

BUILDING SURVEY REPORT

Of

_____ **COTTAGE**
LONG GREEN
WORTHAM
DISS
SUFFOLK
IP22 ____

For

Mr and Mrs R _____
__ Fernhill Close
__ Woodbridge
Suffolk
IP12 ____

By

Paul Anderson
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Date: 1 September 20__
Ref: PGA/150819/____

This report contains 22 pages
including this header page

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PARTICULARS

Property:	Semi detached property
Age (approximate):	1600's
Tenure:	Freehold
Use:	Owner/Occupier
Inspection Date:	1 September 2015
Weather:	Overcast with sunny and wet 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 outgoings 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 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 rural area believed developed around the 1500's onwards. There is a mix of various sized residential accommodation within Wortham, Long Green and adjacent roads.
Long Green is located off the A143 Bury Road and has good links with the A140. The nearest station is believed to be 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 believed to date back to around the 1600's. It is a semi detached dwelling, two storeys high, with up and over pitched thatched roof with thatched dormer windows to the rear elevation, pitched tiled roof projecting front porch and single storey pitched roof rear conservatory.

Original walls appear to be predominantly load-bearing timber frame with render to all elevations. Roof slopes are finished in thatch.

Windows are of open pane design and the main entrance door is located to the front of the property within the projecting porch.

The original front door to the left side cottage remains.

It is uncertain when all the earlier and later alterations were done.

It is understood the conservatory was constructed around 2005 with the porch earlier.

It should be ensured that the extensions, alterations 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 accommodation internally includes:

Ground floor – The front door leads into the porch and lobby with doors off this to the lounge to the left and kitchen/diner to the right and stairs to the first floor. A door off the kitchen/diner leads to the conservatory.

A door off the lounge leads to an inner hallway with doors off this to the ground floor bathroom, utility and garage/store. Doors off the conservatory and inner hallway lead to the rear garden and side access to the front.

Off the hall the stairs lead to the first floor comprising 3 No. bedrooms

Attic room – A further room is accessed via a loft hatch from the main bedroom.

3.02 External

Front: From Long Green a road and gravel drive for off street parking area leads up to the front door, outbuildings, garage and side access to the rear.

Rear: From the drive a gravel side path leads to the rear garden comprising patio, paving and shrub areas.

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

The external walls to the original property are considered to be predominantly a mix of timber frame construction and later brickwork. They comprise timber frame with external render, with brick and dry-lined plastered walls internally. Other walls within the house are timber frame, brickwork and timber stud partitions.

The roofs are of traditional pitched timber design.

The ground and upper floors are solid/suspended timber.

The property has been significantly altered over the years with the two former cottages knocked into one.

4.02 Not surprisingly with this age of dwelling, little of the original fabric and structure is square or plumb with much of the structure sloping, sagging or uneven. This is particularly evident to the left side gable and lower rear walls around the back door and to the main bedroom floor.

4.03 The main roof has been rethatched in the past and as such is in reasonable condition. A more detailed assessment is made later in the report.

4.05 Foundations

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

Note: With this early type of construction a timber 'soleplate' or base plate would have been laid into a shallow trench in the ground and the timber frame built off this.

No invasive survey has been undertaken to establish the precise make-up of the external structural walls, so the condition or the extent of any repairs required to the concealed or inaccessible timbers cannot be determined.

Some of the original wall structure appears to have been replaced or reconstructed at some time in the past with a brick plinth below the wall plate with timbers resited and set on top of the brick plinth.

With this current detail, issues with any timber soleplate should be limited.

Some of the original sole plate to the walls is believed to still be in its original position but has been rendered over. This can cause issues with retained moisture and decay.

Further investigations are advised with an invasive survey done to establish the condition of the remaining original sole plate.

Additionally, the render covering the sole plate should be removed and reformed with a bell mouth drip over it and any defects to the exposed timber repaired or sections replaced.

Dependant on the condition of the currently concealed sections of sole plate, consideration should be given to extending the newer brick plinth detail to all the original external walls to reduce damp ingress and timber decay.

4.05 Works to timber sole plate. (Provisional sum) £1,000

Note: The above cost has been included as a provisional sum as the extent of repair work required will only be determined when the timbers are exposed.

It is strongly advised therefore to have an invasive survey undertaken to the walls (and floors as necessary) prior to exchange, subject to the vendors approval.

4.06 Movement

There were no signs of on-going major movement, heave, slip or shear to external walls. Restricted access prevented a full inspection to some areas.

The walls throughout the original property are out of plumb in all planes and elevations. Considering the age of the property this is not surprising.

In particular, the side gable wall of the property is bulging and leaning noticeably inwards, predominantly towards the rear.

The rear wall was also noted to be leaning inwards.

This suggests the timber frame and sole plate were inadequately tied into the main frame at ground level when the property was built. As a consequence over time it has spread and moved away from the main house structure.

This is likely to have been exacerbated over time following previous alterations undertaken to the property.

There is no obvious evidence of any form of restraint plates/brackets to this area that would indicate previous repairs or their extent.

Whilst this looks to be a major issue there is no evidence to indicate any significant on going movement. However, it is advised some level of restraint works are undertaken at some time in the future if periodic monitoring reveals fresh movement. There is however, no indication this is immediately required.

The render to the original walls is in fair condition, although areas of cracked render were noted and flaking paint evident. These require repair.

The above are not considered serious at this time. However, following the advised repairs, as a precaution this and other uneven areas should be periodically inspected to ensure there is no potentially serious on-going movement.

Judging by its current condition this is considered unlikely, but due to the age of the property it cannot be ruled out.

Junctions, joints of differing materials and line and level should be regularly checked to ensure there is no noticeable opening up of joints that may indicate more serious movement, particularly between the render and timber frame, where driving rain could cause damp ingress and timber decay at junctions and joints.

Decorations to repaired and defective areas require attention now and to painted joinery in the next 1-2 years.

Whilst there are no signs of on-going movement, it must be remembered that seasonal movement and 'opening up', although not always serious is common to this type of house construction of this period and in this area and seasonal movement cracking should be expected to continue.

This will mean that any cracks will probably continue to open and close up on a periodic basis.

4.06 Repairs to render and redecoration. Improve detail at junctions. £1,500

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

A property of this age would not have a dampproof course to the original walls, although it is possible one was installed if the lower external brickwork was added during earlier renovations to the altered wall areas.

The external walls were tested internally with a damp meter. The dry lining and other fixtures and fittings did not allow a full check to be carried out on all areas of the external wall structure particularly to the bathroom and kitchen.

High and isolated borderline level damp readings were detected to all accessible external walls internally.

Particularly to the front around the present and older front door, all walls to the pantry at high level around the right side of the back door and to some of the internal walls and external corner to left hand side of lounge fireplace.

To help reduce the current damp ingress and to avoid future problems it is advised that the recommended remedial works covered in this section are undertaken.

The low-level render to the external walls can allow water from the walls to run into the timber sole plate and internally.

It should be ensured the render is properly sealed to prevent damp ingress.

Any remaining, concealed soleplate should be exposed and render detail altered or a lead flashing added over to prevent water ingress, particularly at the junction with the wall plate and render.

The timber should be treated and repaired/renewed as required. (See 5.10)

The ground levels are high and should be reduced to a minimum of 150mm below the internal floor level or any DPC present.

- | | | |
|------|---|------|
| 5.01 | Alter lower render detail. Add lead flashing to projecting brickwork. | £800 |
| 5.01 | Reduce external ground levels. | £400 |

The above works, whilst removing the cause of the damp internally will not remove the entire damp problem. The areas will eventually dry out to acceptable levels but could take up to 12-18 months.

It is unlikely all damp ingress will be effectively eliminated to this age of property.

5.02 Chimney Stacks

An external ground level inspection of the chimneystack was done. It appears to be in fair condition. Spalled damaged bricks require replacement and some repointing is required.

The cement fillets, flaunching around pots and capping pieces and thatch should be checked close up to ensure they are sound so no water can enter the roof.

A tower scaffold should be used to access the roof area.

The mortar/tile angle fillets to the chimneystack roof junction should be overlaid with lead as minor thermal movement can crack the mortar allowing water ingress.

Staining was noted to the attic chimney breast over the main bedroom. This requires attention

- | | | |
|------|---|------|
| 5.02 | Repairs to chimney stack. Overdress mortar fillet with lead flashing. | £400 |
|------|---|------|

5.03 Roofs

A ground level and limited internal inspection was undertaken to the main roof and void via the hatch to the first floor.

Full access was not possible to the left side roof void as the timbers were considered unsafe to walk on.

The roof is of timber construction traditional for its time with uncut timber evident and bark still present in places. It is finished in thatch.

Many of the roof timbers were noted to be uneven and twisted along their lengths with some sagging and undulation. This is to be expected with this age of roof and is not considered serious.

Note: As stated in the confirmation letter, thatched roofs are a specialist area of inspection and beyond the scope of normal building surveys.

Therefore, only a cursory inspection will be made of this and you are advised to have a more detailed inspection done by a specialist.

The condition of the roof is generally acceptable. Regular annual maintenance repairs should be done to avoid deterioration. (See separate advisory sheet).

It is understood the top layer of thatch was replaced in the 1990s with the ridge redone in 2012. Some documents are believed available for this.

The roof is in generally fair order considering its age. Signs of water ingress were seen to some sections of the rafters, although this is believed historical and not considered serious, as there were no signs of water penetration to the first floor ceilings internally.

However, staining and damp was noted to the painted chimney stack to the loft room over the main bedroom. Further investigations and repairs are required.

The porch roof is in fair order but is inadequately ventilated. No access was possible to check the condition of the timbers or felt.

5.03	General roof overhaul.	£600
5.03	Annual roof inspection and isolated repairs.	£300

Note: no costs for access have been included.

5.04 Windows

Windows are single glazed timber and metal casements. It is uncertain when the windows were installed.

It is understood external decorations were done in 2014.

The windows and external decorations are in generally fair condition but showing signs of deterioration. Some repairs and decoration will be within the next year. Regular external decorations should be done to prevent decay and costly repairs.

The bathroom side window is decayed and requires renewal.

5.04	Overhaul repair/replace timber windows.	£400
5.04	External redecoration to all previously painted joinery. (Year 3)	£700

5.05 Doors

The external doors are part glazed timber panel/stable type. Internal doors are ledged and braced type. Some doors require easing and adjusting in their frames. Doors are in reasonable condition. (See 5.04 regarding repairs and redecorations).

The front door frame and cill is showing signs of decay and the paint finish is poor. The older external doors should ideally be fitted with weather and water bars.

It is unlikely any glazed doors are fitted with safety glass, and as such are a potential hazard. They should be reglazed using laminated glass, or as a minimum an adhesive safety film added to the panes for improved safety.

The conservatory cannot be classed as habitable accommodation and it is in breach of current building regulations.

The opening between the conservatory and kitchen should be infilled with an external quality door.

5.05	Work to external doors.	£300
5.05	Fit external door to kitchen conservatory opening.	£400
5.05	Apply safety film to glazed doors.	£100

5.06 Internal Walls

Walls are mainly plastered with exposed beams mostly to the kitchen and ceramic tiling to the bathroom and kitchen.

It is certain there will be areas of defective plaster detected, particularly to the damp affected areas. The full extent of re-plastering needed will only be determined when the walls are prepared during internal decorations.

The lower areas of the external walls would benefit from replastering incorporating a waterproof render base coat to help reduce possible damp ingress, or extending the dry-lining and insulation internally and to the panels between the timber frame.

To provide adequate insulation to uninsulated walls will need major works and involve considerable internal disruption and expense.

There are no major issues evident due to the lack of adequate insulation so this is not considered to be a cost effective option at this time. Higher heat losses will however, be the result.

5.06	Repairs to internal plastered walls. (Provisional sum)	£500
5.06	Improve insulation to external walls. (Desirable)	£2,000

5.07 Fire Places

The lounge 'inglenook' is open and believed able to burn solid fuel.
It is believed the wood burner to the kitchen/diner fireplace is usable.

It is important that if solid fuel fires are used they are swept annually and that exhaust gases can escape freely. The build up of carbon monoxide gas due to blocked flues can be lethal.

Consideration should be given to installing a stainless steel flexible flue liner to connect to the lounge fire to allow proper discharge of gasses to the air.

As a minimum a smoke test should be undertaken to the wood burner flue to ensure it draws properly.

5.07	Smoke test to used fireplaces.	£100
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Additional precautions should be taken with thatched roofs.

5.08 Ceilings

Generally lath and plaster or plasterboard and skim with some exposed beams to the original rooms. They appear to be generally in fair order.

Significant sagging and undulations were noted to most of the ceilings to the property. This is not surprising due to its age.

The age of the ceilings mean that some sections are likely to require replacement when preparations are undertaken for internal redecorations.

Original lath and plaster ceilings that have been overlaid with plasterboard or lining paper are generally stable. Removal of the covering can often disturb the lime plaster which can come away from the timber laths – particularly around old cracks - resulting in larger areas of plaster becoming more likely to come away.

If the ceilings are to be stripped this should be expected and an allowance included to cover any additional works.

Minor repairs can be undertaken with internal decorations and should be expected on a regular basis.

5.08 Ceiling repairs. (Provisional sum)

£400

5.09 Stairs

Located off the front lobby and are in fair order. Creaking noted on some treads.

5.10 Floors

Floors are finished in carpet, laminate and vinyl with brick flooring to the kitchen.

The original floors are solid. Without breaking out section of each solid floor it is not possible to determine if a DPM is present. If recent it is likely one is present.

If one is required this could be expensive to renew the whole floor. A cheaper less effective alternative would be to apply a coat of 'Synthaprufe' or similar liquid waterproofing membrane to the floor.

The kitchen floor and left side inner hall floor were tested with a damp meter. Isolated damp readings were detected to the perimeter of the kitchen floor. This is not considered serious.

However, higher level damp readings were recorded to the inner hall floor below the carpet. The vinyl below the carpet is almost certainly causing the floor to sweat and not allowing any moisture to escape. This requires removal and a breathable floor covering ideally added. (Coir or reed matting).

The upper original timber floors are uneven with undulations and sloping over their surfaces. This is not considered serious and to be expected in this age of property. Isolated, loose floorboards require re-fixing. Some evidence of worm was noted to the older boards and timber. (See 5.13)

Early thermoplastic floor tiles contained asbestos. These may be present below some of the existing floor coverings.(see 9.03)

5.10 Re-fix/repair/replace loose defective floorboards. £300

5.11 Joinery

External joinery is in fair condition. Some repairs will be required when next re-decorating, particularly to the doors and windows. It should be ensured all exposed roof joinery is also suitably treated to prevent decay.

Internal joinery is in generally fair order.

5.11 External joinery repairs. (Provisional sum) £300

5.12 Damp

As stated earlier, damp was noted to the external walls of the property internally.

5.13 Worm and Rot

In a property of this age, it would be unusual to find no sign of worm; All timber including the areas not visible should be treated as a matter of course. It was not possible to inspect floor joists due to the fixed floorboards.

Significant sign of worm was noted to the original exposed timber and to the roof void, internal exposed beams and some floorboards. It is unlikely to be active.

It is understood timber treatment was undertaken to all the accessible exposed timber in 2012 and guarantees are available.

In the event of active worm infestation being detected, we consider it can be treated in an isolated manner as a maintenance item.

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 electrical system was not inspected. No tests were done. The meter and fuse box are located on the landing room.

It is uncertain how old the electrical system is although it is understood a safety certificate was issued in 2011. Based on this no immediate works are required. The lounge has underfloor heating.

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

6.03 Gas

No mains gas supplies the property. Central heating and hot water is supplied by the oil fired boiler and immersion heater.

The oil tank is located in the rear garden. It should ideally have a bund wall around it to prevent possible ground contamination from oil leaks/spillages.

The supply pipe should also be adequately protected below ground to prevent damage and oil leaks. No access was possible to inspect this.

The oil tank should also be protected from the elements as this can cause premature deterioration and leaks. They can be expensive to replace.

6.04 Plumbing

Mains water supplies the roof tanks, kitchen sink and boiler.

It is uncertain the water main is lead or has been replaced. Lead is known to be a health hazard, and consideration should be given to its replacement if any remain in the property.

It is uncertain if other concealed pipe work has been lagged. This should be checked as on thawing, frozen pipes can cause serious water damage. The tanks could not be properly inspected but require improved insulation.

6.04 Lag all concealed /unlagged pipes, tanks and fit lids. £200

6.05 Heating

The central heating system was not inspected. No tests were done. Oil fired boilers normally have a maximum serviceable life of between 10-15 years.

It is understood the Worcester oil fired boiler that heats domestic hot water and radiators was installed in excess of 9 years ago. It is understood to be regularly serviced.

It appears to be in fair order and as such is considered to have 3-4 years serviceable life left. This and its age should be checked and confirmed.

The present installation should provide reasonable background heating. Regular servicing should be carried out to ensure efficient and safe working.

6.05 Report and service of boiler, heating & hot and cold water systems. £300

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

6.06 Drains

Soil drains are understood to discharge to double septic tanks that run across the rear of the property.

There are no gutters or downpipes to the thatched roof.

Gullies require clearing and covers fitted. Some wastes require rodding access.

The septic tank could not be inspected to check its capacity. Smaller capacity tanks require more frequent emptying, which can be expensive.
It is understood it is usually emptied once every two years.

It is recommended a CCTV survey be done and the runs jetted to be certain of no major problems, particularly due to the close proximity of the trees and vegetation to the rear garden. (See 8.02)

6.06	Overhaul foul water fittings.	£200
6.06	CCTV drain survey.	£500

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 - Floor units and worktops. In good order. There are no wall units.

7.02 Sanitary Fittings

Kitchen – Inset ceramic Butler sink with mixer tap.
Bathroom –Surface mounted bowl with mono-bloc mixer, acrylic bath with bath shower mixer and wash-down wc.
First Floor WC – Wall mounted basin with pillar taps and wash down wc.
Sanitary fittings are in good/fair condition.

7.03 Finishes

External decorations are in fair order but showing signs of deterioration. Decorations will be required to some areas within the next year and to other areas within the next 2-3 years.

Ceilings and walls are mainly emulsion finish throughout. Kitchen and bathroom are part tiled. Softwood joinery is mainly gloss painted.
Internally, decorations are in fair condition.

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

None of the outbuildings were inspected in detail.

The annex has its own bathroom and is in fair condition.
It requires general maintenance. A damp smell was evident. This is primarily due to lack of use and inadequate ventilation.

The conservatory is understood to have been built around 10 years ago. It is in generally good order.

The roof panels will require regular cleaning to maintain their performance with the seals and gaskets checked at the same time to ensure the roof is maintained watertight.

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. Some replacements should be allowed for in the future.

General maintenance is required to the annex conservatory and outbuildings.
The annex and conservatory downpipes discharge directly to the ground. These should be altered to prevent damp ingress to the walls.

8.01 General repairs and maintenance to annex, conservatory and outbuildings. £2,000

8.02 Grounds – As 3.02

Paths and paved areas could be slippery in wet, icy conditions.
The patio is in fair condition but uneven areas require attention.

Generally tree roots are the same size as the crown above ground. The ‘zone of influence’ of the trees and bushes to the gardens and boundaries are not believed to be causing any issues to the foundations, drains and boundaries of the property.

However, they should all be trimmed or ideally removed to prevent possible future damage from root encroachment.

It should be ensured that the nearby pond is not prone to overflowing and flooding of the outbuildings and house. Further enquiries are advised with the vendors to establish if there is any history of this.

8.02 Clear trees and vegetation to grounds and boundaries. £400

8.03 Boundaries

Front – Open/plastic fence and hedging. In fair condition.
Rear – A mix of timber fencing and hedging in fair condition.
General maintenance and repairs are required.
Vegetation prevented a proper inspection to some of the rear garden boundaries.

8.03 Boundary repairs and maintenance. £300

It is advisable that your Solicitor checks on the ownership and repair responsibility of the boundaries as well as confirming the current positions of the boundaries are correct. In addition, responsibilities regarding the shared access road.

Note: No inspection has been carried out to the curtilage of the property or adjacent properties to identify or list any plants listed in Schedule 9 Part II of the Wildlife and Countryside Act 1981 that may be costly to eradicate from grounds ponds or water courses. (Japanese Knotweed, Ragwort, Bindweed or other similar species)
In this respect separate professional horticultural advice should be sought.

There were however, no obvious signs with the limited inspection undertaken.

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

There were no signs that thermal insulation is present to the walls.
This means that the property will be more expensive to heat due to higher heat loss.

Thatch does have reasonably good insulation properties.

Improved insulation of the walls would be disruptive and expensive to install. It can only be properly achieved by exposing the walls to allow insulation to be added and re boarding/replastering including a vapour barrier and ventilation.
No allowance has been included for this at this time.

The single glazed timber windows would benefit from secondary double-glazing.

9.02 Ventilation

All rooms can be ventilated with window opening lights. Draughts are to be expected from the older windows.
Existing extract fans should be checked where fitted and added where required.

9.02 Check existing fans.

£100

9.03 Safety

The property is generally acceptable from a safety aspect.

Electrical and oil fired heating and hot/cold water systems should be regularly checked by qualified engineers.

No asbestos was readily obvious to the property in the accessible areas inspected.
It was widely contained in early Artex, thermoplastic floor tiles, boiler flues, soffits and rainwater fittings, amongst others.

Asbestos in good condition is not necessarily a hazard. If it deteriorates and starts to break up it does become a hazard. If any asbestos is discovered and removal is required, it should be done in a controlled manner by a licensed asbestos removal contractor This can be very expensive.

It is possible asbestos may be found in other places or currently inaccessible areas. Suitable precautions should be adopted if renovation works and stripping out are done. Suspected asbestos should be tested and dealt with accordingly.

If there are further concerns enquiries should be made with the vendor or a full asbestos survey and test should be undertaken.

The Calor gas bottles should be suitably protected and secured.

Note: No costs have been included for asbestos analysis or removal. Specialist advice should be sought.

There is an electric cable running above the front elevation/garden of the property. This could be a health and safety issue due to the electro-magnetic fields (EMFs) produced. Further enquiries are advised.

<http://www.powerwatch.org.uk/elf/substations.asp>

9.04 Security

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

Your local Crime Prevention Officer can provide additional advice.

The isolated rural location and the close proximity to good road links mean it could unfortunately be an increased target for break-ins.

It should be noted that inadequate security and its location could affect insurance premiums and any claims.

9.05 Disturbance

Occasional traffic and farm machinery disturbance should be expected.

9.06 Acoustics

No noise was heard from neighbours.

This is based on the level of noise disturbance noted at the time of inspection and different levels could be experienced at different times of the day and evening and consideration should be made for this.

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 together 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

Whilst major works have been undertaken to the property in the past, it appears to have been intermittently maintained over the last few years.

Some external wall detailing requires improvement, in addition to redecoration.

The central heating and hot and cold water systems should be checked prior to use.

Note: It should be borne in mind that this type of property of this age will always require on-going maintenance and repair and that exposure of areas currently hidden or inaccessible will almost certainly reveal works that could not have been anticipated prior to opening the areas up. Additional costs should be included for this.

Some of the earlier work done to the property has not been undertaken or finished to a good standard and will require redoing or improving in places.

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.

Checks should also be made to ensure the property can be insured without excessive premiums high excess or exclusions.

Confirmation as to the location of boundaries, rights of way and easements, (amongst others) position and ownership of boundaries, and responsibility for maintenance needs to be established.

It is understood the property is grade II listed. This can mean certain required work may have conditions added to any approvals or certain works will be restricted or refused permission. This can cause delays and add to costs.

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 the above and any other relevant 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 reasonable accommodation.
- 11.02** The structural walls are in reasonable order. The movement evident is believed to be largely historical, but affected areas should be periodically checked for signs of any on-going movement following repairs.
- 11.03** The thatched roof is in reasonable order.
- 11.04** The property fabric is in fair order but requires some external detail improvements, repairs and external redecorations now and in the next 2-3 years to avoid further and future deterioration.
- 11.05** Some windows need repair, adjusting and redecoration.
- 11.06** Decorative finishes internally are in fair order.
- 11.07** A specialist test and report should be done to the electrical installation if current certificates are unavailable. Earth bonding should be checked.
- 11.08** The central heating and hot water systems should be regularly serviced.
- 11.09** Sanitary and kitchen fittings are in good order.
- 11.10** Insulation ideally should be upgraded. Some of this would be expensive and disruptive.
- 11.11** The remedial works required are generally to be expected for this age and type of property.
- 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
1 September 2015

APPENDIX 'A' - COST SUMMARY

REMEDIAL WORKS

Works Considered Essential

4.05	Works to timber sole plate. (Provisional sum)	£1,000
4.06	Repairs to render and redecoration. Improve detail at junctions.	£1,500
5.01	Alter lower render detail. Add lead flashing to projecting brickwork.	£800
5.01	Reduce external ground levels.	£400
5.02	Repairs to chimney stack. Overdress mortar fillet with lead flashing.	£400
5.03	General roof overhaul.	£600
5.03	Annual roof inspection and isolated repairs.	£300
5.04	Overhaul repair/replace timber windows.	£400
5.04	External redecoration to all previously painted joinery. (Year 3)	£700
5.05	Work to external doors.	£300
5.05	Fit external door to kitchen conservatory opening.	£400
5.11	External joinery repairs. (Provisional sum)	£300
5.11	Works to uPVC roof fittings. (Provisional sum)	£600
6.05	Report and service of boiler, heating & hot and cold water systems.	£300
	Total	£8,000

Works Considered Desirable

5.05	Apply safety film to glazed doors.	£100
5.06	Repairs to internal plastered walls. (Provisional sum)	£500
5.07	Smoke test to used fireplaces.	£100
5.08	Ceiling repairs. (Provisional sum)	£400
5.10	Re-fix/repair/replace loose defective floorboards.	£300
6.04	Lag all concealed /unlagged pipes, tanks and fit lids.	£200
6.06	Overhaul of foul water fittings.	£200
6.06	CCTV drain survey.	£500
8.01	General repairs and maintenance to annex, conservatory and outbuildings.	£2,000
8.02	Clear trees and vegetation to grounds and boundaries.	£400
8.03	Boundary repairs and maintenance.	£300
9.01	Improve roof insulation, where accessible.	£400
9.02	Check existing fans.	£100
9.06	Improvement to party wall sound insulation. (Provisional sum)	£400
	Total	£5,900

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

Costs are for guidance purposes only and do not represent an actual builders estimate.

Appendix A
COST SUMMARY