



Architectural Consultants
Project Managers
Building Surveyors

Building Survey Report

The Lynchetts, Sample Road,
Example Town, Test, TN! 1XZ

For

Mr & Mrs T Report

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SAMPLE

PART A - PREAMBLES

Description

The subject property is a five bedrooomed detached house with accommodation over ground floors with a separate 1 bedroom annex and varying outbuildings within the grounds.

It is understood the property was constructed in the mid 1970's with the annex constructed in 1984.

A single storey infill extension was added to form the dining room in early 1980's.

External walls are formed of cavity brickwork decorated externally.

The elevations at high level are covered in uPVC cladding.

The roofs are formed a central hipped pitch roof with a projecting timber framed flat roof off in a Westerly and Easterly direction. The pitch roof is covered in concrete plain tiles and flat roofs covered in a single ply membrane.

Internally the walls are a combination of load bearing masonry and timber stud partitions.

The wall surfaces are plastered and decorated or covered with ceramic wall tiles.

The ground floor is of suspended timber construction.

The floors have been covered with a variety of floor finishes including underlay and carpets.

Location

The property is located in a semi rural position off of Sample Road between Test Town and Example Town.

The property lies within an area of outstanding natural beauty with views over its own land and the surrounding countryside.

Within the grounds of the property there is a 1 bedroom annex building, detached garage building and various outbuildings.

It is understood the grounds extend approximately to 2.5 acres.

Flood Risk	The property is not within a Flood Zone. Flooding by water courses is very low risk. Surface water flooding is very low risk.
Radon	Radon levels in the area are between 1 - 3%.
Soil Geology	As noted on the British Geology Survey website; the geology make up for the area is Lewes Nodular Chalk Formation – Chalk.
Mining	There are no records of coal mining in this area.
Bomb Mapping	Bomb mapping records show no fallen bombs within the local area during WW2.
Planning	The property is found to fall within example Borough Council planning area. The Council Tax banding for the property being Band X local authority reference number 12345678910
Tenure	Freehold
Age	1970's
Accommodation	The accommodation for the property forms approximately as follows: Ground Floor Entrance Hall, Sitting Room, Dining Room, Kitchen, Shower Room, Utility Room, Laundry Room, Bedroom 1 with Ensuite, Bedroom 2 with Ensuite, 3 further bedrooms and attached Greenhouse. Annex Sitting Room, Conservatory, Kitchen, Utility Room, Bathroom, Bedroom with Ensuite.

Size	Main House approximately 271.3 sq. metres and Annex 65 sq. metres.
Limitations	<p>Report is subject to the following limitations:</p> <ul style="list-style-type: none">• The Services are excluded.• Limitations under the Terms of the Surveyor's Conditions of Engagement.• An Building Survey is based on a limited inspection and identification of primary defects only and does not constitute a Structural Survey.• Liability limited to the commissioning client only.• Inspection limited to area of demise only.• Inspections, enquiries and investigations to establish any contamination of the site and/or buildings have been excluded.
Further Investigations:	Further investigations and enquiries identified in the report should be fully effected prior to proceeding with the acquisition.
Orientation:	For the purpose of description only in the context of the report it has been assumed that the property faces due North to the front.
Weather of 06/08/2020	The weather on the date of inspection was clear with bright sunshine.

PART B – EXECUTIVE SUMMARY

The property was found during our inspection to be well maintained by the present owners. Aesthetically the property was found to be dated but simply with no significant decorative items which may hinder purchase.

We would particularly draw attention to observations in respect of the following:

- Assumed asbestos containing material to soffit boards to be investigated.
- Rainwater outlet and roof require full removal of debris to leave free flowing.
- Investigation required with respect water staining to Inner Corridor ceiling to main house and Utility Room ceiling to Annex.
- No smoke or heat alarms present in Main House or Annex.
- Undertake remedial repairs to retaining structure to South/West corner of decking.
- Increase loft insulation to 270mm.
- Undertake below ground drainage CCTV.
- Establish boundaries to East and South. Reinstatement of Chestnut paling fencing.

Subject to the need to carry out some repairs and further investigations following inspection, subject to limitations of Building Survey, we identified no element which we feel should preclude you from proceeding with the acquisition.

John-R Whitlock

Managing Partner

PART C - THE REPORT

1. ROOFS

- 1.1. The main roof comprises of series of central hipped structure which have been covered with plain concrete tiles.
- 1.2. The hips are formed with concrete ridge tiles.
- 1.3. To the East and West wings of the property the mono pitch roof structures project in each direction.
- 1.4. The mono pitch roofs are overcovered with a single layer EPDM rubber membrane.
- 1.5. Flat roofs are formed over the Laundry and Bedroom 5.
- 1.6. The roof slopes were viewed from roof level. We would make the following observations:
 - 1.6.1. The roof slope is as to be expected given the age of the property, uneven in places indicative of historic settlement that has occurred within the roof structure over the years.
 - 1.6.2. Such movement, based on our inspection, would appear to be limited and is not considered to be either of major structural significance or of an ongoing nature.
 - 1.6.3. There is no evidence of surcharging of the roof timbers against the external walls at eaves level.
 - 1.6.4. The concrete tiles are well fixed and aligned with no defects noted.
 - 1.6.5. The tile surfaces are generally well preserved and free from excessive surface spalling.
 - 1.6.6. As is expected, isolated tiles are chipped, cracked or have slipped and will need to be replaced as part of routine maintenance works.
 - 1.6.7. There was no evidence of internal water penetration at the time of our inspection.
 - 1.6.8. Single ply membrane to parapet gutters.
- 1.7. The mono pitch roof projections appear to have been well constructed. No significant defects were noted to the roof deck.
 - 1.7.1. The roof profile is generally true and there were no signs of major deflections.
 - 1.7.2. Infill Dining Room extension roof projects slightly higher on the East/North axis of the mono pitch roof.

- 1.7.3. Infill Ensuite extension roof projects slightly higher on the West/North axis of the mono pitch roof.
- 1.7.4. uPVC plastic fascia's with jointing strips and edge detail with roof upstands.
- 1.7.5. Intruder alarm sounder fixed to uPVC fascia's to North and South elevations.
- 1.7.6. Shower room extractor grille penetrates the uPVC fascia.
- 1.7.7. The EDPM rubber surfaces appear to be laid satisfactorily.
- 1.7.8. Roof voids vented via vent pipes. Flashings seem satisfactory.
- 1.7.9. Debris build up in gulley and around outlet between East mono pitch roof and hipped roof. Gulley and outlet to be cleared and left free flowing.
- 1.7.10. Debris build up in gulley and around outlet between West mono pitch roof and hipped roof. Gulley and outlet to be cleared and left free flowing.
- 1.7.11. Polycarbonate roof forming canopy to North elevation supported on timber joists fixed back to wall plate. Some deflection in timbers and sheeting was evident. You may consider replacement or full removal.
- 1.7.12. Soil vent pipe penetration through polycarbonate roof.
- 1.8. The flat roof over bedroom 5 and laundry were inspected from roof level. We would make the following observations:
 - 1.8.1. Parapet repairs to mortar joints to coping stone and recently redecorated. Open joints historically may have caused damp penetration to Bedroom 5 window reveal.
 - 1.8.2. Rooflight to Laundry room.
 - 1.8.3. Soil vent pipe penetration through roof with build up of vegetation/debris and requires clearing.
 - 1.8.4. Build up of debris to flat roof to be cleared and left free flowing.
- 1.9. The roof to the entrance porch is in the same profile as the mono pitch roof but formed of twin wall polycarbonate roof. We would make the following observations:
 - 1.9.1. Build up of debris to underside of poly carbonate roof with junction with mono pitch roof to be cleared and surface left free flowing.
- 1.10. The roof to the canopy between the Bedroom 2 Shower Room and Sitting Room is flat roof and formed of twin wall polycarbonate roof.

- 1.11. Canopy roofs to Southern elevation over Sitting Room and to East and West elevations projecting on Southern corners. Canopy also present to principal front elevation. We have the following observations:
- 1.11.1. Projecting canopies are supported via timber rafters fixed back to principal structure.
 - 1.11.2. Fascia to Southern elevation over boarded to uPVC cladding set within trim details.
 - 1.11.3. Debris to canopy roof and outlet. To be cleared and left free flowing.
 - 1.11.4. Soffit board damaged to underside of East canopy above Shower Room window.
 - 1.11.5. Ventilation grilles fitted to underside of soffit to Southern elevation, venting roof void.
 - 1.11.6. Part of the North canopy soffit is over boarded in uPVC cladding.

- 1.12. Green house glazed roof set in aluminium frame fix back to main structure.
- 1.12.1. Plant growth up through rear of greenhouse and main structure. This will be affecting the flashing detail in this location. You may want to consider pruning back the plant growth to prevent further damage to the flashing/greenhouse structure.
 - 1.12.2. 1 no. missing glazed pane infilled with temporary plastic sheet.

2. CHIMNEY FLUE & STACK

- 2.1. The property is provided with one feature chimney flue to centre of hipped roof.
- 2.2. The chimney flue projects through the centre of the hipped roof in a rendered finish.
- 2.3. The flue serves the wood burner in the Sitting Room. We would make the following observations:
- 2.3.1. The render finish has failed to the South/West corner with evidence a small section has broken away.
 - 2.3.2. At the junction with the main roof hips the lead flashing detail appears to be dressed down the tiles and secure.
 - 2.3.3. There was not any evidence of any internal water penetration through the chimney flue within the attic at the time of our inspection.

3. GUTTER & RAINWATER GOODS

- 3.1. Eaves to the property are formed of asbestos containing materials.
- 3.2. It is presumed the gullies connect into soakaways located in the garden.

- 3.3. Rainwater pipes are generally concealed in brickwork columns to Southern elevation or exposed and secured back to masonry to remaining elevations.
- 3.4. From our visual inspection we would make the following observations:
 - 3.4.1. Build up of debris to outlet over Laundry Room to be cleared and left free flowing.
 - 3.4.2. Feature 'chain style' rain water pipe to front elevation discharging into below ground drainage via upstand brickwork infilled with pebbles.

4. EXTERNAL WALLS

- 4.1. The elevation walls to the property comprise of cavity brickwork.
- 4.2. A feature stone wall is provided to the North elevation and wall facing West to Laundry room providing formal approach to main entrance.
- 4.3. The East elevation is rendered and decorated on white masonry paint.
- 4.4. All of the brickwork has been painted with white masonry paint.
- 4.5. At low level and to projecting brickwork columns concealing rain water goods brickwork has been painted in black or grey masonry paint.
- 4.6. Generally, all walls appeared satisfactory and we would make the following comments:
 - 4.6.1. The walls appear to be upright and plumb with no evidence of major structural cracking extending through the brickwork or mortar joints.
 - 4.6.2. The cavity walls have been laid in stretcher bond.
 - 4.6.3. Mortar joints are generally in good condition.

5. DAMP PROOF COURSE

- 5.1. A damp proof course has been provided within the external walls and we presume to internal walls and partitions.
- 5.2. Where visible the external damp proof course maintains an adequate height in relation to external ground levels.

6. FOUNDATIONS

- 6.1. The foundations to the property were not exposed, and their size, type, depth and condition are not known.
- 6.2. The building has been erected on a sloping site which runs from North to South.

- 6.3. From Geological Mapping and our knowledge we suspect the sub soil to the building is Chalk. The actual sub soil could not be confirmed without the need for a detailed trial hole.
- 6.4. There is no evidence that the building has suffered periods of extensive structural movement or that foundations are inadequate to the loadings likely imposed on them.
- 6.5. There are a number of trees to the site that should be pruned back on a regular basis to reduce the risk of tree root penetration of the foundations.

7. EXTERNAL JOINERY

- 7.1. The windows throughout comprise of uPVC double glazed top hung casements, fixed units and original timber frame fixed units.
- 7.2. The windows incorporate timber sills.
- 7.3. The front entrance door is of a solid panel, timber type, within a timber frame incorporating an oak threshold.
- 7.4. Access from Sitting Room onto terrace is via fully glazed uPVC sliding doors with fixed side panels.
- 7.5. Access from the Dining Room onto terrace is via fully glazed uPVC door.
- 7.6. Alternative access into the property is via a uPVC stable door into the Laundry Room
- 7.7. The following points were noted:
 - 7.7.1. Not all of the windows were tested, those that were, appeared to be operating satisfactorily.
 - 7.7.2. Some new replacement windows incorporate trickle ventilation in order to reduce the risk of internal condensation problems.
 - 7.7.3. The external doors remain in good working order with no significant defects.
 - 7.7.4. Fixed corner feature windows to Sitting Room in uPVC in timber sub frame.
 - 7.7.5. 3no. double glazed fixed units in timber frame to Inner Hallway.
 - 7.7.6. Fixed high level double glazed window to Bedroom 2.
 - 7.7.7. Single glazed fixed port hole window in original external wall between Utility Room and Laundry Room.

8. EXTERNAL DECORATIONS

- 8.1. The external decorations would appear to have been attended to recently.

9. MAIN ROOF VOID

- 9.1. Access into the main roof void is via a trap hatch located in the Sitting Room ceiling. Access was via a retractable roof ladder which will assist future maintenance inspections.
- 9.2. The timbers were inspected by the attic lighting and phone torch.
- 9.3. We would make the following observations:
- 9.3.1. The roof structure is traditional construction comprising of a series of timbers secured at the centre onto the brick chimney stack.
- 9.3.2. The rafters are supported at mid span by purlin. The roof structure is further supported by timber collars, joists and struts.
- 9.3.3. Whilst there are historic evidence of deflection and distortion it would appear from our inspection the roof structure is of sound condition.
- 9.3.4. In general terms we are of the opinion the roof structure is adequate to take the loadings that have been imposed on it.
- 9.3.5. The inner roof slopes have been covered with a felt which provides a secondary defence against water penetration.
- 9.3.6. The felt appears to be adequately laid but there are a few minor splits and tears.
- 9.3.7. Vermiculite loose fill insulation has been laid to the depth of approximately 100mm. Ideally this should be increased to 270mm in accordance with current Building Regulations guidelines with Rock Wool rolled insulation.
- 9.3.8. If further insulation works are undertaken, we would advise to provide soffit/roof vents to prevent condensation occurring within the roof void.

10. CEILINGS

- 10.1. The ceilings are of plaster board plaster construction.
- 10.2. The Entrance Hall, Kitchen, Dining Room and Shower Room ceiling is formed of stained pine boards.
- 10.3. Artex finish with coving to Sitting Room, Dining Room, Inner Hallway, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Shower Room and Utility Room
- 10.4. Artex finish to Laundry Room.
- 10.5. We would make the following observations:
- 10.5.1. Some hairline cracking is evident, most notably to end sections of plasterboard.

10.5.2. Cracks will appear due to lack of scrimming of the joints or general thermal shrinkage movement.

10.5.3. The hairline cracks can be easily filled at the point of next redecoration works.

10.5.4. Damp staining evident to Inner Hallway ceiling.

10.5.5. Artex finish to downstand beam to Bedroom 1.

11. INTERNAL WALLS AND PARTITIONS

11.1. The internal walls and partitions appear to comprise of cavity brickwork/block construction with areas of timber stud partition.

11.2. The partitions have been plastered or overcovered with plaster board, lining paper and paint.

11.3. Wall surfaces to the Shower Room, 2no. Ensuites have been covered with ceramic wall tiles.

11.4. Borrowed light fixed glazed panel at high level between kitchen and Entrance Hall.

11.5. Movement in internal walls and partitions appears to have been limited. No ongoing movement was detected at the time of our inspection.

11.6. We would make the following comments:

11.6.1. The internal walls and partitions remain generally upright and plumb with no evidence of any structural cracking.

11.6.2. Hairline shrinkage/thermal cracking was noted. Such cracks can be filled prior to internal decoration.

11.6.3. Failure of plaster finish to window reveals exposing rusted plaster bead to Bedroom 5.

11.6.4. Hairline cracking under South/East corner window to Bedroom 3.

11.6.5. The plaster work generally where tested, remains in reasonable condition and has adhesion to brick/block work.

11.6.6. Isolated areas are hollow to touch and maybe required to be filled or reformed of extensive decorations works are to be undertaken.

11.6.7. Rough cast plaster finish to Entrance Hall.

11.6.8. 3no.fixed glazed windows between Entrance Hall and Dining Room in original external wall construction.

11.6.9. 3no.redundant fixed glazed windows between Inner Hallway and Ensuite to Bedroom 1 in original external wall construction.

11.6.10. Evidence of low level damp to South/West corner of Bedroom 1 below window.

11.6.11. Feature brickwork to Sitting Room forming bar.

11.6.12. The ceramic wall tiles remain adequately fixed and pointed.

12. FIREPLACES

12.1. The feature fire place in the Sitting Room is formed with a fire surround and feature copper chimney into timber inverted feature stack. A multi flue log burner has been installed by the current vendor.

12.2. The hearth is formed a tiled surface with timber surround.

13. FLOORS

13.1. The floors at ground level are formed on a continuous level and would appear to be of solid construction throughout.

13.2. A raised section of flooring is evident to the Sitting Room and would appear to be of suspended timber construction.

13.3. The floors have been covered with laminate flooring, ceramic floor tiles and carpets.

13.4. We note the following observations:

13.4.1. Laminate flooring with beading affixed to original skirting boards to Entrance Hall.

13.4.2. Laminate flooring to Utility Room.

13.4.3. Raised floor to Bedroom 1 Ensuite forming shower enclosure.

13.4.4. Carpet finish to Bedroom 1 Ensuite and Bedroom 2 Ensuite.

13.4.5. Vinyl floor covering to Laundry Room.

14. INTERNAL JOINERY

14.1. The internal doors are mixture flush doors and fully glazed doors.

14.2. The doors are fitted with a variety of door furniture.

14.3. Stained and painted skirting boards are provided through out.

14.4. Mixture of timber and laminate window sills.

14.5. The kitchen fittings comprise of low and high level cupboards with inset sink and work tops.

14.6. The Utility Room comprises of low and high level cupboards with inset sink and worktop.

- 14.7. The Laundry Room comprises of worktop.
- 14.8. Feature fire place chimney stack in timber boarding.
- 14.9. We would make the following comments:
- 14.9.1. Majority of the doors fit their opening although some require some minor ease and adjusting.
 - 14.9.2. Door furniture remains serviceable.
 - 14.9.3. Fully glazed sliding door to Entrance Hall operational and of a serviceable condition.
 - 14.9.4. Single glazed door set from Sitting Room to Entrance Hall/Inner Hallway.
 - 14.9.5. Original fully glazing timber external door from Utility Room to Laundry Room.
 - 14.9.6. The kitchen is of good quality and no significant defects were noted.
 - 14.9.7. Built in cupboards and wardrobes through out are of a serviceable condition.
 - 14.9.8. All remaining internal joinery have sustained a reasonable amount of wear and tear. All remains in fair condition for its age aside from some scuff, stains, etc.

15. INTERNAL DECORATIONS

- 15.1. We assume that you have made your own inspection and formed your own opinion on the condition of the internal decorations.
- 15.2. It is our opinion these are generally well presented but you may wish to change these in time to suit your own individual requirements.

16. ELECTRICAL INSTALLATIONS

- 16.1. The property is provided with mains electricity, and the incoming main is located within the Laundry Room with the distribution board for the house located in a cupboard in the Utility Room.
- 16.2. The cables where visible, appear to be in PVC to flush and wall mounted double sockets and light switches, including some dimmers.
- 16.3. Lighting to the various rooms is spot lights, fluorescent tube lighting some wall lights.
- 16.4. We would note:
- 16.4.1. We suspect majority of the wiring is in excess of 40 years old.
 - 16.4.2. The consumer unit is of an aged design incorporating circuit and residual breakers.

- 16.4.3. Earth bonding appears to have been provided to service pipework.
- 16.4.4. The electrical installations appear in a aged condition and given the age the wiring we would recommend that an electrician undertakes a polarity resistance test in order to establish major upgrading works that will be required.
- 16.4.5. Surface mounted electrics to Laundry Room.
- 16.4.6. Some additional sockets may be required in some of the bedrooms.
- 16.4.7. Perimeter lighting circuit to Sitting Room and Kitchen.
- 16.4.8. Feature pelmet lighting to Bedroom 1.
- 16.4.9. Spotlights to timber pelmet to Bedroom 2, Bedroom 3 and Bedroom 4.
- 16.4.10. Feature spot lights to fire place.

17. WATER SUPPLY AND SANITARY FITTINGS

- 17.1. The property is provided with cold water main.
- 17.2. Distribution pipework where visible, appears to run in copper.
- 17.3. Sanitary fittings are served with uPVC waste pipework.
- 17.4. We would note:
 - 17.4.1. We were unable to establish the location of the incoming cold water main/meter.
 - 17.4.2. The copper pipe work where visible, appears to be free from corrosion or leaks at joints.
 - 17.4.3. The pressure flow of water was not tested.
 - 17.4.4. The waste pipe work serving the Kitchen and Sanitary fittings appears adequate.
 - 17.4.5. The Sanitary fittings to the Shower Room, 2no. Ensuites appear in fair condition and operating satisfactorily at time of inspection.
 - 17.4.6. No immediate access for repairs/maintenance to concealed WC cisterns to Bedroom 1 and 2 Ensuites.
 - 17.4.7. Mechanical extraction was not evident to the Shower Room and 2no. Ensuites. We would recommend fitting extractors linked to lighting circuit and with humidistats.

18. CENTRAL HEATING INSTALLATION

- 18.1. The property is served by LPG fired boiler located in the Laundry Room.
- 18.2. This arrangement serves a mixture of steel panelled radiators and feature radiators.
- 18.3. Low level skirting heating to principal living areas including Entrance Hall and Bedrooms 3 and 4.
- 18.4. The installation was not tested at the time of inspection but appeared to be operating satisfactory.
- 18.5. The LPG tank is located to the boundary of property near to the East access point adjacent to Wrotham Road.
- 18.6. As a whole radiators are not fitted with TRV's in order to individually control to flow of heating in each room.
- 18.7. Exposed pipework serving Bedroom 5 radiator taken from Bedroom 4 pipework.

19. DRAINAGE INSTALLATION

- 19.1. The property is provided with a private drainage system.
- 19.2. We were unable to lift all the inspection chambers. The one chamber we did lift seemed to be free flowing with no defects.
- 19.3. The septic tank is location was not determined. We were unable to ascertain the exact discharge point from to septic tank.
- 19.4. At the time of our inspection we were unable to ascertain of the system is working effectively.
- 19.5. We would highly recommend a specialist contractor undertake a CCTV drainage survey to assess any future maintenance liabilities.

20. ANNEX

- 20.1. Roof
 - 20.1.1. The roof comprises of a mono pitch roof covered in concrete plain tiles.
 - 20.1.2. Concrete plain tile forms the edge detail to the front elevation. Evidence of replacement fascia concrete tile to front elevation.
 - 20.1.3. The concrete tiles are well fixed and aligned and no defects found.
 - 20.1.4. Build up of debris and vegetation to roof slope. Consider cutting back overhanging trees.
 - 20.1.5. Lead flashing appropriately dressed into redundant chimney stack to rear elevation.

20.2. Rainwater Goods

20.2.1. Half round gutters with rainwater pipes to rear elevation. It is presumed the rainwater pipes connect to local soakaway.

20.2.2. There are sections of gutter with heavy build up of silt and debris.

20.3. External Walls

20.3.1. The elevation walls to the Annex comprise of cavity construction.

20.3.2. Generally, all walls appeared satisfactory.

20.3.3. Walls appear plumb and upright with no evidence of major structural cracking.

20.3.4. The cavity walls have been laid in stretcher bond.

20.3.5. Mortar joints generally in good condition.

20.3.6. Movement joint at junction with existing brickwork and infill extension forming Ensuite.

20.3.7. Low level painted block work wall with coping stone forming retaining structure to North and East elevation of Annex.

20.3.8. Heavy build up of ivy growth to block work retaining wall.

20.3.9. Air bricks at high level providing cross ventilation to attic space.

20.3.10. Entrance door reveal clad and in white decorative finish.

20.3.11. Entrance canopy securely fixed back to masonry brickwork.

20.4. Damp Proof Course

20.4.1. A damp proof course has been provided within the external walls and we presume to the internal walls.

20.4.2. Where visible the damp proof course maintains an adequate height in relation to the external ground levels.

20.5. Foundations

20.5.1. The foundations to the Annex were not exposed, and their age, depth and condition are not known.

20.5.2. There is no evidence that the building has suffered periods of extensive structural movement or the foundations are inadequate for the loadings likely imposed on them.

20.6.External Joinery

- 20.6.1. The windows throughout comprise of uPVC double glazed units.
- 20.6.2. uPVC top hung casement window to Kitchen and Bathroom.
- 20.6.3. uPVC top hung satin glazed window to bedroom.
- 20.6.4. uPVC Top hung double glazed casement to Ensuite with fixed glazed section over.
- 20.6.5. The front door is a solid core door in timber frame with 2 no. fixed single glazed units with hardwood threshold.
- 20.6.6. uPVC top hung casement to Conservatory and pair of fully glazed uPVC French doors. Double glazed sealed units to Conservatory require replacement.
- 20.6.7. Mono pitch roof to Conservatory provided adequately dressed with lead flashing into brickwork.
- 20.6.8. Some windows include trickle ventilation in order to reduce the risk of internal condensation problems.
- 20.6.9. Not all windows/doors tested, those that were, appeared to operate satisfactory.

20.7.External Decorations

- 20.7.1. The external decorations would appear to have been attended to recently.
- 20.7.2. Painted brickwork in white masonry paint and low level below DPC in black masonry paint.

20.8.Roof Void

- 20.8.1. Access to the roof void is via a trap door located in the Utility Room ceiling.
- 20.8.2. The timbers were inspected by phone torch.
- 20.8.3. The roof structure is of a traditional construction with a series of timber rafters secured to wall plates to front and rear elevation.
- 20.8.4. The roof rafters are supported mid span by timber support bearing onto load bearing wall at ground floor level.
- 20.8.5. In general terms we are of the opinion the roof structure is adequate to take loadings that have been imposed on it.
- 20.8.6. The inner roof slope has been covered with felt to provide a secondary defence against water penetration.
- 20.8.7. The felt appears to be adequately laid but there are a few minor splits and tears.

20.8.8. Rockwool insulation has been laid to an approximate depth of 100mm. Ideally this should be increased to 270mm in accordance with current Building Regulations.

20.8.9. Cold water tank with lid is positioned in the roof void.

20.9.

Ceilings

20.9.1. The ceiling are of plasterboard construction.

20.9.2. Artex ceiling with coving to Entrance Hallway, Sitting Room, Bedroom, Bathroom Kitchen and Utility Room

20.9.3. Plaster finish is flush surface to Ensuite.

20.9.4. Water staining is evident to Utility Room and required further investigation.

20.9.5. Trap hatch providing access to roof void is positioned in Utility Room.

20.9.6. Some hairline cracking is evident, most notably to ends of sections of plasterboard.

20.9.7. The hairline cracks can be easily filled at point of decoration.

20.10.

Internal Walls and Partitions

20.10.1. The internal walls and partitions appear to comprise of cavity brickwork/block construction.

20.10.2. The partitions have been plastered or overcovered with plaster board, lining paper and paint.

20.10.3. Painted brickwork to low level wall to Conservatory.

20.10.4. Wall surfaces to the Kitchen, Bathroom and 1no. Ensuities have been covered with ceramic wall tiles. Ceramic wall tiles remain adequately fixed and painted.

20.10.5. Hairline cracking was noted. Such cracks can be filled prior to internal decoration.

20.11.

Floors

20.11.1. The floors are formed on a continuous level and apart from the Ensuite are solid throughout.

20.11.2. Ceramic floor tile to Bathroom, Kitchen and Utility Room.

20.11.3. Carpet on underlay to Entrance Hallway, Sitting Room, Conservatory and Bedroom.

20.11.4. Suspended timber floor to Ensuite over tiled with ceramic floor tiles.

20.12.

Internal Joinery

20.12.1. The internal doors are a mixture of solid and fully glazed doors.

20.12.2. Fully glazed door to Kitchen and Sitting Room.

20.12.3. The doors are fitted with a variety of ironmongery, all seemed to be serviceable.

20.12.4. Ply flush door tank cupboard in Entrance Hall.

20.12.5. 4 panel door to bathroom and 6 panel door to bedroom

20.12.6. Skirtings and window sills all decorated.

20.12.7. uPVC window sills to low level brick work to Conservatory.

20.12.8. Cabinetry to Utility Room provides full height storage.

20.12.9. Fitted wardrobes to bedroom.

20.12.10. Kitchen with worktop, sink and drainer. Built in ceramic hob, fridge and dishwasher. Dishwasher door loose.

10.12.10 Worktop to Utility and space for appliances under

10.12.11 Fixed boxing to hot water tank to Utility Room.

20.13.

Internal Decorations

20.13.1. We assume you have made your own inspection and formed your own opinion on the condition of the internal decorations.

20.13.2. It is our opinion these are generally well presented but you may wish to change these in time to suit your own individual requirements.

20.14.

Electrical Installations

20.14.1. The Annex is provided with mains electrical supply believed to be served by a sub main cut off located in the Laundry Room in the main house.

20.14.2. Majority of the wiring is in excess of 35 years old.

20.14.3. Spot lights to Sitting Room, kitchen, Entrance Hall, Bathroom, Bedroom and Ensuite.

20.14.4. Pendant light fitting to Utility Room.

20.14.5.Ceiling fan to Sitting Room.

20.14.6.Surface mounted conduit and spur serving storage radiator to bedroom.

20.15. Water Supply and Sanitary Fittings

20.15.1.The Annex is provided with cold water main with header supply tank located in roof void.

20.15.2.The sanitary fittings to the Bathroom and Ensuite appear in fair condition and generally satisfactory at time of inspection.

20.15.3.Hot water cylinder with immersion heater located in cupboard to Entrance Hall

20.15.4.Electric shower to Ensuite.

20.15.5.Extractor fan to Ensuite with isolation pull cord with power obtained from double socket located in Bedroom.

20.15.6.No extractor fan to bathroom. We would advise installation of mechanical ventilation linked to bathroom lighting with humidatat override.

20.16. Central Heating Installation

20.16.1.Electric storage heater to Sitting Room and Bedroom.

20.16.2.Electric towel rail to Bathroom and Ensuite.

20.16.3.Warm air electric plinth heaters to kitchen.

20.17. Drainage Installations

20.17.1.Soil vent pipe to rear elevation (North).

20.17.2.Further soil vent pipe with lead collar to mono pitch roof.

20.17.3.Shower room Ensuite shower waste discharges to external low level black pipework with final connection with drainage outside of Kitchen window. The drain run also picks up waste from appliances to Utility Room and Kitchen.

21. EXTERNAL AREAS

21.1. The pointing to the patio and steps to the South elevation is disturbed in places and requires localised repointing.

21.2. Evidence of historic movement of slabs forming step from Sitting Room onto patio.

21.3. Inspection chambers are all generally set level and flush in surfaces including patio to South elevation.

- 21.4. Driveways formed of tarmacadam surfaces set between concrete edges.
- 21.5. LPG tank located to Northern boundary with short walk from access into property from Eastern end driveway.
- 21.6. Dilapidated shed structures to South/East corner of the garden. These were not inspected further.
- 21.7. Disturbed chestnut paling fencing to East and Southern boundary. You may wish to consider establishing extent of boundary and installing new fence.
- 21.8. Asbestos or cement corrugated sheeting found to rear of garage and dilapidated sheds.
- 21.9. Summer house with external decking area in fair condition. This was not inspected in detail.
- 21.10. York stone paving to patio Southern elevation and forming entrance and to surface to covered area to North elevation.
- 21.11. Projecting timber decking to South including chain link fencing. It was noted some movement to the retaining supports to the South/West corner and remedial repairs required to decking fascia. You may be minded to infill to front of the decking void facing South to prevent nesting birds/vermin.
- 21.12. It was noted a feature pond is located to the North of the property. This was not inspected in detail.
- 21.13. Addition outbuildings and greenhouses are present and are in fair condition. They were not inspected in detail.
- 21.14. Detached garage on concrete raft foundation and lean to structure in timber with flat roof. Garage in fair condition. They were not inspected in detail.
- 21.15. Boundary close board fence present to North boundary adjacent to highway. Not inspected in detail but periodic maintenance and replacement of posts/panels maybe required over time.

PART D – STATUTORY AND OTHER AUTHORITIES

Planning

The existing use of the property appears to be residential.

You should establish the following through normal pre-contract enquiry.

- Existing established use (Planning).
- That your proposed use falls within the established use category.
- There are no restrictions or limitations imposed through planning which might adversely affect your occupancy of the property.
- Any proposed development which could seriously affect your enjoyment of the property as part of the normal searches undertaken prior to acquisition.

Building Regulations

There are no recent alterations/extensions that would require issuing of Building Control sign off.

Contamination of the Site

It is important that the historic use of the site, including any operations that could have resulted in contamination of the land and/or buildings, is fully established through appropriate enquiry prior to your acquisition.

Investigation relating to contamination and related enquiries is excluded from our instruction.

Deleterious Materials

We did note possible asbestos containing materials during our inspection. Specialist inspection would be required if we believed ACM's were present.

Such inspections are of a specialist nature and include sampling of materials and laboratory testing and do not therefore form a part of a Building Survey.

Rights of Way

The property is served by two driveways to main house across crossover from the highway.

The driveway entrance to the East also serves an adjoining property.

You will no doubt make enquiries through your Solicitors as to Rights of Access, Rights of Way and repair liabilities.

EPC

By law an up to date Energy Performance Certificate is required to be prepared at the point of marketing the property – the certificate rates the energy performance of the building and the vendor is responsible for its preparation.

We note the EPC lodged on the Domestic Energy Performance Register dated DAY MONTH YEAR reference XXXX-XXXX-XXXX-XXXX-XXXX.

The energy performance of a building can be changed by significant alterations of a building and/ or the associated services, which might necessitate the preparation of a new certificate.

In relation to this building and its likely energy rating we were particularly aware of the following elements:

- Flat Roof or sloping ceiling insulation – low insulation values
- Cavity wall insulation – low insulation values
- Floor Insulation – low insulation values
- Low energy lighting – LED's to fixed outlets
- Heating Controls – TRV to radiators
- Solar water heating – solar panels to roof
- Solar photovoltaic panels – PV panels to roof
- Wind turbine

Domestic Green Grant Warm Homes – Green's Home Grant – maximum £5,000 for improved heating/low carbon heating improvements.

OFGEM - Renewable Heat Incentive Scheme – Heat pumps/wood boilers, ground and air source heat pumps and solar water heating – scheme will pay for every unit of renewable heating you produce for a period 7 years.

APPENDIX I

IMMEDIATE AND ESSENTIAL REPAIRS

1. Roofs

Clean and sweep down all roof surfaces and leave free of debris.

Undertake replacement concrete roof tiles to hipped roof.

Lift and re-bed ridge tiles to hips.

Re-fix plastic fascia to East elevation at high level.

Check roof section over damp staining to Inner Hallway and undertake remedial repair to mono pitch roof/junction with hipped roof.

Check parapet detail to Bedroom 5 and Laundry Room

2. Gutters

Clearing our gutters and check joints to Annex building and leave free flowing.

Clear out roof gulley outlets and parapet gutters of debris and leave free flowing.

3. Internal

Undertake plaster repair to window reveal to Bedroom 5.

4. Windows

Consider replacement of misted double glazed sealed unit to kitchen window.

5. Electrics

Carry out electrical test of installation.

Consider replacement of consumer board with metal casing.

Some rooms within of the house only have 1 or 2 double power sockets and consider additional sockets.

Consider replacement of T12/T10 fluorescent lighting with alternative lighting.

6. Drainage

Undertake CCTV drainage survey.

7. Extraction

Install upgraded extractor fans with overrun/humidistat to Shower Room and 2no. Ensuites.

Installation of extractor fan with Annex Bathroom with overrun/humidistat.

8. Insulation

Upgrading loft insulation from 100mm to 270mm to Main and Annex roof.

9. Smoke Alarms

Installation of mains smoke detection with linked fire alarms to all principal rooms/hallways and heat detector to Kitchen and Laundry Room.

10. Other

There is evidence of possible asbestos containing materials on site to the roof soffits/fascia and debris found near the garage and dilapidated sheds. You may be minded to undertake an Asbestos Refurbishment and Demolition Survey prior to completion of any substantial works.

The Schedule is not intended as a comprehensive summary and must be read in conjunction with the main text of the report, and is subject to further investigations where identified.

APPENDIX II – PHOTOGRAPHIC SCHEDULE

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SAMPLE