

Report on the Structure and General Condition of:
23 Adelphi Street, Campbell Park, Milton Keynes, MK9 4AE

PHOTO REMOVED

Prepared for the Sole Purpose of:

Mr C Client
Prospective Purchaser

Inspected 19th July 2010



23 Adelphi Street, Central Milton Keynes, MK9 4AE
Tel: 01908 695101 Fax: 01908 695028
Email: info@michaelhornsby.co.uk

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1. Introduction

1.1 Scope of instructions

This report is intended to cover the property named and described below with the exception of the timber outbuildings which are only described in general terms. It has been carried out in accordance with our Terms and Conditions of Engagement, a copy of which has been approved by the client.

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1.2 Property address

23 Adelphi Street
Campbell Park
Milton Keynes
MK9 4AE

1.3 Client's name and address

Mr C Client
22 Accacia Avenue
Milton Keynes
MK12 3AB

1.4 Date of survey

The inspection was carried out on 19th July 2010.

1.5 Weather

At the time of inspection weather conditions were sunny and warm. There had been some rain in the recent past following a period of hot dry weather.

1.6 Limitations of inspection

The vendor was not present at the time of inspection and we have not had opportunity to complete our standard questionnaire.

The property was occupied, fully furnished and carpeted. Built in cupboards and kitchen fittings were full restricting inspection of these areas. Inspection of the roof structures was

restricted by their partial 'room in the roof' format, by fibreglass insulation and some stored items. Due to the level of the fibreglass insulation and the slenderness of some timbers full inspection of the right hand roof space has not been made.

No inspection was made of the rearmost roofspace or the single storey roof space.

Inspection of the exterior of the property was restricted along the left hand side as the boundary here is the side wall of the property. Some inspection could be made at the rear and front but there is an area which is not capable of inspection. This applies to the roof as well as the walls.

1.7 Information relied upon in this report

The vendor was not present at the time of inspection although we have had some responses from them by email.

The 1796 enclosure map appears to show the property in a single ownership.

The 1882 Buckinghamshire mapping apparently shows the property to be in two and possibly four ownerships. The 1900 and 1925 mapping suggests two ownerships. A considerable number of former buildings are also shown in the garden on this mapping.

The Indicative Flood Map on the Environment Agency website suggests that there is no significant risk of flooding at this postcode.

The Indicative Atlas of Radon in England and Wales published by the Health Protection Agency suggests that less than 1% of property in the area is affected by the naturally occurring radioactive gas, Radon. Full detail in respect of Radon is available at the HPA website at www.hpa.org.uk.

The Ofcom website at www.ofcom.org.uk suggests that there are no telecommunication masts within a 400 metre radius of the subject property.

2 Description of the property

2.1 *Type and age*

A detached two and three storey house originally built probably as two cottages and the right hand end being a barn (note the detail on the Listing). Construction visible in the garage is continued through to the sitting room suggesting all this area was originally a barn.

The property is of traditional design and construction. It is principally of solid stone construction, part rendered. There is a solid brick section at the central rear extension which probably was constructed to raise the height to two storeys of this element.

There is a date stone on the front elevation of 1753 (not 1756 as on the listing) but as always there is no guarantee this date stone relates to this building.

The property is Listed Grade II and a copy of the Listing is given below.

Listing Text:

- II

House, dated 1756. Coursed rubblestone, left hand part old clay tiles, remainder thatched. 3 bays and 2 storeys, two right hand bays with eyebrow dormers. Then 4 bay barn adapted to garage and accommodation. Left hand bay has 6-panel door at right with projecting cornice hood. 3 light casements. Next 2 bays have 3 light casements, oak lintels and 2-light dormers with tiled aprons. Datestone between first floor windows 'W.B.L. 1756'. Then converted barn with stone blocked cart entry. 2 3-light casements to ground floor, right-hand first floor 2-light casement only. Garage doors in gable elevations 2 storey colourwashed and slated rear wing off north end.

The property is in residential use.

2.2 *Accommodation*

Ground Floor: Entrance hall, living room, sitting room, dining room, cloakroom with low suite WC and wash basin, breakfast kitchen, utility room.

First Floor: Accessed from the main living room, three bedrooms, the principal with ensuite dressing room and bathroom, the guest with ensuite bathroom. From the utility room a separate stair leads to Bedroom 4 with ensuite shower room. The shower room and guest bathroom are interlinked.

An office is accessed by a stair from the sitting room. This is over the garaging.

Second Floor: Bedroom 5.

FLOORPLAN REMOVED

Outside: Small front garden. Good sized rear and side garden. There is an integral garage and store place. There is a timber store at the rear right of the plot.

2.3 Tenure and occupation

I understand from the selling agents that the property is offered for sale on a freehold basis with vacant possession.

3 Location

3.1 Location

The property is situated within the centre of the village of Campbell Park. Campbell Park is a popular predominantly residential village in Milton Keynes.

The property is within the Campbell Park Conservation Area. Detail of this is at [http://www.miltonkeynes.gov.uk/archaeology/documents/ Conservation Area.pdf](http://www.miltonkeynes.gov.uk/archaeology/documents/Conservation_Area.pdf)

The location plan shown below is taken from the Milton Keynes Intelligence Observatory website. <http://www.mkiobservatory.org.uk/Default.aspx> The red line is the Conservation Area

The trees shown are protected by Tree Preservation Orders. Note the commercial premises to the north west including the garage and public house. Other property is in residential ownership.

LOCATION PLAN REMOVED

3.2 Orientation

The front of the property faces north west. References to left and right, front and rear are as if standing in Adelphi Street looking at this front elevation.

3.3 The site and surrounding areas

The site is level. I am not aware of any risk of flooding. I am not aware of any springs or culverts likely to have an effect on the property.

Subsoils in the area are given on the British Geological Survey Map as the Great Oolite group of sandstone, limestone and argillaceous rocks. These can be overlaid with diamicton or glacial till. These soils can be shrinkable and care should be taken in planting close to the property.

3.4 Local factors

As noted above you should be aware of the adjoining commercial uses. Some minor noise nuisance was noted during the period of inspection from the garage premises.

I am not aware of any other significant nuisances which would have an adverse effect upon the subject property.

3.5 Trees and hedges

I am not aware of any trees or hedges on site which are likely to have an effect on the condition of the property.

A number of trees are apparently protected by Tree Preservation Orders and you should obtain detail of this.

There is a holly tree in the adjoining front garden of the property at the left hand side and this has some future growth potential. Holly trees can be of high water demand. Your Legal Adviser should give you detail on your remedies in case of damage by this tree. There is no evidence of significant damage at present but it will be appreciated that we have been unable to fully inspect this area and the interior is dry lined.

The high ground levels here may actually be protecting the property as the foundations are therefore deeper and less prone to ground movement. The recommended French drain will not affect this situation.

4 Surveyor's overall assessment

4.1 Surveyor's overall opinion

A traditionally built property apparently extended from a series of cottages and then into former outbuildings resulting in a rather linear format to the accommodation. The structural framework is generally forming adequately although there are some elements requiring attention. The thatch is in quite good condition although some works of repair are necessary to the roof structure now and in the future.

Services are generally acceptable although a little dated in places and would benefit from some upgrading.

The property is probably in slightly above average condition for housing of this type, age and style.

All property has a maintenance requirement and this requirement tends to increase with age. Thatched roofs clearly have an increased maintenance liability and detail of this is contained within the body of the report.

Useful indicators in respect of the level of maintenance necessary in this type of property are given at the following weblinks.

http://www.maintainyourbuilding.org.uk/data/files/pages/maintenance_guide.pdf

&

[http://www.ihbc.org.uk/publications/hard_copy/stitch_in_time/SPAB%20PDF's%20\(D\)/Stitch%20in%20Time.pdf](http://www.ihbc.org.uk/publications/hard_copy/stitch_in_time/SPAB%20PDF's%20(D)/Stitch%20in%20Time.pdf)

We have also gathered a number of useful advice documents which are available at <http://www.michaelhornsby.co.uk/advice.html>

You are advised to use the above documentation as reference and also to formulate a programme for routine maintenance.

4.2 Areas of Concern

We have no areas of concern other than in respect of condition.

Accidents involving glazing as indicated can have serious consequences. Replacement of glazing, the use of internal barring or the use of protective laminate films is advised.

4.3 Further investigations

There is some evidence of leaks and some of the rainwater goods are not particularly well aligned. Leaking rainwater goods can be a principal source of internal dampness problems. You are advised to inspect all rainwater goods during a period of heavy rainfall to ascertain the need for repair and for realignment. Leaking rainwater goods should be repaired or upgraded at the earliest opportunity.

Gas boilers should be serviced annually. If the boiler has not been recently or regularly serviced or does not have a service history you are advised to have it checked by a heating engineer prior to commitment to purchase.

There is some deflection in the guest bedroom floor. Care should be taken in loading this floor unless boards are lifted and the cause of the deflection established. Any remedial works found necessary should be undertaken.

The utility room floor has a "soft" feel. It is believed that this is simply due to the cushion floor finish but you are advised to inspect below the finish when in occupation to confirm construction and condition. Any necessary works should obviously be carried out

There appears to be an unventilated timber section of floor in the Dining Room and Hall. It is difficult to see how ventilation can be introduced to this area but further investigation is advised by removing carpets in this area.

4.4 Recommended repairs

High levels of dampness were noted. The use of French drains is highly recommended

Timbers affected by wet rot as a result of dampness must be removed and burnt. New timbers must be preservative treated.

Plasterwork damaged by dampness should be removed. Replastering with lime plasters is advised.

The left hand elevation needs repointing and some repair.

You are strongly advised to have the roof structure improved when roof works are next undertaken. It would have been prudent for these works to have been carried out during the recent re-thatching. Provision of some temporary bracing in the short term is advised at the rear right corner and elsewhere as appropriate.

Ventilation should be provided to all bathrooms and consideration should be given to upgrading ventilation to the kitchen. The extractor provided in the principle ensuite bathroom vents to the roof space. This is extremely poor practice and the extractor must be vented to outside

Patching of render or re-rendering should be seen as routine maintenance with time.

Patching of plasterwork or replastering should be seen as routine maintenance. Lime plasters should be preferred for repair.

Ongoing repair of ceilings should be seen as a liability

Valley gutters are narrowly cut and may become blocked. Some debris was noted in the right hand valley and it is important that these areas are kept clear.

Flues to open fireplaces not to be used should be capped and ventilated. Open flues can be a source of internal dampness problems.

Flashings from the main walls to the rear single storey roof are lead but these have been repaired using Flashband. This should be treated as a temporary repair and you should expect to have to carry out further works in this area in the future.

There are some openings around the tiles which may allow rodents to enter the roof space here. Ideally these access points should be sealed using lime mortars.

Cold water storage tanks in the roof space are not insulated or covered and pipework in the roof space is not fully insulated. These works should be carried out to prevent frost damage and debris in the tanks.

Externally decorations would benefit from early attention. As previously noted there is some decay and further decay is quite likely to be found during preparation for redecoration. Damaged timber should be repaired at that time.

Internal decorations are in reasonable condition although it is assumed that they will be renewed as is normal on change of ownership.

Stair balustrades should be provided and upgraded as advised. You should ensure that there are adequate handrails for your requirements on all stairs. You should appreciate the difficulty of passing furniture up and down the stairs.

Some stairs have loose treads and require repair

There is a timber outbuilding at the rear right of the plot. This is not in good condition

The stone and brick walls at the right of the main house are decaying and requires some repair.

4.5 Further recommendations

Great care must be taken and necessary precautions implemented if any fibreboard is removed. It would be sensible to have the material tested if any substantial alterations are proposed to establish the level of any risk.

Means of escape from the property are currently poor and must be improved. You are advised to fit linked mains powered smoke alarms throughout the property including in the various roof spaces

There is wet rot in some external joinery. Whilst immediate replacement is not considered to be necessary it is probable that it would be more economic to replace with better quality joinery within a five to ten year period than carry out substantial repair to the existing sections.

Any new timbers which are introduced should be preservative treated

Lime mortars must always be used for repointing stone and old brick

There are low head rooms in a number of areas. Great care should be taken

There are squeaks to floors in a number of areas. Care should be taken if providing additional fixings to remove these squeaks not to damage any service installations which run beneath the floor.

You should consider upgrading thermal insulation

Kitchen and Utility room fittings are basic and laminate finishes show some water damage. They are considered serviceable but are likely to require attention in the medium term.

Sanitary fittings are from reasonable ranges although rather dated. You should ensure the seals from baths and showers are maintained to prevent water penetration to the structure.

Some evidence of rodent infestation was noted in the roof space and there is some damage to pipe insulation. There is evidence of baiting in the roof space and you are advised to maintain this baiting.

It is recommended that an external water tap supplied from the rising main, is fitted with a hose capable of reaching all parts of the roof.

There is a koi pond in the rear garden. Care should be taken in use as this is unprotected at present.

Security is considered to be poor throughout the building and should be upgraded

5 Construction and condition - structural frame, exterior and interior

5.1 *Constructional principles*

As a traditional building loads from the roof and floors together with the imposed loads of the structure are carried by the external walls and internal load bearing partitions to some form of foundation. Commonly foundations in older properties are less substantial than those used on modern housing. There is no evidence of substantial structure failure and we do not consider that any further investigation of the foundations is necessary.

Lateral restraint is provided, to an extent, by the floor structures but also by the internal walls and chimney breasts. Thatched roofs, and in this instance the tiled roofs, are of 'raised tie' type and these tend to increase the outward thrust at the tops of the walls. There is some evidence of movement and distortion but no evidence of significant or ongoing problem.

The structure, as built, would have been flexible by the use of lime mortars. Alterations to the structure both by cement mortar being used for repointing and the hard cement renders used on the exterior of the property will have reduced this flexibility. The property should now be considered as being rigid.

Older buildings were designed and constructed differently to modern property. Works causing changes in the intended performance of a traditional building can have a detrimental consequence on its long term condition. The entrapment of moisture for example by the use of impervious materials in repair and maintenance such as cement based renders, pointing, plasters and modern paints can have a long term deleterious effect on a structure. The 'breathing' performance of all traditional buildings is important and should be maintained as far as possible by the avoidance of these modern materials and the use of traditional, predominantly lime based building materials.

The hard cement renders on the rear of the property must now be maintained in good condition as moisture will not be able to escape to the atmosphere because of them. Such moisture in the bottom of the wall will tend therefore to find its way to the interior of the property resulting in some dampness. In addition the hard cement mortars used for repointing will tend to cause decay in stonework over time. The effects of this can be seen on the boundary wall to the side of the gate. Here as a result of the wall being more heavily weathered by being exposed on both sides the stonework is decaying due to the use of cement mortars.

5.2 *Main roof – Thatched section*

5.2.1 *Structure*

The roof structure is timber with a frame of trusses and purlins supporting pole and cut rafters. The main structure is in fair condition although there is a broken purlin at front centre. Whilst this has been braced ideally it should be replaced. Elsewhere a number of the rafters are not in good condition particularly at rear right. Here rafters are broken and the roof is virtually self supporting.

The steep pitch of the roof tends to allow for this condition although you are strongly advised to have the roof structure improved when roof works are next undertaken. It would have

been prudent for these works to have been carried out during the recent re-thatching. Provision of some temporary bracing in the short term is advised at the rear right corner. This could take the format of strutting in the same way that the broken purlin has been repaired in the front centre.

There is evidence of active timber infestation within the roof structure. Whilst this is not uncommon in thatched roof structures any new timbers which are introduced should be preservative treated to prevent them being affected. You may, as an alternative, wish to have the existing structure treated although it should be appreciated that this is difficult and rarely entirely successful due to the form of the construction.

5.2.2 Coverings

The roof has a thatched covering. I understand from the vendor that the front and the ridge of the thatch were replaced last October and these are water reed. The rear of the thatch is ten years old and is long straw. The whole thatch was combined and wire mesh replaced last October (2009).

As far as can be ascertained from our ground level inspection the wire mesh is entire and there is no evidence of bird or rodent access through the netting. Some baiting for rodents was noted in the roof space and this is not uncommon with this form of construction. You are advised to maintain baiting. Rodents can cause considerable damage within roof spaces for example to insulation but also electrical wiring resulting in a fire risk. There is no evidence of substantial damage to the wiring.

The life of a thatched roof varies depending on the actual material used and the skill of the thatcher: Water Reed is the most durable thatching material (can last up to 50 years depending upon source) followed by Combed Wheat Reed (25 to 35 years) and Uncombed (Long) Straw, (15 to 25 years). In all cases occasional maintenance is required including re-riding probably every 10 to 15 years. We would not expect any substantial works to be necessary to the roof for at least 10 years.

You are advised to obtain detail of the thatcher used in the past as they will obviously have knowledge of the roof and its construction detail.

Thatch is obviously a combustible material and the following precautionary measures are recommended by fire and local Building Control Authorities:

Rafters are to be overdrawn with a minimum 30 minute fire barrier. This barrier should also be water resisting. In the absence of a ½ hour fire-resistant undercloaking (as in this case), the Thatch Advisory Council recommend an economical, externally spray-applied fire-retardant “*Thatch-Sayf*”. However this material has a limited life

The chimney, including the pot, should terminate at least 1.8m above the height of the ridge. Due to the risk of condensation forming as hot gases cool, the chimney pots should be limited to a maximum height of 600mm.

A domestic mains and battery powered, interlinked smoke alarm system will be required with one smoke alarm fitted in the roof void.

The provision of a loft hatch is recommended for fire fighting purposes. The minimum recommended size is 600mm x 900mm.

Advice should be sought from an approved electrical contractor regarding the most appropriate type of wiring system. Effects from rodent damage and straw debris need to be considered and the National Inspection Council for Electrical Installation Contracting have issued guidance to their members.

It is not recommended to cut in recessed lighting into the ceilings below the thatch. Light fittings within the roof space should be located in a bulkhead fitting. Also external floodlights should not be located under the thatch.

Spark arrestors in flues are not recommended because they can clog and restrict the flow of flue gases.

It is recommended that an external water tap supplied from the rising main, is fitted with a hose capable of reaching all parts of the roof.

Any metal plumbing in roof space should use compression joints to avoid the use of blow-torches. Plastic or pushfit plumbing is an alternative but you should be aware of the potential for damage by rodents.

The Thatched Property Safety Guide which provides additional information is available online at: www.norfolkfireservice.co.uk

With the exception of the loft hatch size the property does not comply with all the above recommendations. In addition to the increased risk of fire this is likely to result in some loading to the property insurance premium.

See also <http://relaunch.english-heritage.org.uk/professional/advice/advice-by-topic/buildings/maintenance-and-repair/thatching-advice/>

<http://www.buildingconservation.com/articles/longstraw/longstraw.htm>

For interest and complete detail on thatch:

http://www.hct.ac.uk/PDF/CraftPublications/Crafts/THE%20THATCHERS%20CRAFT%20-%202001_tcm2-18962.pdf

5.2.3 Rainwater goods

As is traditional with thatched roofs there are no rainwater goods.

5.2.4 Roof windows

There are two roof windows under the thatch at the front second floor. These are trimmed around with UPVC with a timber header. There are tiled aprons in front of the windows finished onto a timber batten. The netting is not quite continuous and there are some openings around the tiles which may allow rodents to enter the roof space here. Ideally these access points should be sealed using lime mortars.

These windows may not have had Listed Building Consent for their installation. The casements catch on the thatch and do not open sufficiently to allow emergency egress. See further comment below.

5.2.5 Insulation

Thatched roofs provide a 'warm roof' construction and quite high levels of insulation. Good advice is given at the following weblink.

http://www.climatechangeandyourhome.org.uk/live/content_pdfs/775.pdf

Some fibreglass insulation was also noted within the roof space. This does not tend to provide additional insulation to the thatch as the two are in different planes.

Warm roofs do not require ventilation. Ventilation is provided to roof spaces in order to reduce the likelihood of condensation. There is no evidence of significant defect although see comment below with regard to the extractor vent.

5.3 Other Roofs – Tiled section

5.3.1 Structure

The front part of the tiled roof is of similar structure to the thatch with rafters bearing onto purlins which are carried between the walls of the structure. The rafters have however been considerably upgraded and there are a number of modern timbers in this area. Underfelt is laid beneath the tiles.

Within the roof space are a number of 'bins'. The purpose of these is not apparent. It is clear that there used to be staircase running to this area from the principal left hand front bedroom. This has long been removed.

It should be appreciated that with the exception of the 'bins' all of these timbers are load bearing, structural and should not be removed without consent and specialist advice.

This is a 'raised tie' roof with the bottom end of the rafters not being triangulated by the ceiling construction. The lateral restraint appears to be absolutely minimal although there is no evidence of substantial failure as a result of this. No additional works are considered to be necessary.

The whole of the rear two storey section roof structure is not accessible both due to the utility room ceiling following the roof line and also the 'room in the roof' format of the other rooms. This gives angled sections of ceiling or 'tumblehomes'.

These are also 'raised tie roofs' and whilst there is some minor evidence of spread this is not considered significant and no immediate repair is necessary.

There are trusses visible in the bathroom and bedrooms. These appear to carry purlins which in turn carry the rafters. Underfelt is laid beneath the tiles. There is no evidence of substantial problem within the roof space. Some minor timber infestation was noted although this does not appear to be active at present, see further comment below.

Some evidence of rodent infestation was noted in the roof space and there is some damage to pipe insulation. There is evidence of baiting in the roof space and you are advised to maintain this baiting.

5.3.2 Coverings

There is a flat tiled covering. There is a tiled ridge which appears to be bedded in cement. There are valley gutters at the change of direction of the roofs. These are narrowly cut and may become blocked. Some debris was noted in the right hand valley and it is important that these areas are kept clear.

Moss growth was noted particularly on the rear roof slopes. Whilst it is difficult to eradicate moss growth you should be aware that it will tend to drop off and block valleys, gutters and downpipes increasing the maintenance requirement to these areas.

The rear end of the tiled roof has a hipped upper part, the hips finished with bonnet tiles bedded in cement. Where there are exposed edges to the roof at the left hand side and rear (the verges) these are pointed up with cement.

There are old and modern tiles in this tiled roof covering. It is probable that some repairs have been carried out in the past which has caused this mix. The tiles are not all old as reported in the listing.

There is no evidence of a need for substantial repair and no evidence of water penetration to the interior.

There is a single storey porch and cloakroom section at the rear of the property. This has a flat tiled roof. The structure is not accessible. There is a half round ridge bedded in cement. The verge is pointed up with cement.

5.3.3 Rainwater goods

There are plastic and metal rainwater goods. There is some evidence of leaks and some of the rainwater goods are not particularly well aligned. Leaking rainwater goods can be a principal source of internal dampness problems. You are advised to inspect all rainwater goods during a period of heavy rainfall to ascertain the need for repair and for realignment. Leaking rainwater goods should be repaired or upgraded at the earliest opportunity.

You should not assume that metal rainwater goods are automatically leaky and they can often be repaired. Replacement will require listed building consent.

5.3.4 Flashings

Flashings from the main walls to the rear single storey roof are lead but these have been repaired using Flashband. This should be treated as a temporary repair and you should expect to have to carry out further works in this area in the future.

It seems probable that the lead flashings are a simple cover flashing and soakers have not been provided between the tiles and to the underside of the cover flashing resulting in leaks

and the placing of the flashband. A full repair would need to have the flashing stripped and raised to enable soakers to be installed.

5.3.5 Insulation and ventilation

Whilst there is some insulation in this tiled section it is not complete by a considerable portion. None of the front section under the tiled roof is insulated and when this work is carried out it should include the areas beyond the 'bins'. In addition it is necessary to insulate the vertical walls around the bathroom visible within the roof space. It will also be appreciated that there is currently no insulation visible in the angled sections of the ceiling. See further comment below in this respect.

5.4 Chimneys

There is a brick chimney stack on the left hand gable. This has no pot. It has metal flashings to the roof covering. The brickwork of the stack appears to be in reasonable condition and mortar joints generally acceptable. It is not apparent whether this flue is open or capped.

There is a second stack on the centre of the thatched roof of brick construction and with a cement fillet to the thatch as is traditional. The brickwork of this stack has perished probably due to the use of cement mortars for repointing. There is a slight lean to the brickwork.

Whilst immediate remedial works are not considered to be necessary within say a ten year period some repair will be required and it will be sensible to have this done at the same time as any roof works. Again it is not apparent whether or not this stack is capped or open. If any stack is to be brought back into use then you are advised to have it raised to the recommended minimum distance of 1.8m (six feet) above the thatch.

A third stack existed between these two. This has now been removed from the roof. Photographs in the appendix show a corrugated flue liner taken from this to a terminal on the rear slope of the tiled section. This liner is particularly poorly installed and its use is not recommended. If the existing inglenook fireplace is to be used then a proper stack must be formed.

Flues to open fireplaces not to be used should be capped and ventilated. Open flues can be a source of internal dampness problems.

All alterations will require consent.

5.5 External Walls

The majority of the walls are in reasonable condition. The exception to this is the left hand elevation which is not accessible from the subject property. Here the walls need repointing and some repair. There is some cracking for example in the stone section and this should be raked out and renewed. The brick section is bowed out slightly and there appears to be a tie bar in the roadside end. Additional ties from the floor and roof constructions may prove necessary if this movement continues.

There is a vertical joint between the brick and rear stone section and this also needs to be pointed. A window appears to have been filled in the lower stone section. This work has

been done poorly and should be taken out and rebuilt.

Elsewhere at the rear right corner (quoin) there is some damaged brickwork. Whilst immediate remedial work is not required here damaged bricks should be cut out and renewed in the longer term.

There is a minor twist and bulge in the rear centre walls but no evidence of recent or significant ongoing problem. Future repair if movement persists or worsens would involve the tying of the wall structures to the floor structures increasing lateral restraint and rigidity of this area. Such repairs are relatively simple and do not tend to be overly expensive.

The rendered sections show some loose areas of render and some hollow sections were found. Patching of render or re-rendering should be seen as routine maintenance with time. It is extremely important that render is maintained in good condition as water getting to the rear of the render will not be able to escape externally and will therefore emerge internally. The presence of this hard render is likely to be exacerbating the dampness problems although it is appreciated that its removal would be an onerous task and may result in damage to the substrate. Removal and replacement with lime mortar should be seen as an ideal. Similarly the painting of this render with modern waterproofing paints will be further trapping dampness within the property. Lime based paints should be preferred.

Much of the exterior of the property has been repointed using cement mortars. This is poor practice and lime mortars must always be used for repointing stone and old brick. Cement mortars are considerably harder and stronger than the stonework and will result in long term damage to the stonework. An indication of this is on the boundary wall to the right hand side of the house where the weathering on both sides of this wall has resulted in decay to the stonework. Any new repairs should be made using lime mortars.

Thinner walls for example around the right hand side of the breakfast area and the window seats in the front walls will be more prone to damp penetration through the solid constructions particularly in severe weather conditions. This also applies to the left hand side wall due to its relatively poor condition. Dampness may occur although will of course be masked by dry lining at the left. It should be stressed that there is no evidence of this being a substantial problem.

There are timber lintels in a number of areas. These lintels show some deflection. Some lintels apparently have been replaced or reinforced in the front elevation. Lintels appear to be in reasonable condition although should be checked during routine maintenance and on a regular basis.

5.6 Damp-proof courses

It is unlikely that any damp proof course was built in on construction. No evidence of a damp proof course was found. External ground levels around the rear and left hand side of the property are high and should ideally be lowered. Physically lowering ground levels is often not recommended (and is not in this case) as this brings the foundation closer to the surface resulting in an increased risk of structural movement. The use of French drains is highly recommended in this instance. Detail of a French drain is given at the following weblink.

http://www.ihbc.org.uk/guidance_notes/docs/tech_papers/French%20Drains.htm

It is recommended that French drains are provided down the left hand side, across the rear and across the front of the subject property. Whilst ground levels at the front are lower the French drain will take rainwater from the thatch away from this front elevation. French drains should be provided with a perforated drain in the bottom and this should be taken to a suitable outfall.

5.7 Floor ventilation

There is no evidence of floor ventilation although the majority of the ground floors are of solid construction and so do not require ventilation. There is an area of suspended timber ground floor in the dining room and probably in the entrance hall although this does not appear to be ventilated.

Sub floor ventilation is provided both to allow the escape of any gasses in the sub floor void but also to reduce the likelihood of decay in this area. It is difficult to see how ventilation can be introduced to this area but further investigation is advised by removing carpets in this area. See further comment below under Floors.

5.8 Internal walls and partitions

Partitions have been altered over the years and for example the main living room has been made substantially larger by the removal of a wall. There is a vertical post providing strutting to the first floor probably along the line of the original partition. Similarly there is a metal post in the breakfast area which has a loadbearing function and must not be removed without suitable consideration.

There are also some modern partitions for example around the dressing room and elsewhere. There is some hollow plasterwork where plaster has separated from the backing coat or wall. The plasterwork at second floor and in the guest bedroom is in particularly poor condition. There is considerable evidence of repair both using tape and patching. Patching of plasterwork or replastering should be seen as routine maintenance. Lime plasters should be preferred for repair. The use of modern plaster or fillers for repair is likely to exacerbate problems by causing a hard spot.

Papered finishes can usefully extend the life of old plastered surfaces. Great care should be taken if applying or removing paper. Steam wallpaper strippers should be avoided as these will cause rapid deterioration in old lime based plasters.

Some walls for example in the office are unplastered and painted.

Much of the rear extension is dry lined internally. Where inspection could be made this dry lining is of fibreboard. Fibreboard can have an asbestos content and great care should be taken with this material. The material has painted finishes in the main and these will tend to confine any fibres. It would be sensible to draw the presence of this material to the attention of any tradesmen working at the property. Great care must be taken and necessary precautions implemented if any of this material is removed. It would be sensible to have the material tested if any substantial alterations are proposed to establish the level of any risk. Further advice is below and at <http://www.hse.gov.uk/Asbestos/essentials/index.htm#a1>

The dry lining has probably been provided due to the high external ground levels along the left hand side but also probably as this area is un-plastered. It may well originally have been outbuildings.

Minor cracking was noted in a few areas, for example at the bottom of the stairs to the office, as a result of differential movements between materials. There is no evidence of substantial failure as a result of these movements and occasional filling of cracking should be seen as routine maintenance.

An electronic damp meter was tested and used to check for dampness throughout the property. High levels of dampness were noted in the dining room, hall, principal living room and sitting room. Dry lining in the rear extension prevented useful readings being taken here. Dampness was noted in timbers as well as in the wall plasters, see further comment below.

Some replastering is likely to be necessary once the dampness problems have been resolved. Dampness results in soluble salts migrating from the masonry to the plasterwork. This can cause damage to the plasterwork as well as the damage caused by the damp. The use of lime plasters is recommended for all internal repairs.

5.9 Fireplaces and chimney breasts

There is an inglenook fireplace at the left hand side of the main living room. This is not in use. It is not available for use without a stack being provided.

There is a second fireplace on the right hand side of the main living room. The chimney to this is still in place although no guarantee can be given that it is entire or available for use. It will be necessary to open this flueway in order to have it examined by your sweep.

The left hand stack has no visible fireplaces internally.

Flues to open fireplaces should be swept prior to occupation and regularly thereafter. Your sweep is best positioned to advise you as to the condition of the flue and its suitability for use.

A number of fireplaces have been closed off. Fireplaces should ideally be ventilated top and bottom as this will increase the level of passive ventilation in the building as well as reducing the potential for dampness and condensation problems in flues

5.10 Floors

In the main ground floors are of solid constructions. There are slight slopes on some floors for example the utility room floor slopes down from the rear and the hall slopes from the rear wall towards the front. Floors are however considered to be reasonably level and there is no evidence of substantial failure. Where dampness was noted this appears to be as a result of dampness in adjoining walls. See further comment below.

There is a timber section at the rear of the dining room and apparently at the rear of the hall before the rear hall. It is not known whether this timber section is over a basement or sub basement or whether it is simply a remnant of earlier timber floors. Close examination could

not be made as we were not allowed to lift carpets. You should be aware that there appears to be no sub floor ventilation to these areas. Absence of sub floor ventilation will tend to increase the potential for decay. There is no evidence of substantial defection in the floors at present but clearly no guarantee can be given as to the condition of the sub floor timbers.

The utility room floor has a “soft” feel. It is believed that this is simply due to the cushion floor finish but you are advised to inspect below the finish when in occupation to confirm construction and condition. Any necessary works should obviously be carried out.

There is some deflection in the guest bedroom floor. Care should be taken in loading this floor unless boards are lifted and the cause of the deflection established. Any remedial works found necessary should be undertaken.

Some of the floors are not particularly level but this is not considered to be a substantial defect. It may of course cause problems in furnishing rooms.

There are squeaks to floors in a number of areas for example on the first floor landing. Care should be taken if providing additional fixings to remove these squeaks not to damage any service installations which run beneath the floor.

5.11 *Ceilings*

Ceilings constructions are often difficult to verify but here there are a mix of materials with the majority being old lath and plaster constructions with papered finishes. Some ceilings have beamed finishes. There are some plasterboard ceilings. There are also fibreboard ceilings in the rear extension suggesting that these works were done at the same time as the walls were dry lined. Comments as above in respect of the fibreboard also apply here.

Where there are plasterboard ceilings there are some blown nails where the plasterboard has pulled through the nails. Additional fixings should be made and repairs carried out to the holes.

There is some hollow plasterwork where plaster has separated from the backing coat or wall. This is particularly noted at second floor where there is considerable evidence of patching and repairs as per the walls. Ongoing repair should be seen as a liability here. Elsewhere ceilings have papered finishes and these will usefully extend the life of these constructions. You should however expect to carry out some repair as routine maintenance with time.

In a number of areas, particularly where there are substantial beams, head rooms are low. This is particularly relevant in the beam over the stair in the office. Great care should be taken here particularly when coming up the stairs.

Some ceilings, for example that in the office, have inset lights. Inset lights are not recommended with thatched roofs as they cause a build up of heat in the roof space and bring an increased risk of fire. You are advised not to use these lights and to remove them.

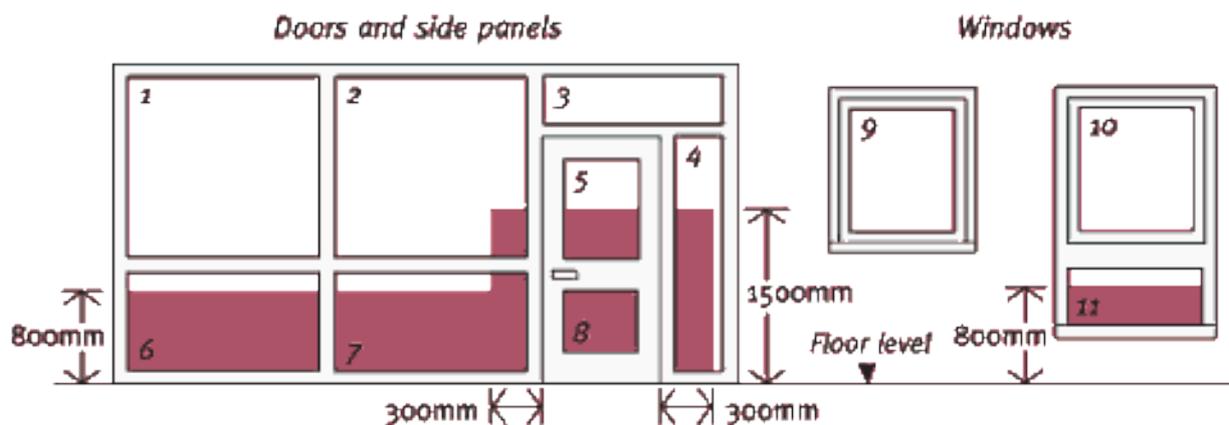
Noise insulation between beamed ceilings is often poor. It is difficult to improve this situation without overlaying floors above.

5.12 Windows, doors and joinery

5.12.1 Windows

Windows to the front elevation are of timber construction, apparently modern and probably made to fit. They have some draught stripping and have attached double glazing internally. Where there are low sills for example in the office and principal bedroom windows are not fitted with safety glass. Attached glazing is not fitted with safety glass. Accidents involving such glazing can have serious consequences. Replacement of glazing, the use of internal barring or the use of protective laminate films is advised.

A diagram showing the position for safety glass required by the Building Regulations is given below.



Joinery to these front windows is in fair condition although many casements could not be opened. You should ensure that all windows are capable of being opened in case of a need for emergency egress. Any windows fitted with window locks should have keys available at each station. Some minor decay was noted in these front windows although this is considered capable of economic repair.

At the rear of the property in the rear extension the majority of windows are of simple standard joinery with no draught stripping but fitted with internal double glazing. There is wet rot in some of these windows and for example the kitchen windows are so affected. Whilst immediate replacement of these windows is not considered to be necessary it is probable that it would be more economic to replace with better quality joinery within a five to ten year period than carry out substantial repair to the existing sections.

The remainder of the joinery is plastic. This includes the two lights in the attic windows. These windows do not open sufficiently to allow emergency exit. Alterations should be made to allow this as clearly alternative exit from this upper storey is difficult.

Plastic window in the upper rear landing and utility room are fixed lights.

Double glazing units have a finite life and will require replacement on failure.

No evidence could be found of permission for replacement of any windows including the plastic windows at the upper level. Your Legal Adviser should confirm that such permissions are present.

The boxed in window seats are at risk of decay due to the thinner walls here but there is no evidence of significant problem as a result.

5.12.2 External doors

The front door is of old timber framed and panelled construction with two glazed lights. No key was available and this door was not opened preventing its detailed condition being checked. The door is hung in a timber frame. The door sill is lower than external ground level and water running down the door may enter the interior. The door is however slightly shielded by a small porch section. The panels of this door are split and there is some evidence of previous repair to the door and frame. Ongoing repair is likely to be a requirement.

The rear hall door is of timber construction with a glazed light. This door is of very low security. Again glazing is not indicated as safety glass. This door is sheltered by the rear porch but is likely to be draughty.

The utility room door is of timber ledged and braced construction. Again no key was available. This door was not opened preventing its detailed condition being checked. The door is of low security. There is a cat flap cut into the lower panel. Again the external ground level is higher than internal floor level and water may enter the interior.

5.12.3 Internal doors

The majority of internal doors are of timber framed and panelled constructions. There are also some flush panel constructions. All doors are hung in timber frames. Some doors bind slightly in their frames and should be eased. The dining room door from the hall is such a door.

A number of doors including those from the dressing room have low head rooms. This situation also exists between the hall and main living room. Great care should be taken. It will also be appreciated that the narrow and low doors around the property make moving furniture more difficult.

5.12.4 Stairs

There is a timber stair from the main living room to the first floor. Again this stair has low head room. This coupled with the winders at the top of the stair will make passing furniture up and down difficult.

The stair has loose treads. There is evidence of some treads having been refixed in the past but further work is necessary in order to remedy the current defects.

There is some evidence of minor infestation in the under stair area and you are advised to have this treated. See further comment below.

There is a second stair from the landing to the attic room. This has a door at the bottom split as a stable door. This stair has extremely poor head room and it is difficult to use particularly when exiting the attic room. The balustrading around the top of the stair is too low and the

gaps between the balusters are excessive. There should be a maximum distance of 100mm between the balusters. Remedial works to improve the safety of this stair are advised particularly if the bedroom is to be regularly used. Again you should appreciate the difficulty of passing furniture up and down this stair.

There is a third staircase giving access to the room above the garage. This appears to be a modern straight flight. There is a cupboard beneath this stair but no access was available to this area. There is no handrail on this stair.

There is a fourth flight of stairs from the utility room to the bedroom and shower room above. The stair appears to be of timber construction. It has an open handrail and is considered dangerous. A proper balustrade should be provided. This stair also has a door at the top and this is poor practice. Care should be taken in use. The door to the understair cupboard has been cut down.

You should ensure that there are adequate handrails for your requirements on all stairs.

There are some low steps though the property for example between the main living room and the sitting room and through the dressing room. These steps have some potential for decay due to adjoining dampness at ground floor level. All low steps such as these result in trip hazards and care should be taken in use.

5.12.5 Skirtings and architraves

These are simple timber mouldings where fitted. They are decayed in a number of areas and require removal and burning. Decay is due to the dampness noted in the walls. Replacement sections should be preservative treated prior to being fixed.

5.12.6 Kitchen cupboards

Kitchen fittings are apparently bespoke but are rather dated. They are of timber construction. There are timber and laminate work surfaces with work surfaces on the right hand side being tiled.

Fittings are considered to be rather basic. They would benefit from some servicing. Painted finishes would benefit from renewal. Drawers require adjustment to run correctly and doors require some adjustment to align correctly.

Tiled finishes between the units and on sills have been painted. This should be seen as a temporary measure. The installation of the ceramic sinks is not particularly good with the mastic seal having to be provided down the centre to maintain watertightness.

Utility room fittings are basic and laminate finishes show some water damage. They are considered serviceable but are likely to require attention in the medium term.

Other fitted cupboards, for example those in the dressing room, are simple fibreboard constructions but considered serviceable.

5.13 *Finishes and decorations*

Walls are papered and painted. Woodwork is painted and varnished. Decorations are in reasonable condition although it is assumed that they will be renewed as is normal on change of ownership.

Externally decorations would benefit from early attention. As previously noted there is some decay and further decay is quite likely to be found during preparation for redecoration. Damaged timber should be repaired at that time.

Great care should be taken when preparing surfaces for redecoration as old painted surfaces may have a lead content. Necessary precautions are given at www.hpa.org.uk and should be followed.

5.14 *Dampness*

Dampness can occur for a variety of reasons including rising damp, penetrating damp, trapped and displaced moisture, salt contamination, service leaks and condensation. Dampness noted in walls is considered to be principally due to the high external ground levels and also to the modern materials used which are trapping dampness. The provision of a French drain has been advised and it is felt that once this has been in place for 12 months dampness should be reduced considerably. Due to the use of modern materials externally it may be necessary to consider further works however. These could include the removal of the existing hard render and cement pointing externally and replacement with lime based materials. Alternatively hard renders could be used internally although this is not generally recommended with older property, it may be necessary due to the high external ground levels. If a French drain cannot be obtained along the left hand side such provision may be the only alternative. It will be appreciated that this work will be disruptive requiring the removal of dry lining and plasterwork before internal works are commenced. There will also be a substantial cost implication.

Injection techniques are unsuitable for this location and construction. Clear “waterproofing” external finishes must not be used.

Rainwater goods must also be checked and repaired as necessary.

See further comment below in respect of dampness and timbers.

5.15 *Timber defects*

Some evidence of active timber infestation was found and has been reported. Treatment is advised although as noted in the roof space effective treatment of roof space timbers can be extremely difficult and sometimes not feasible. Pre-treatment of new timbers in the roof space is advised.

Some wet rot has been noted internally and it is important that the source of dampness is eliminated. New timbers should be provided and these could be of rather better section than those currently used. New timbers should be preservative treated prior to installation. Timbers removed should be burned.

You must be aware that there is potential for dampness in concealed sections of timber where there are damp problems internally. As previously noted some dampness was noted in the stair stringer against the rear wall and failure to address dampness will undoubtedly extend the decay already noted. It is possible that decay exists in other unseen areas including the sub floor voids previously reported.

5.16 Structural movement

There is no evidence of substantial structural movement within the building and no further investigation is considered to be necessary.

6 Services

6.1 *Electrics*

There is a mains electrical installation. There are a number of consumer units with the principle one believed to be that in the front left hand corner of the kitchen which is in a cupboard also housing the electricity meter.

All consumer units noted including that in the office and in the cupboard off the first floor landing have miniature circuit breakers, protection by residual current device was also observed. All consumer units are dated as having been tested on 6 October 2009 with the next test recommended in 2014. You should obtain detail of this testing as it may be required by your insurance company.

Visible wire is plastic insulated. As far as could be ascertained earth bonding is present although no tests were carried out to ensure continuity or completeness. Detail of this should be on the test certificate provided.

6.2 *Gas*

There is a mains gas supply with an external meter box. Within the limitations of my inspection no significant defects were noted in the gas installation. There appears to be a gas supply pipe by the side of the inglenook although as previously advised the use of this chimney is not recommended until it has been properly repaired in the roof space and elsewhere.

6.3 *Water supply and plumbing*

Visible plumbing is in copper and plastic. The cold water supply appears to enter the house to the front right in the kitchen units. There is a stop tap here. The supply pipe appears to be copper. Underground copper supply pipes can be damaged and no guarantee can be given as to the completeness of the supply pipework.

Pipework on the rear wall of the utility room is assumed to be redundant.

Water pressures throughout the house are only fair. Cold water storage tanks in the roof space are not insulated or covered and pipework in the roof space is not fully insulated. These works should be carried out to prevent frost damage and debris in the tanks.

There is a hot water cylinder in the guest bathroom. This is copper with foamed insulation. There is a second cylinder in the dressing room. This is quite small and of copper construction.

Sanitary fittings are from reasonable ranges although rather dated. You should ensure the seals from baths and showers are maintained to prevent water penetration to the structure.

6.4 *Hot water installations*

Space heating and domestic some hot water are provided by the gas fired boiler wall mounted in the utility room. We have no information as to the service history of this boiler. Gas

boilers should be serviced annually. If the boiler has not been recently or regularly serviced or does not have a service history you are advised to have it checked by a heating engineer prior to commitment to purchase. Space heating was not in operation at the time of inspection.

Space heating is by pressed steel radiators. It would be prudent to have the system fired up to ensure that it is operational.

Domestic hot water appears to be from the gas boiler. The hot water cylinder in the dressing room also has an immersion heater on a time control. This should be confirmed by the vendors.

6.5 Drains

Drainage is assumed to be to the mains sewer. A number of manholes were not available for inspection due to their being covered.

6.6 Other services

You are advised to fit linked mains powered smoke alarms throughout the property including in the various roof spaces and in accordance with manufacturer's recommendations.

7 Environmental and other issues

7.1 Orientation and exposure

The property is not considered to be particularly exposed.

7.2 Thermal insulation and energy efficiency

Thermal insulation in the tiled roofs is only fair. Useful recommendations in respect of upgrading thermal insulation in order property are given at http://www.climatechangeandyourhome.org.uk/live/climate_change_publications.aspx

In addition you may wish to seek specialist advice in respect of upgrading the insulation to the angled sections of the ceiling or tumblehomes. The use of rigid sheet materials or modern multi layer insulations applied internally is recommended. Useful advice is at www.celotex.co.uk www.actis-isolation.com www.kontrol-insulation.com

Solid brick walls do not provide good thermal insulation. Stone walls provide better thermal insulation although well below the levels of insulation now required in modern properties. See the advice above in respect of insulating traditional housing. Further advice is also available on our website and at www.energysavingtrust.org.uk

There does not appear to be any insulation in the floor below the office (over the garage) and there is considerable potential for heat loss here. The use of cavity wall insulation techniques may be appropriate here but you are advised to seek specialist advice when considering how to upgrade insulation.

Upgrading the central heating boiler and the system controls will bring the best energy savings. A modern condensing boiler would not only allow water to be provided at mains pressure eliminating the need for cold water storage but will also bring energy savings.

You should consider the use of energy efficient lighting.

7.3 Ventilation

Ventilation should be provided to all bathrooms and consideration should be given to upgrading ventilation to the kitchen. The extractor provided in the principle ensuite bathroom vents to the roof space. This is extremely poor practice and the extractor must be vented to outside obviously within the restrictions imposed by the Listed Building status.

Ventilation is provided to roof spaces in order to reduce the likelihood of condensation forming in these areas. It is not considered necessary to ventilate the thatched roof.

There is no evidence of substantial condensation problem in the tiled roofs where these could be inspected. However a change in the type or style of occupation or the upgrading of insulation may bring a need for ventilation to be introduced. It would probably be necessary to provide such ventilation using special vent tiles or possible at the gables. This would obviously need to be done within the restrictions imposed by the Listed Building status.

7.4 Noise and disturbance

No particular sources of noise or disturbance were noted during the period of my inspection although the property is clearly surrounded by other residential housing and some commercial properties to the left.

7.5 Means of escape

Means of escape from the property are currently poor. Attached double glazing and obstructed window casements result in poor emergency egress from the property. You should ensure that all windows are available for emergency egress and windows at second floor should be upgraded to provide emergency egress. They do not currently open sufficiently to allow such egress.

The linear nature of the property compounds these problems although the number of staircases does provide numerous alternative escape routes, except of course from the attic floor.

The installation of linked mains powered smoke alarms should be an essential element of your escape plan. You should be aware that older property, particularly property of this form and construction, often provides lesser fire resistance than more modern property.

7.6 Other health and safety concerns

We have no health and safety concerns other than those previously discussed.

7.7 Hazardous materials

Asbestos was commonly used in building materials up to the end of the twentieth century by which time it became a banned substance. Asbestos is not usually harmful unless the fibres can be released into the air by becoming damaged or showing signs of wear. It is not possible to identify whether asbestos fibres are contained in a building material without a specialist test. Because asbestos was used in such a wide diversity of materials it is impossible to identify all the materials that may contain asbestos and it is beyond the scope of this report to test for asbestos.

Suspected asbestos containing materials have been noted in the fibreboard finishes to some areas. If materials are tested for asbestos content it is important that samples are taken from a number of areas as works may have been carried out at different times and with different materials.

Good advice in respect of asbestos is at <http://www.hse.gov.uk/Asbestos/essentials/index.htm#a1>

7.8 Security

Security is considered to be poor throughout the building and should be upgraded in accordance with the following links <http://www.crimereduction.homeoffice.gov.uk/cpghs.htm>

8 Outbuildings, grounds and boundaries

8.1 *Gardens and grounds*

There is a good sized and relatively private rear garden. There are some trip hazards predominantly around the paved area by the rear doors. Care should be taken in use.

8.2 *Garages*

There are integral garages and store places at the right hand end of the main building. These are constructed as the main house. The window at the front has a floor partition built across. There are concrete floors, these have some minor cracking.

You should note that floors have been raised and there is evidence by the sawn of joist ends of the previous floor level.

The ceiling in this area is also fibreboard and comments as above are also relevant here.

There are timber doors, these are in only fair condition and have had some repair in the past. You should expect to have to carry out future repair.

It would be prudent to ensure that all outside electrics are protected by residual current devices.

8.3 *Other outbuildings*

There is a timber outbuilding at the rear right of the plot. This is not in good condition with active timber infestation and considerable decay to joinery. The tiled roof is not in good condition and the ridge tiles are damaged. Water penetration is occurring to this structure. This structure will require regular maintenance and some repair if it is to continue to serve a useful purpose.

8.4 *Boundaries*

Boundaries around the property are in a variety of materials. As previously noted the stone and brick walls at the right of the main house are decaying and requires some repair. Walls built hard against the structure such as those at left and right increase the potential for damp penetration to the interior.

Boundary fencing as far as can be ascertained is in reasonable condition.

8.5 *Pond*

There is a koi pond in the rear garden. Care should be taken in use as this is unprotected at present. There is a large filtration unit at the rear of the house. These elements have not been inspected and no guarantee can be given as to their condition.

9 Matters for legal advisor's attention

9.1 *Statutory*

The property is Listed and within the Conservation Area. Your Legal Adviser should give you detail on how this will affect your occupation and use of the property.

The planning applications below are the only ones detailed for the property in the recent past. It seems likely that no consents were obtained for the replacement of the attic windows with plastic units and possibly for other works.

You should note advice on Building Regulations and historic property at http://www.english-heritage.org.uk/upload/pdf/ign_part1_buildingregs.pdf?1257397909 and your legal advisor may also have comment in this regard.

A number of trees in the garden are protected by Tree Preservation Orders. Four planning applications have been made in the recent past in respect of these trees and detail of these is given at the notes below.

Your Legal Adviser should give you detail on Tree Preservation Orders and how these may affect your enjoyment of the property.

Your Legal Advisers should give you detail on access to adjoining properties in order to carry out maintenance.

Your Legal Adviser should give you detail of the Party Wall Act and how this may affect your occupation of the property and proposals. Useful advice is also at <http://www.communities.gov.uk/publications/planningandbuilding/partywall>

9.2 *Rights of way, easements and shared services*

Tenure is assumed to be freehold.

I am not aware of any flying or submerged freeholds.

There is no evidence of multiple occupations or holiday lettings.

There is no evidence of possible trespass.

There is no evidence of rights of way.

High Street is made and adopted.

I am informed that all mains services are installed.

I am not aware of any Rights of Light or restrictions to occupation.

9.3 *Boundaries*

You are advised ascertain ownership of all boundaries and responsibilities for maintenance.

9.4 Guarantees and warranties

You should obtain details of the service history of the boiler.

You should obtain detail of the electrical test certification reported on the consumer units.

You should obtain detail of any guarantees or warranties of which the property has benefit.

10 Insurance Rebuilding Cost

Insurance rebuilding cost has been calculated using published BCIS indices.

'Reinstatement cost' is the cost of rebuilding an average home of the type and style inspected to its existing standard using modern materials and techniques and in line with current Building Regulations and other legal requirements. This includes the cost of rebuilding any garage, boundary or retaining walls and permanent outbuildings, and clearing the site. It also includes professional fees, but does not include VAT (except on fees).

The reinstatement cost will help you decide on the amount of buildings insurance cover you will need for the property.

The building reinstatement cost for this property is £985,000 (nine hundred and eighty five thousand pounds). This excludes the timber outbuilding due to its poor condition.

The Surveyor

Surveyor's Name: Mike Hornsby

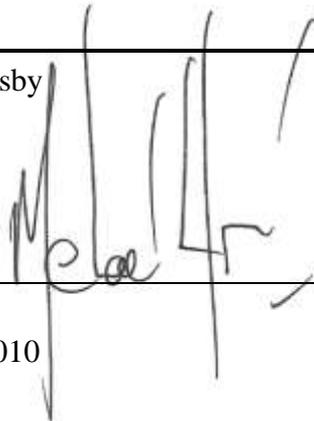
Signature:

Qualifications:

Date:

MRICS

23rd July 2010

A handwritten signature in black ink, appearing to read 'Mike Hornsby', is written over a horizontal line. The signature is stylized and somewhat cursive.

14 pages of photographs have been excluded from this example

Vendor not available to complete

Maintenance tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your HomeBuyer report. It is not specific to this property, and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact a chartered surveyor for further advice.

Outside of the property

You should check the condition of your property at least once a year, and also after unusual storms. Your routine re-decoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.

- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings make sure the coverage is even, and replace chippings where necessary.

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose down-pipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering.

Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

- **Windows and doors:** Once a year check all frames. Check for signs of rot in wood frames, for any splits in plastic or metal frames, and for rusting to latches and hinges and metal frames. Maintain all decorated frames by repairing or re-decorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified

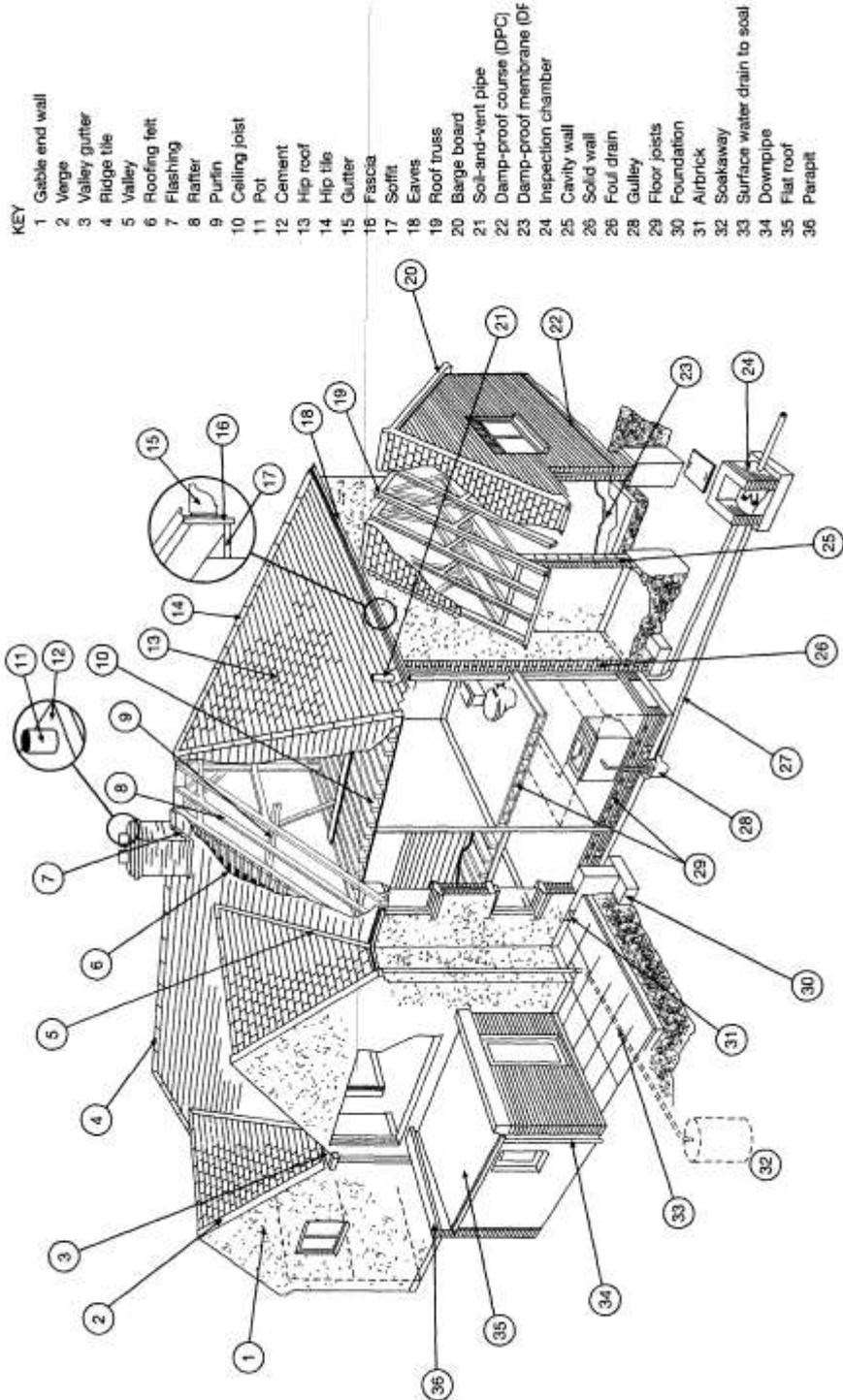
tradesman. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.

- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and down-pipes. Look for broken glazing and for any leaks when it's raining. Arrange for repairs by a qualified tradesman.
- **Other joinery and finishes:** Regularly re-decorate all joinery and check for rot and decay which you should repair at the same time.

Inside of the property

You can check the inside of your property regularly when cleaning, decorating, and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks, the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.
- **Walls and partitions:** Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.
- **Fireplaces, chimney breasts and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. (Flues to gas appliances should be checked annually by a qualified gas technician).
- **Built in fittings, woodwork and joinery:** Check for broken fittings.



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