

BUILDING SURVEY REPORT

Of

_____ **BARN**
CANDLE STREET
RICKINGHALL
DISS
SUFFOLK
IP22 ____

For

Mr and Mrs B _____

Mill Road
Badingham
Suffolk
IP13 ____

By

Paul Anderson
Anderson Associates
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Portal Avenue
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Date: 11 November 20__

Ref: PGA/141018/____

**This report contains 21 pages
including this header page**

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PARTICULARS

Property:	Detached Extended Barn Conversion
Age (approximate):	150 Years plus
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	11 November 2014
Weather:	Windy, overcast with sunny spells
Terms of Reference:	Building Survey
Special Instructions:	None

1.00 CONDITIONS AND LIMITATIONS OF SURVEY

A detailed inspection of the dwelling will be undertaken as far as access permits. Advice will be given upon the condition and quality of the structure and fabric. We will indicate where we feel short-lived materials exist and where future faults could occur where these can be reasonably foreseen.

We will make comment upon any adverse highway, planning or environmental factors, which are likely to affect the property both now and in the foreseeable future, as far as are apparent during our inspection. Naturally, enquiries to confirm this information must also be undertaken by your legal adviser in the normal manner. In addition, your legal adviser should establish that adequate planning approval and building regulation consent has been obtained on any relevant development or building works already undertaken.

Unless we advise you to the contrary in our report, all comments upon leases, guarantees, tenancies, legal restrictions, license agreements, trading accounts or other relevant matters will be based upon information gathered verbally from the client, occupier or other person stated with the report, unless confirmed in writing by your legal adviser.

An inspection of the boundaries will be made and we will comment upon any poorly defined areas. We will also comment upon any obvious physical encumbrances to the property, e.g. rights of way, easements, tenancies, etc. However, some encumbrances may not be obvious from an inspection and it is for your legal adviser to make more categorical investigations.

Every effort will be made to inspect as much of the building as possible. We would particularly wish to stress the limitations of our inspection, insofar as we cannot comment upon those areas obscured or inaccessible and neither can we say whether such areas are free from defect. In particular where the property is furnished, it is normally the case that some areas cannot be inspected, e.g. below fitted carpets, and behind/under heavy/fixed furniture fixtures and fittings and other effects. Naturally where we consider a fault may be concealed, further investigation will be recommended.

Our comments and recommendations within the report will be based on a single inspection. No monitoring of cracks, damp areas or other faults will be possible. Without the benefit of -in inspection of the property over time it may not be possible to come to categorical conclusions in some instances. We will indicate where further investigation or monitoring would be prudent. We have not investigated whether the site is or has been contaminated. Your legal advisor should investigate what the previous use of the property was prior to purchase.

No investigation of the sub-soil or its foundations will be undertaken or any trial bore holes dug. If from examination of the building above ground level there are indications of movement, failure of the foundations or other reason to suspect subsidence, heave or landslip problems, we will make appropriate comments and advise you where we feel further specialist investigations would be prudent.

For the purpose of the report we will assume that no high alumina cement concrete, calcium chloride additive or other deleterious material has been used in the construction of any part of the building unless expressly stated to the contrary in the report. No tests of asbestos material will be undertaken but where possible we will indicate where it exists and whether it is likely to be a health hazard.

Where securely fixed floorboards, such as modern tongued and groove variety are laid to floors it is usually not possible to lift them without damage. We will try to lift some floorboards to undertake an inspection of the sub floor void where there are exposed loose boards that can be lifted without damage. This will naturally only be undertaken with the consent of the vendor or occupier. No comprehensive inspection of the sub floor void is therefore normally possible. We will indicate in our report where these inspections were made and specific advice will be limited to these areas. More general comments will apply to the floors as a whole.

All roof spaces and cellars will be inspected where access hatches are reasonably accessible and of an adequate size. Naturally we cannot comment upon the form of construction or condition of these areas where no inspection is undertaken. Neither can we say that these areas have adequate thermal insulation or ventilation and whether any vapour barriers have been incorporated, where this is appropriate.

We are equipped with a portable ladder extending to a height of about 3 metres. Close inspection of areas beyond this height, for example, flat roofs to two storey buildings, Dormer roof windows, chimney stacks, valley, etc., can only be undertaken where reasonable access exists. We will be pleased to arrange for more detailed access where this has been confirmed in writing with you prior to our inspection. Additional charges will be applicable. No inspection of chimney flues or linings will be possible unless and accessible flue door exists. Neither will it be possible to determine the performance of flues or fires.

Except where it forms part of the structure of the dwelling, only a superficial inspection of garages and outbuildings will be undertaken. Moreover a superficial inspection only will be undertaken to garden walls, gardens, fences, paths, etc. We can, of course, undertake a more detailed inspection of these areas where this has been agreed in writing with you prior to our inspection.

A visual inspection only will be undertaken to services as far as access permits. This will include electric wiring, gas services, underground drain systems, plumbing and treating. Unless agreed prior to our survey inspection, no specialist tests will be undertaken to services. In particular it will be necessary to undertake a specialist pressure test of drains before we could say whether there are any leaks present. Where we do have cause to suspect fault or shortcomings to services as a result of our inspection, we will recommend where specialist tests would be prudent.

Tire fee we have quoted for our Building Survey is exclusive of the cost of specialist contractors attending the property, carrying out tests and providing written reports. Their fees must be confirmed in writing prior to their inspections and settled by you. Whilst we can select specialist firms whose work is known to us and who have provided satisfactory services in the past, we are not to be held responsible for any damage or negligence caused by the specialist firm.

No inspection of specialist services or appliances such as lifts, burglar alarms, water softeners, fire alarms, swimming pool systems, filtration plants, air conditioning or other appliances or machinery, will be undertaken. You should arrange for your own specialist inspection if you require a report upon these items.

Unless stated in our report to be present, it is not always possible to state whether cavity wall insulation has been installed. We are unable to confirm the type, size, adequacy or condition of cavity wall ties, if used. Thus it will only be where these elements are causing a detectable fault at the time of our inspection that a report will be made upon them.

It will be assumed in our report that you have personally inspected the property and that you have satisfied yourself that the size, type and layout of the -accommodation, outbuildings and grounds suit your requirements. We would be pleased to advise you upon any particular requirements you have concerning the use or alteration of the property where this has been confirmed in writing prior to our inspection.

We strongly recommend that you obtain all specialist reports, estimates and have further investigation and exposure work carried out prior to a legal commitment to purchase. We also recommend these estimates and reports be forwarded to ourselves and your legal adviser, as appropriate for comment where relevant. When making our report, the following assumptions will be made. Your legal adviser should confirm they are appropriate;

- The property is not subject to any unusual or specialty onerous restrictions, encumbrances or outgoing and that good title can be shown.
- The property and its value are unaffected by any matters which would be revealed by a local search and replies to usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful.
- That inspection of those parts which have not been inspected would neither reveal material defects not known to the inspecting surveyor or will have an adverse effect on the property that may affect its sale or purchase.

That any alterations or additions in the form of material developments already carried out to the property have, where required, been granted all relevant local authority approval.

The report will be confidential to you, your professional adviser and any other person expressly stated in our report. We accept responsibility to you alone and that the report will be prepared with skill, care and diligence reasonable to be expected of a competent Chartered Surveyor. We accept no responsibility whatsoever to any person other than yourself; any such person relies upon the contents of the report at their own risk. The whole or any part of this report or any reference is not to be included in any published document, circular, or statement without Anderson Associates Chartered Surveyors' prior written approval. .

If after occupation a defect is found the Surveyor must be informed in the first instance and before any remedial action is taken Failure to do this could invalidate/effect any claim made against the Surveyor.

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2.00 SITE

Consider the nature of the area, the immediate surroundings, the site and any physical encumbrances. Review their effect on the structure and enjoyment of the property.

2.01 The property is located in a semi-rural area. There is a mixture of residential properties within Candle Street and adjacent roads. Candle Street is located off Kiln Farm Lane which is off the B1113 Finningham Road and has good links with the A143. The nearest station is Diss.

3.00 DESIGN

Review the accommodation and its layout, assess modernization's and alterations, appraise the buildings for the use to which it is being put, have regard to the features of particular concern's interest.

3.01 The property is a detached dwelling, set on two levels with pitched main roofs. There is a two storey side extension to the left with projecting and infill extensions to the rear elevation. There is a pitched roof detached double garage to the front right of the property.

Walls appear to be predominantly load-bearing solid brickwork with timber cladding on timber frame. Roof slopes are covered with plain clay tiles. Windows are of open pane design and the main entrance door is set back to the right side of the front elevation within a recessed open porch.

The accommodation internally includes:

Ground floor – From the front door the hall leads to the ground floor bedroom, ground floor shower room, utility room and kitchen/breakfast room with the dining room to the front left. The lounge and office to the centre and left side are accessed by the rear hallway.

Doors from the lounge and kitchen/breakfast room lead to the rear garden.

First Floor – From the hall, the stairs lead to the first floor comprising bathroom and 3 No. bedrooms (1 en-suite).

3.02 External

Front: A gravel drive from the shared access road leads to the front garden. A gravel hardstanding for parking leads to the detached garage with paving to the front door. The remainder is lawn and shrub areas. Gates to both sides lead to the rear.

Rear: Comprises paved patio areas, lawn and shrub areas with steps leading up to the rear paddock.

From the front right side of the paddock adjacent the shed a gate leads to a farm track.

Ownership use and repair responsibility for this, the shared access drive and Chalk Road should be determined.

4.00 STRUCTURE

Establish how the building is structurally framed, check the condition and the adequacy of the structure, note any movement or deflection in the structure, advise on remedial works and assess the condition of the foundation.

4.01 Framework

It is understood the property was converted, extended and refurbished around 15 years ago.

It should be ensured that the alterations, extensions and all other notifiable works were properly executed and Local Authority issued the necessary Planning and Building Regulation consents and approvals and that completion certificates were issued and available.

Your solicitor should carry out the necessary checks and advise accordingly.

The walls appear to be brickwork externally to the lower levels with a cavity and block work inner skin and dry-lining. The upper walls comprise timber frame with timber cladding externally, insulation and dry lining internally.

The precise make-up of the external structural walls could not be determined without an invasive survey.

The ground first floors are solid/ suspended timber. The roof is of traditional timber design.

Other walls within the property are brickwork and timber stud partition walls.

4.02 External walls appear upright with door and window openings reasonably true and well formed. The timber suspended floors to the upper level are reasonably even.

4.03 The main roof and cladding were believed replaced and installed as part of the conversion and as such are in generally good condition.

4.04 Whilst the main roof rafters and joists appear relatively sound some sagging and twisting was noted. This is not considered serious and is likely to be due mainly to the age of the roof and the size of timbers used.

4.05 Foundations

These were not inspected, but there is no evidence to suggest that the foundations are not in reasonable order.

It is believed some foundation strengthening works were undertaken as part of the conversion, predominantly to the original timber frame and columns, with traditional foundations added with the new external brick/block walls.

It was not possible to inspect or check the extent or confirm the type used.

4.06 Movement

There were no major signs of any movement, heave, slip or shear to the external structural walls of the property.

The side and rear extension brickwork walls are in generally good order.

The reclaimed bricks used for the external walls have various marks, cracks, stains etc., over the surfaces. This is not however considered serious and would be expected to some extent with reclaimed materials.

There were isolated areas of cracking noted to the brickwork and mortar pointing in places and isolated repairs are required.

In particular, a vertical hairline crack was noted to the centre of the lower brickwork to the left side gable. This is not, however, considered serious.

Isolated spalled bricks require sealing or renewal. These are particularly noticeable below the breakfast room patio doors.

The painted blockwork around the boiler flue to the utility wall could be over clad with timber to match the adjoining areas.

The above do not give rise to any serious concerns at this time, although junctions, joints of differing materials and line and level should be periodically checked to ensure there is no noticeable opening up of joints that may indicate more serious movement.

It must be remembered however, that seasonal movement and 'opening up', although not serious is not uncommon to this type of construction of this period and in this area and minor seasonal movement cracking should be expected to continue periodically.

Timber Cladding

The cladding was believed added as part of the refurbishment and is in generally good order.

However, the stain finish is showing signs of deterioration and external decorations will be required within the next year, particularly to the roof joinery and windows.

The timber cladding joints and edge/corner detailing should ideally be sealed to prevent possible damp ingress at these potentially vulnerable points.

Modern construction of this type of external wall would be detailed to ventilate the wall and would contain a breathable vapour barrier or building paper membrane in addition to high density insulation. This reduces the passage of water vapour through the wall, to minimise condensation.

In this construction the condensation is most likely to take place either on the outside surface of the internal skin, which would be relatively cold, or the inside surface of the external skin.

It is likely a membrane is present although without an invasive survey this cannot be confirmed.

There is no evidence at this time to suggest condensation is a particular problem. It

would tend to accumulate at the bottom and so encourage any decay of the timber in what is a potentially vulnerable area.

As a precaution it is advised that the timber clad walls are ventilated at low and high level reforming the lower section of cladding to incorporate a horizontal vent at the base, in addition to providing complimentary vents at the top of the cavity to provide ventilation at high level.

Without seeing the frame exposed, it could not be confirmed that the cavities are continuous from top to bottom as there are likely to be horizontal or diagonal strengthening timbers in the frame. As a minimum the low vents should be added.

The external walls do not appear to be insulated where access was possible to inspect.

4.06	Isolated repairs to brickwork, pointing and spalled bricks.	£300
4.06	Improve timber cladding detail. Ventilate base.	£1,200
4.06	External redecoration to timber cladding and roof joinery.	£1,000

5.00 FABRIC

Describe briefly the elements in the building, consider the construction, design and condition of each element, emphasize poor building detailing and remedial action required, inspect for damp, worm and rot.

5.01 DPC

The main external walls of the property have been substantially rebuilt/refurbished and appear to have had a DPC installed within the lower/outer brickwork as part of the conversion and refurbishment work.

However, there were no obvious signs of one internally or externally.

The main external structural walls could not be tested for damp as they are dry lined internally.

It is unlikely that a damp proof course is present to any original walls that remain. It is believed that some additional damp proofing works would have been done to original walls as part of the conversion. This should be checked.

The accessible external walls were tested internally with a damp meter. No significant damp readings were detected to the walls internally. Dry lining and other fixtures and fittings did not allow a full check to be carried out on all areas of the external walls.

External ground levels are at an acceptable height although due to the DPC not being visible it could not be determined where the DPC is in relation to the ground levels.

Ground levels should ideally be maintained to a minimum of 150 mm below any DPC or the internal floor level.

5.02 Chimney Stacks

The main lounge fireplace is served by a stainless steel flue extending through the roof.

5.03 Roofs

A ground level and internal inspection of the roof and voids was undertaken. Restricted and limited space prevented a full inspection of some of the roof areas.

The roof was believed recovered as part of the conversion and refurbishment work and has been substantially overhauled with additional new strengthening timbers, rafters, purlins, etc., added. The roofs are in generally good order.

Signs of water ingress were seen to some sections of the original rafters, although this is not considered serious, as there were no signs of heavy water penetration or staining to the first floor ceilings internally.

Some wood worm was noted to the visible areas of original roof timbers within the roof void and the open trusses to the left side bedroom. The main roofs require a general overhaul.

The visible original roof timbers were noted to be uneven and twisted along their lengths with some sagging and undulation over its surface and ridge. This is to be expected with this age of roof and is not considered serious.

Roof ventilation is considered inadequate and should be increased by inserting eaves ventilation to the soffit with the addition of ridge/hip or tile vents to provide cross ventilation at high level.

The other extension roofs are in good condition. Access should be provided to all roof voids to allow for inspection and repair. The insulation requires improving to all roofs.

The moss growth to the roof slopes should ideally be removed as it can in some instances hasten the deterioration of the coverings and surfaces, as it retains moisture preventing the surface drying out as quickly as they should.

The sloping sections of the first floor or vaulted ceilings accessible from the roof void are not insulated, based on the limited inspection that was possible. If this is done the areas require a minimum 50mm air gap between the insulation and the underside of the roofing felt to avoid potential condensation problems.

Access is difficult to these areas without removal of plasterboard internally. Fortunately there were no signs of any issues and the detailing should have complied with regulations in force at the time of the conversion. The addition of insulation to these areas is not considered a cost effective option at this time. Higher heat losses will result.

5.03	General roof overhaul.	£500
5.03	Improve ventilation to roofs at high and low level to improve cross ventilation.	£1,500
5.03	Provide additional loft access hatches as required.	£400

Note: no costs for scaffold access have been included.

5.04 Windows

The windows are double glazed stained timber casement with roof windows to the main rear slope. It is believed these were installed as part of the refurbishment. Finishes are in poor order and redecorations will be required in the next year to avoid further deterioration.

During preparation it is likely repairs will be found necessary to some of the external joinery, particularly the window glazing beads.

Overhaul and repair timber windows and redecorate windows and painted/stained joinery externally.

Sealed double glazed door and window units only generally last for between 10-15 years. The seals deteriorate causing misting and condensation to the air gap. The windows are around this age some replacements should be allowed for.

5.04	Overhaul and repairs to window joinery. (Provisional sum)	£500
5.04	Redecorate all windows and external doors.	£1,200

5.05 Doors

The external doors to the property are part/fully glazed stained timber generally in fair condition. Internal doors are mainly ledged and braced and glazed/panel type in good condition. Some require adjusting to allow proper fitting.

External doors and frames require redecoration. (See 5.04)

It is not known if the internal glazed doors are fitted with safety glass, and as such are a potential hazard. It is advised they are reglazed using laminated glass, or as a minimum an adhesive safety film be fixed to the panes for improved safety and security.

5.05	Ease and adjust doors. Apply safety film to glazed doors.	£200
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5.06 Internal Walls

Mainly plastered with exposed beams in various rooms. Ceramic tiling is present to the bathroom, en-suite shower room, kitchen and utility.

Various cracked areas were noted to the internal walls, in particular the left side lounge gable with 2 vertical hairline cracks, the left side bedroom gable, below the dining room rear window and to the hall wall opposite the kitchen below the first floor bathroom and en-suite.

These are not considered serious and likely to be predominantly thermal shrinkage cracks.

It is likely that there will be isolated areas of defective plaster detected and repairs

will be required.

5.06 Repairs to internal plastered walls. £200

5.07 Fire Places

It is important that if solid fuel fires or wood burners are used, the flues are swept annually and that exhaust gases can escape freely.

The build up of carbon monoxide gas due to blocked flues can be lethal.

Due to the age of the conversion it is unlikely there are any issues with the lounge wood burner flue although it is advised a smoke test is carried out prior to use to ensure the flue draws correctly.

5.07 Smoke test to lounge fireplace. £100

5.08 Ceilings

The ceilings comprise plasterboard with exposed beams to some rooms. They are generally in fair order with no serious sagging to give rise for concern.

However, some cracking and staining was noted to the kitchen and rear hall ceilings indicating leaks from the first floor bathroom and en-suite. Remedial repairs are required.

Flaking paint to the en-suite ceiling due to condensation also requires attention. (The fan should be checked)

5.08 Repairs to ceilings. £200

5.09 Stairs

Located off the hall. These are in good order. Creaking noted on some treads.

5.09 Strengthen stair tread and risers to avoid creaking. £100

5.10 Floors

Finishes comprise ceramic tiles, wood flooring and carpet.

It could not be determined if any solid floors have a DPC below them. It is unlikely that one is not present as the main ground floors were installed as part of the refurb and conversion works.

If ceramic tiles are laid on a suspended timber floor they require the existing floor to be stabilized. This is normally achieved by using tileboard or ply decking.

It was noted that some of the ceramic tiles on the kitchen, utility and ground floor shower were cracked with some open joints. It is not certain if the floors were prepared properly but signs suggest that this is not the case.

As a minimum the cracked tiles should be replaced and the joints re-grouted.

5.10 Re-fix loose, squeaking floorboards. £100

5.10 Works to utility, ground floor shower and kitchen floors. £400

5.11 Joinery

The main timber frame is believed to be the original barn frame with alterations, additions and extensions done as part of the conversion works. It is in generally good condition considering its age.

External roof joinery, cladding, doors and window finishes are in fair/poor condition. Soft patches should be expected and repairs required when next re-decorating. Particularly to the window finishes which are deteriorating.

Wall cladding, roof and door/window joinery require attention within the next year.

Internal doorframes, skirting and architrave's are in softwood and in good order.

5.11 External joinery repairs. (Provisional sum) £400

5.12 Damp

As stated earlier, no obvious signs of penetrating damp were noted to the external walls and ceiling of the property.

5.13 Worm and Rot

Some of the accessible and visible original roof and wall timbers had evidence of a general attack of worm. In a property of this age, it would be unusual to find no sign of worm. It is unlikely to be active.

The original timbers are believed to have been treated as part of the conversion. The extent of this could not however, be determined.

All untreated timber including the areas not visible should be treated as a matter of course if this was not done as part of the conversion.

Allow for full timber survey to be done to roof void, cladding and floor timbers. A report should be available free of charge.

5.13 Remedial works resulting from the survey normally involve spraying the roof voids and floor timbers with a preservative and woodworm killer solution. £1,800

It is important to obtain copies of guarantees for this and any other treatments carried out on the property to ensure they can be taken over by the new owner.

6.00 SERVICES

6.01 *Electric, gas heating, water and drainage services. Review the design and construction and overall condition of each installation, recommend tests by Qualified Engineers and all remedial action required.*

6.02 Electric's

The meter and fuse box are located in the utility.

The whole system was believed installed as part of the refurbishment and is in generally good condition. However it is recommended that the system be checked if current safety certificates and/or Part 'P' certification are not available.

Spotlights require an adequate air gap and ventilation over them to eliminate/reduce the risk of overheating and fire. This is normally achieved by spacer cones. The spotlights should be checked as a precaution.

The immersion heater and other fixed electrical appliances, in addition to loft and external lighting and power should also be checked for safe working prior to use.

6.02 Electrical test and report. Upgrade. £700

All electrical work should be undertaken by an NIC/EIC registered electrician.

6.03 Gas

No mains gas is supplied to the property. The property has oil fired central heating.

The oil tank is located adjacent the garage.

It should ideally have a concrete base and bund wall around it to prevent possible ground contamination from oil leaks/spillages.

The supply pipe should also be adequately protected where it is exposed at the base of the property walls and below ground to prevent damage and oil leaks.

Full access was not possible to inspect this.

6.04 Plumbing

Mains water supplies kitchen sink and boiler.

There are leaks to the kitchen and hall ceilings/walls originating from the bathroom and en-suite over them. This requires further investigation and repairs.

It is uncertain if concealed pipe work has been adequately lagged. This should be checked as on thawing, frozen pipes can cause serious water damage

6.04 Repair leaks to bathroom and en-suite. (Provisional sum) £300

6.04 Improve lagging to all pipework. £600

Note: The bathroom and en-suite may require partially stripping out to access the leak.

6.05 Heating

The oil fired central heating system was not inspected in detail. Boilers normally have a maximum serviceable life of between 10-15 years.

It is understood the whole system including the oil fired Merlin boiler was installed as part of the refurbishment.

As such is considered to have 3-4 years serviceable life left. This should be checked and confirmed.

It is uncertain when the boiler and heating systems were last checked or serviced. This should be checked and confirmed and a report provided if recent certificates are not available.

The present installation will provide reasonable background heating if insulation is improved. If regular servicing is not carried out, fuel bills could be high and safety compromised.

6.05 Report and service of boiler, heating & hot and cold water systems. £350

A suitably qualified heating engineer should undertake all heating/plumbing work.

6.06 Drains

Surface water and soil drains discharge to the drainage installation that runs along the rear of the property to a septic tank to the rear. Rainwater goods are mainly uPVC. The system appears to be in fair condition.

The septic tank was installed as part of the refurbishment, although it could not be inspected to check its capacity. Smaller capacity tanks require more frequent emptying, which can be expensive. Its capacity size and adequacy for the size of the dwelling its serves should be checked.

Some gullies require surrounds and plastic covers to prevent leaf blockage. Some down pipes require rodding access, particularly to the rear where the decking prevented access.

If storm water discharges to a soakaways they should be checked to ensure they drain away adequately. Provision of new soakaway/drains due to silting up or blockages can be expensive.

6.06 Overhaul storm and waste water fittings. £300

6.06 Below ground drains jetting. £500

Note: There are now environmental restrictions and regulations regarding foul water discharge to rural water courses.

It is advised further investigations are done to the foul and storm water disposal systems to ensure they complied with regulations in force at the time of the conversion.

7.00 FITTINGS AND FINISHES

Describe briefly the condition of the general fittings, sanitary appliances and decorations, recommend remedial action needed.

7.01 General Fittings

Kitchen - Fitted kitchen floor and wall units and granite worktops. In good order.
Utility - Fitted kitchen floor and wall units and worktops. In good order.

7.02 Sanitary Fittings

Utility – Stainless steel sink with mixer tap.
Kitchen - Ceramic butler sink with mixer tap.
First Floor Bathroom - Top mounted basin with mono-bloc mixer, acrylic Jacuzzi bath with mixer tap and mains shower and wash-down wc.
First Floor En-suite – Acrylic bath with mixer tap, mains shower, wash down wc and top mounted basin with monobloc mixer.
Ground Floor Shower – Shower cubicle with mains shower, wash down wc and pedestal basin with monobloc mixer.

Sanitary fittings are all in generally good condition.

7.03 Finishes

Ceilings and walls are mainly emulsion finish throughout. The kitchen, utility, bathroom, shower room, and en-suites are part tiled.
Joinery is mainly stained. External decorations are deteriorating. New decorations will be required within the next year, particularly to the windows and doors.

Internally, decorations will need refreshing.

Allow for external re-decorations. Costs included previously.
No costings given for internals as this is not considered essential.

8.00 OUTBUILDINGS, GROUND AND BOUNDARIES

Describe briefly the construction and condition of the buildings attached to the main structure, the construction and condition of boundaries and condition of the grounds. Emphasize the remedial action required.

8.01 Outbuildings

The garage is in a similar condition to the house. This and the other outbuildings were not inspected in detail. General maintenance is required.

8.01 General maintenance to outbuildings. £1,000

8.02 Grounds – As 3.02

The grounds and paddocks were not inspected.
Paths, steps and patio areas could be slippery in wet icy conditions.

The loose paving around the front door porch requires attention.

The brick retaining wall separating the rear garden from the raised paddock area is in fair order. Some loose pointing and cracked render require repair.

However, it has no weepholes to dissipate ground water pressure.

Whilst this is not a major problem at this time it should be periodically checked to ensure there is not any major movement.

At worst the wall will have to be rebuilt incorporating weep holes and adequate waterproofing to the rear face.

The vegetation and climbing plants within the close vicinity of the property and those growing onto the walls should be regularly trimmed or cut back.

All vegetation near the property should ideally be completely removed to prevent possible long term damage to foundations and drains from root encroachment.

8.02 Works to grounds and rear retaining wall. £600

8.03 Boundaries

Front – Open with some hedges.

Rear/paddocks – Comprising timber fencing. The boundaries were not inspected.

8.03 Cut back and clear vegetation etc. £250

It is advisable that your Solicitor checks on the ownership and repair responsibility of the boundary fencing, Chalk Lane and shared access road.

9.00 ENVIRONMENTAL FACTORS

Review internal and external environmental conditions, consider improvements to enhance the internal environment daylight ventilation, insulation, noise, safety, health and security aspects.

9.01 Thermal

The windows benefit from double-glazing.

Loft insulation is inadequate and is recommended that this be increased.

There were no signs that thermal insulation is present to the walls. This means that the property could be more costly to heat due to the increased heat loss.

In addition proper insulation of the walls and roof voids will be difficult and expensive to undertake properly.

This can only be properly achieved by exposing the walls and roof voids to allow the insulation to be added and re boarding and plastering including adequate insulation, vapour barrier and ventilation.

9.01 Improve/add insulation to roof voids and sloping ceilings where practical. £700

9.02 Ventilation

All rooms can be ventilated with window opening lights.
There is no extract fan to the kitchen. One should be installed to reduce problems from smells and condensation build-up.

9.02 The extract fan duct work within the utility room roof void is split and damaged and requires repair to allow the fans to discharge externally.
Check existing fans. Install fan to kitchen. Repair duct work. £600

9.03 Safety

The property is generally acceptable from a safety aspect.

Both electric and oil fired heating and hot water installations should be checked by qualified engineers.

The open pond should be covered or filled in if not used to prevent danger to the elderly, children, wild animals and pets.

9.04 Security

Consideration should be given to changing the locks to front and rear doors and the provision of additional security to windows.

Your local Crime Prevention Officer can provide additional advice. It should be noted that inadequate security could affect any insurance claims.

The isolated position and the close proximity to road links unfortunately mean it could be a target for break-ins.

A security system should ideally be installed.

9.05 Disturbance

The property is close to a farm and agricultural/industrial barns. Some disturbance should be expected, particularly in summer months from farm machinery.

9.06 Acoustics

Generally good although some noise was heard from the neighbours at the time of the inspection.

10.00 FINANCIAL CONSIDERATIONS

*Provide estimated costs for remedial works. Assess maintenance problems.
Consider development potential legal obligations and responsibilities.*

10.01 Defects

Items considered essential in order to put the building into a good state of repair have been collected separately from those considered desirable to improve the enjoyment of the property.

Both are listed in Appendix A with an estimated cost of the works. These costs are

approximate and intended as a guide only.

The works are assessed as if a jobbing builder was carrying out general works and specialists sub-contractors carrying out specialist work.

10.02 Maintenance

The property appears to have been converted and extended to a generally good standard but has only been intermittently maintained over the last few years.

The external cladding detail requires improvement to prevent deterioration and possible damp ingress.

External redecorations will be needed this year to the joinery and cladding.

The central heating system requires a service and overhaul.

The electrical system should be checked for safe working.

Wall and roof insulation should ideally be improved.

10.03 Planning

I am not aware of any special planning provisions or any proposed extensions or building in the area.

It is understood that the property is being sold with freehold possession without encumbrances.

Ownership, use and repair responsibility for the boundaries, farm track, shared access drive and Chalk Road should be determined.

Any easements, covenants, rights of way or restrictions of use etc., need to be confirmed.

Fixtures and fittings should be the subject of a separate agreement.

No doubt your legal advisor will determine the situation and advise you accordingly on all the above and any other legal matters.

11.00 CONCLUSIONS

Highlight salient features. Point out areas for further investigation. Relate the condition of the property to that of similar properties. Special advice.

- 11.01** The property offers reasonably spacious accommodation and is well presented.
- 11.02** The structural walls are in reasonable order.
- 11.03** The roofs require additional ventilation and insulation and a general overhaul.
- 11.04** The property fabric is wearing and will require repairs and complete external redecorations in the next year if further deterioration is to be avoided.
- 11.05** Windows also need redecoration.
- 11.06** Decorative finishes internally require attention in places.
- 11.07** A specialist test and report should be provided to the electrical installation. Earth bonding should be checked.
- 11.08** The central heating and hot water system requires a service and overhaul.
- 11.09** Sanitary and the kitchen fittings are in good order.
- 11.10** Insulation should be upgraded where accessible.
- 11.11** The routine remedial works required are generally to be expected for this type of property that has been intermittently maintained.
- 11.12** It would be advisable to possibly seek a reduction in the purchase price to offset some of these costs listed in Appendix A under essential.

Survey Ends.

Paul Anderson. MRICS, MCIQB.
11 November 2014



APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.06	Isolated repairs to brickwork, pointing and spalled bricks.	£300
4.06	Improve timber cladding detail. Ventilate base.	£1,200
4.06	External redecoration to timber cladding and roof joinery.	£1,000
5.03	General roof overhaul.	£500
5.03	Improve ventilation to roofs at high and low level to improve cross ventilation.	£1,500
5.04	Overhaul and repairs to window joinery. (Provisional sum)	£500
5.04	Redecorate all windows and doors.	£1,200
5.11	External joinery repairs. (Provisional sum)	£400
6.02	Electrical test and report. Upgrade.	£700
6.05	Report and service of boiler, heating & hot and cold water systems.	£350
	Total	<u>£7,650</u>

Works Considered Desirable

5.03	Provide additional loft access hatches as required.	£400
5.05	Ease and adjust doors. Apply safety film to glazed doors.	£200
5.06	Repairs to internal plastered walls.	£200
5.07	Smoke test to lounge fireplace.	£100
5.08	Repairs to ceilings.	£200
5.09	Strengthen stair tread and risers to avoid creaking.	£100
5.10	Re-fix loose, squeaking floorboards.	£200
5.13	Timber treatment.	£1,800
6.04	Improve lagging to all pipework.	£600
6.06	Overhaul storm and waste water fittings.	£300
6.06	Below ground drains jetting.	£500
8.01	General maintenance to outbuildings.	£1,000
8.02	Works to grounds and rear retaining wall.	£600
8.03	Cut back and clear vegetation etc.	£250
9.01	Improve/add insulation to roof voids and sloping ceilings where practical.	£700
9.02	Check existing fans. Install fan to kitchen. Repair duct work.	£600
	Total	<u>£7,750</u>

The above costs do not allow for any specialist, LA fees or V.A.T.

Appendix A
COST SUMMARY