from historic movements noticeable over the Kitchen door to the Inner Hall (see **Photo 193**) and older plaster is typically generally uneven but mostly sound. **You will need to allow for crack repairs as part of redecorations.** The party walls to XXXXX are boarded and the small void/studwork behind could not be inspected. Hardboard and lining paper finishes with emulsion paint have been applied to the Sitting Room to the party wall with XXXX and the wall behind could not be inspected. There are half wall height white ceramic tiled splashbacks to all the Kitchen walls and these are generally satisfactory. There is a similar build up of finishes at first floor level and where first floor partitions have been supported on the first floors only there are signs of typical minor deflections and distortions from usual movements. There are very slight diagonal/horizontal cracks to the Office towards the front corner at the partition wall with the Store (see **Photo 237**) and also to the party wall with XXXXXX near the door to the large storage cupboard and the crack is on part of the timber frame void (see **Photos 239 & 241**). **These cracks are a result of historic studwork movements and these will need to be repaired as part of normal redecorations.**

Internal decorations are in fair condition and most rooms will need redecorations at both ground and first floor levels and particularly the skirtings and architraves and doors where paintwork has been heavily chipped and damaged.

8.00 INTERNAL JOINERY

XXXXXX

Mostly original painted timber four panelled doors with original rim locks and brass knob handles are generally serviceable. Heavier fire door and self closer to the door between the Hall and Inner Hall is satisfactory. Sliding door to the Cloakroom which leaves gaps around the edges.

Original steep slight staircase with wider treads at the top and bottom and handrail is generally satisfactory. The treads could not be checked for woodworm infestations.

1990's style basic roll edged laminated worktops to the Kitchen in an 'L' shape with stainless steel single drainer 1 & 1/3 bowl inset sink and chrome mixer tap. Woodgrain edged drawers and cupboards under and matching wall cupboards over. ***The units are generally serviceable although some minor repairs and making good are required.***

Mostly original gloss white painted deep moulded timber skirtings and architraves and some chamfered picture rails and dado rails are all generally satisfactory.

XXXXXX

Mostly original painted timber four panel doors with original rim locks and brass knob handles and are mostly satisfactory. Fire doors have been installed with Georgian wire glass vision panels and there is no panel to the Basement rear exit fire door to the external staircase. There are self closers and brush edge strips with keypad locks to the doors. Similar door to the first floor Office. ***You should consider additional fire doors to the Kitchen and Rear Hall to protect the means of escape from the Sitting Room.***

Original shallow pitch painted timber staircase to first floor with polished handrail and landing rail and a painted timber vertical turned balusters is generally satisfactory. Modern steel staircase from Top Bar to Basement with matching balusters is generally satisfactory.

Commercial Kitchen units have not been inspected.

Mostly original painted timber deep moulded skirtings and architraves are generally satisfactory.

9.00 FIREPLACES AND FLUES

XXXXXX

Kitchen/Office 2 (CS3)

Plastered chimney breast with woodchip lining paper/emulsion paint finish which accommodates possibly 1980's Baxi Bermuda gas room fire with back boiler. There is a 225mm x 150mm slotted metal air vent to the front wall for ventilation. **The fireplace at first floor level has been boarded off and ideally this should be vented.** No cracks or distortions were noted to the plasterwork.

Office 1/Office 3 (CS4)

Plastered chimney breast with woodchip lining paper and emulsion paint finish. **Both fireplaces have been boarded up and consideration should be given to venting the flues to prevent dampness occurring within the flues.** There is a 225mm x 150mm slotted metal air vent to the rear wall to Office 1 presumably for ventilation for a previous gas fire and we noticed a gas stub pipe to the side of the fireplace. No cracks or distortions were noted to the plasterwork.

XXXXXX

Top Bar/Office (CS1)

Original painted brick chimney breast and flue enclosed in the Basement and concealed at ground and first floor levels. No significant cracks or distortions were noted. **Consideration should be given to venting the flues to prevent dampness occurring within the flues.**

Kitchen/Music Room 2 (CS2)

Original plastered chimney breast accommodates gas fired boiler to Kitchen. The stack rises to the original plastered chimney breast and cast iron fire grate in Music Room 1 and was not in use at the time of the inspection. No significant cracks or distortions were noted.

10.00 ELECTRICITY

XXXXXX

Mains supply to the front wall enters the Hall and connects to the digital electricity meter and MEM Memera 2000 fused consumer unit (see **Photo 118**). There are a mixture of older plastic rocker light switches and switched sockets and pendants. We are not aware when the installation was last inspected and tested. ***In the absence of an up to date test record, you are advised to arrange for the electrical installation to be inspected and tested by a Competent Person which should include an inspection of the heat detectors throughout the premises.*** There is a Citadel fire alarm control panel with zones (see **Photos 116 & 117**). ***You should check the service record of the fire alarm system.***

XXXXXX

Mains supply connects to the electricity meter and fused consumer units in the Airing Cupboard (see **Photos 231-233**). There are several fused consumer units throughout the premises. There are a mixture of plastic switched sockets, light switches and light fittings. We are not aware whether a recent inspection or test has been carried out. ***In the absence of an up to date test record, you are advised to arrange for the electrical installation to be inspected and tested by a competent person to include the smoke detection system. The hanging pendant to the Airing Cupboard at the roof access is unsafe and the wiring is frayed and this should be replaced urgently (see Photo 230).***

11.00 GAS

XXXXXX

Mains underground supply connects to the meter to the front plinth cupboard to the Kitchen and serves the gas fire/back boiler to the Kitchen and gas free standing cooker to the Kitchen and a gas stub point to the Office 1.

XXXXXX

Mains underground supply connects to the meter in a locked cupboard to the front wall of the Basement (see **Photo 82**) and the supply is connected to the gas fired boiler to the Kitchen.

Should definite assurances be required regarding the suitability of the mains gas supply and the pipework to the fittings, this should then be inspected by a suitably qualified GasSafe Engineer.

12.00 PLUMBING AND CENTRAL HEATING

12.10 Cold Water Supply

XXXXXX

The internal stopcock was not located and should be made accessible for maintenance purposes.

XXXXXX

The mains external stopcock is believed to be located within the front pavement.

There is a stop tap head in the Staff Cloakroom in a floor duct at the party wall with XXXXX which we assume is the internal water stopcock (see **Photo 209**). Cold water is stored in a plastic storage tank (see *comments at Paragraph 3.20 Roof Spaces above*).

12.20 Hot Water and Central Heating

XXXXXX

Baxi Bermuda back boiler to the gas fire to the Kitchen (see **Photo 132**) supplies domestic hot water which is stored in a copper hot water cylinder with a basic cylinder stat and jacket to the Airing Cupboard to Office 3 (see **Photo 160**). There is an older Drayton room thermostat to the Hall and Horstmann Centaur Plus C17 time control clock and programmer to Office 3. Room heating is provided from older steel panelled radiators to the Hall, Office 1, Office 3 and Office 2 and a modern stove enamelled convector radiator to the Inner Hall. There are Honeywell thermostatic room valves to the radiators to Offices 2 & 3 only. ***As part of long term improvements consideration should be given to upgrading the older radiators to modern convector type radiators.*** There is evidence of old corrosion to the Office 1 radiator pipes from a previous leak. There is a Dimplex electric wall fan heater over the Bathroom door for room heating.

We are not aware of when the boiler was last checked or serviced and should have been checked and serviced annually by a Competent Person and within the last 12 months. ***If the boiler and gas fire have not been checked or serviced within the last 12 months, you should arrange for these to be carried out by a Competent Person as soon as possible. In view of the age of the back boiler and gas fire, you should budget for a replacement boiler as part of long term maintenance budgeting.***

The header tank is located in the roof space (see comments at **Paragraph 3.20** above).

XXXXXX

The Basement is heated by electric storage radiators and, since these were not in use at the time of the inspection, these should be checked by a Competent Electrician together with the electrical test as recommended at Paragraph 10.00 above.

The Stelrad Ideal E type CF gas fired floor standing boiler is located to the Kitchen (see **Photo 188**) and has an enamel flue into the chimney breast above and supplies domestic hot water which is stored in the factory foam lagged indirect hot water cylinder in the Airing Cupboard at first floor and there was no immersion heater but there is a cylinder stat (see **Photo 228**). The boiler supplies room heating to stove enamelled radiators with some older steel panelled radiators. There are no radiators to the Kitchen, Conservatory and Music Room 2. There is an older Danfoss 30/60 time control clock and programmer to the Kitchen and an older Sopac room thermostat to the Inner Hall. ***As with XXXXXX, you should consider upgrading the older radiators to modern convector type radiators.***

We are not aware of when the boiler was last checked or serviced and should have been checked and serviced annually by a Competent Person and within the last 12 months. ***If the boiler has not been checked or serviced within the last 12 months, you should arrange for these to be carried out by a Competent Person as soon as possible. In view of the age of the back boiler, you should budget for a replacement boiler as part of long term maintenance budgeting.***

13.00 FOUL DRAINAGE

XXXXXX

Cloakroom (see **Photos 125 & 126**)

Basic plastic narrow cistern WC Suite with china pan and china wall hung basin. Wastes are ducted under the staircase to a soil pipe in the rear cupboard and the Tenants advise that there is a periodic drain smell (see *further comments below*).

Bathroom (see **Photos 148-150**)

Average modern white suite with acrylic bath (***the surface to the bath has crazed at the bottom and will require refurbishment***), pedestal hand basin and low level china WC suite are generally serviceable. Wastes run under the bath or in the first floor to a soil pipe in a diagonal box duct to the rear of the Bathroom at the rear wall.

XXXXXX

Cloakroom (see **Photos 206-210**)

Concealed stub soil pipe in the rear wall of the Music Room 2 falls into a void behind into the Staff Cloakroom at ground floor level and collects the W.C. and basin wastes and falls into the Basement below. Staff Cloakroom comprises an average quality coloured china low level WC suite and acrylic basin with separate taps in a worktop. Both are serviceable but could benefit from a thorough cleaning.

Kitchen

Twin stainless steel sink unit and small china basin to Kitchen with plastic wastes which connect into a combined waste in an inspection chamber in the Conservatory behind (see **Photo 198**).

Gents & Ladies Cloakrooms (see **Photos 174-177**)

Older basic narrow plastic cistern china WC suite and small china basin to each of the Gents and Ladies Cloakrooms all need thorough cleaning. There is a stub stack to the Gents with an air admittance valve which we assume collects the Gents and Ladies wastes in the floor below the Basement in a duct and void which runs to a soil pipe in the Basement at ceiling level to the party wall with No.46, which also collects the Basement basin waste via a macerator which runs to the front wall at the road (see **Photos 90 & 91**). There were no visible leaks to the soil pipe within the Basement.

Inspection Chamber (see **Photos 199 & 200**)

Steel inspection chamber cover in the Conservatory floor reveals a 300mm deep plastic circular chamber in a concrete base. **The cover is loose and should be fitted with an airtight seal and cover to prevent drain smells entering into the room.** There are two connections to the chamber, one from the Kitchen sink waste and the other is assumed to be from the WC and soil pipes to XXXXXX. We assume the outlet runs under the Sitting Room floor to the soil pipe with the Staff Cloakroom which then falls into the Basement below (see **Photo 91**). **There is water staining in the base of the pipe from the soil pipe/WC to XXXXXX and the blockage should be cleared** (see **Photo 200**). **This has possibly been caused by the drains having a shallow fall where they run under the Conservatory floor.**

Older asbestos-cement vent pipe to the rear external wall above the eaves line to XXXXXX presumably vents to the soil and vent pipe (see further comments at **Paragraph 15.00** below).

14.00 **OUTSIDE**

14.10 **Grounds and Boundaries**

The premises are flush to the pavement at the front.

There is an enclosed courtyard garden to the rear which has been laid to a concrete slab patio to the immediate rear of the Conservatory and Bin Store with a step up of about 130mm to a further concrete slab patio where there is a central large Magnolia tree. There is a surface water gully beyond the Magnolia tree to the centre of the patio into which it is assumed the surface water is drained and there is a further surface water gully in the lower patio outside the Conservatory doors. **You should check these connect to appropriate soakaway drainage and are not blocked.** The rainwater downpipe from the Bin Store discharges over the higher concrete slab patio at the boundary wall with XXXXXX. The concrete slab patio areas are otherwise generally satisfactory.

The rear side boundary with XXXXX is formed by a 2m height 225mm red brick wall. The rear boundary is formed by a 2.4m height 225mm red brick wall as is the side boundary with XXXXXX. ***The boundary walls have been subject to repairs and alterations over the years and some of the red bricks are spalled and delaminated and some of the mortar pointing is very poor. You are advised to establish the ownership of the boundary walls on all three sides to enable you to budget for appropriate future maintenance and repairs of the walls.***

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 Building Regulations Approvals were obtained for the Basement alteration and conversion works. (**Paragraph 4.70**)
2. Confirm whether there is a valid Guarantee or Warranty for timber treatments to the roof and ground/first floor timbers to be transferred on Completion. (**Paragraphs 3.20 & 6.00**)
3. Confirm the fire alarm service record is up to date for XXXXXX. (**Paragraph 10.00**)
4. Confirm boundary wall positions and ownerships to the rear boundaries. (**Paragraph 14.10**)

15.20 Repairs

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

1. Replace 3 no. defective slates to front roof slope, replace 2 no. defective slates to rear roof slope. Re-dress lead to rear roof light. Replace 4 no. defective slates to single storey rear roof slope. (**Paragraphs 3.11 & 3.20**)
2. Repairs to Bin Store rafters and lead weather-proofing. (**Paragraph 3.11**)
3. Repoint tiles to front of CS1. Replace cracked pot to CS3. Repoint CS4 and adjacent gable at face to XXXXX. (**Paragraph 3.12**)

4. Repairs/renewals to Conservatory/Bin Store fascias. Repairs to bargeboards to gable facing XXXXX. (**Paragraph 3.13**)
5. Replace rainwater downpipe clip to front of XXXXXX. Re-attach gutters to rear single storey roofs at downpipes and clear out gutters. (**Paragraph 3.14**)
6. Check over timbers to roof space and ground and first floor suspended timbers for timber infestations and treat as required. (**Paragraphs 3.20, 6.20 & 6.30**)
7. Form party wall firestop in roof void (if required). (**Paragraph 3.20**)
8. Upgrade roof space insulation. Insulate and fit lid to header tank to XXXXXX in roof space. (**Paragraphs 3.20 & 4.60**)
9. Repair/repoint first floor front arch over window to XXXXXX. Repoint brickwork below ground floor front window to XXXXXX and around door frame. Repoint first floor front window reveals to XXXXXX and for first floor rear reveals to XXXXXX.
10. Repair/replace 3 no. first floor sand stone sub-sills to front of XXXXXX and 1 no. to the rear of XXXXXX. (**Paragraph 4.10**)
11. Repair/redecorate render to side of Music Room 1 window. Repair/redecorate cracked render to side of Sitting Room. (**Paragraph 4.10**)
12. Lower/improve evaporation trench around Sitting Room walls and cut back rendered plinth and reinstate brickwork below. (**Paragraph 4.30**)
13. Repairs to front sash windows to XXXXXXX. Repairs to rear sash windows to XXXXXX (allow for major repairs to rear first floor window to Office 3 to XXXXXX and rear ground floor window to Sitting Room to XXXXXX). (**Paragraph 4.40**)
14. Redecorate all external joinery and render surfaces. (**Paragraph 4.50**)
15. Form access to Sitting Room roof void and insulate and repair roof void as required. (**Paragraph 4.60**)
16. Check all extractor fans work correctly and are ducted externally. (**Paragraph 4.60**)
17. Repairs to cracked lath and plaster ceilings to XXXXXX and around Landing roof light timber framework. (**Paragraph 5.00**)
18. Infill cracks to Basement floor bricks. (**Paragraph 6.10**)
19. Repairs to floorboards to Inner Hall, understairs cupboard and Rear Hall to XXXXXX. (**Paragraph 6.20**)

20. Arrange for electrical inspection and test to both XXXXXXXX to include storage radiators to Basement. (**Paragraphs 10.00 & 12.20**)
21. Check/service gas fire and back boiler to XXXXXXXX and boiler to XXXXXXXX. (**Paragraph 12.20**)
22. Seal air-tight cover to inspection chamber and clear any blockages in drains. (**Paragraph 13.00**)

15.30 Long Term Repairs

The following should be considered as part of long term repairs, improvements and maintenance:-

1. Regularly check front and rear slate roof slopes to ensure all slates are correctly pinned into place and not at risk of falling onto pedestrians, particularly to the pavement at the front. (**Paragraph 3.11**)
2. Install roof space ventilation. (**Paragraph 3.20**)
3. Remove impermeable paint finishes to Basement brick walls, repair brickwork and apply breathable paints. (**Paragraph 4.70**)
4. Long term repairs to lath and plaster ceilings. (**Paragraph 5.00**)
5. Improve sub-floor ventilation to XXXXXXXX through Kitchen floor void from Basement. (**Paragraph 6.20**)
6. Fit fire doors to XXXXXXXX from Rear Hall to Kitchen and from Rear Hall to Sitting Room. (**Paragraph 8.00**)
7. Upgrade older radiators and boilers to both XXXXXXXXXX. (**Paragraph 12.20**)
8. Repairs to brick boundary walls. (**Paragraph 14.10**)

Bearing in mind the works required, we recommend that quotations are obtained from local building contractors, familiar with working on older type properties in an historic conservation setting, for all the above items, **before** proceeding with the exchange of contracts for the purchase of the premises, to more accurately gauge the likely costs to be incurred.

Asbestos-containing materials are suspected to be present in the soil and vent pipe (**Paragraph 13.00** above). 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.

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