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BUILDING SURVEY REPORT

OF

FOR



YOUR BUILDING SURVEY REPORT

IMPORTANT

In this Report your attention is drawn to some areas of the property we were unable to inspect. Further investigations before your purchase proceeds is advisable. It may be that further investigations may reveal the need for additional repairs that would alter the figure at which you should purchase the property.

We strongly recommend that you read all the Report and then consider, with our help if you wish, the wisest course of action.



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INTRODUCTION

Please note that this report is solely for your use and your professional advisers', and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences.

OBJECTIVE

The principal objective of the Report is to assist you to:

- make a reasoned and informed judgement on whether or not to proceed with the purchase.
- assess whether or not the property is a reasonable purchase.
- be clear what decisions and actions should be taken before contracts are exchanged.

ACTION

If after reading and considering all the information and advice in the Report – you decide to proceed with the purchase, then there are probably some things on which you should take action at once. Each such item is highlighted in the Report with the word **ACTION** and is also listed in the Summary of Repairs.

EXECUTIVE SUMMARY

Below are the Surveyor's conclusions, in brief, on whether or not this property is a reasonable purchase and on particular features which affect its present value and may affect its future resale. The opinion takes no account of factors outside the scope of the Building Survey Report.

It is hoped that this overall view will help you to keep in perspective the detailed facts and advice which follows. You are asked to bear in mind particularly that it can be misleading to treat individual matters in isolation. So that you may use this report to best advantage in reaching your decision on whether or not to proceed with the purchase of this property, you are most strongly advised to read and consider its contents as a whole.

A property with immense character which has retained a number of features such as the original copper and ovens. Sadly it has lacked appropriate maintenance which has resulted in significant and extensive decay of the building fabric and structure.

A building which from day one was flawed, the major flank walls to the section running from the main house in the Westerly direction does not have its external walls tied in to the floor joists and roof timbers. Decay to roof coverings allows water to seep into the walls, this has resulted in noticeable bulging of the walls.

Due to the lack of maintenance water has also been responsible for causing deterioration of the other external walls with the bulging outwards and also suffering noticeable decay of internal plaster finishes as a result.

External ground levels are above the floor levels and encourage the ingress of moisture to the lower sections of the building plus perished joints and repointed joints using cement mortar further increases rain penetration through the walls.

This is a very wet house and if major renovation work is not undertaken in the near future then there is a distinct risk of failure to roof and wall structures.

1.00 THE PROPERTY AND LOCATION

This section covers the important general background information on the property and its location, including amenities and features of the vicinity as well as any environmental and other wider considerations. It also includes the state of occupation and the weather at the time of the inspection.

1.01 INSTRUCTIONS

Instructions were received from *****, having signed our confirmation letter dated ***** to carry out a Building Survey Report.

1.02 CIRCUMSTANCES OF THE INSPECTION

Areas which could not be inspected in addition to those listed within the standard conditions of engagement included

- Small roof spaces around attic area where no hatch exists.

1.03 DATE OF INSPECTION

The inspection was undertaken on *****.

1.04 WEATHER

The weather at the time of our inspection was overcast with temperatures approximately 16 °C preceded by similar weather.

1.05 SITE ADDRESS

The full property address is *****.

1.06 ACCESS

Keys were provided by the estate agent.

1.07 FREEHOLD/LEASEHOLD

It is assumed that, although no enquiries have been made, that the property is to be sold Freehold.

1.08 DIRECTIONS

These are given as if one is standing in the road facing the property with the road elevation facing East, left hand elevation facing South, right hand elevation facing North and principal rear elevation facing West.

1.09 LISTED BUILDING

It is understood the property is Listed and as such the majority of the works detailed within this report will require permission from the Conservation Officer of the Local Authority.

1.10 DESCRIPTION

Type and Age

Detached two storey house with additional attic accommodation, original sections dates back to 16thC.

Accommodation

Ground floor comprises entrance hall, lounge, dining room, toilet, store, kitchen, larder, store and basement. First floor comprises four bedrooms and bathroom. Attic accommodation of two rooms above the main house and two further rooms in the wing.

Construction

Built principally of stone walls supporting a timber roof structure which in turns supports battens and peg stone tiles some of which have been replaced with clay peg tiles incorporating a felt and plastic underlay. Windows are a mix of side hung and vertical siding single glazed sash units there being one u.p.v.c. double glazed unit. Gutters are a mix of plastic and cast iron units.

Ceilings are predominantly lath and plaster with some patch repairs using plasterboard. Walls internally are lined with timber panelling, lath and plaster and plaster to masonry.

Floors are predominantly solid but there are some suspended timber floors to the ground floor with suspended timber floors throughout the upper floors.

PART ONE

THE BUILDING

Movement, timber defects and dampness are, in their various forms, the three greatest potential threats to the structure of a building. Where evidence is found of any of these conditions, advice is given on what action should be taken

2.00 MOVEMENT

The building has moved considerably as a result of poor original construction and subsequent deterioration due to the ingress of moisture to the structure. While we mention the principal areas in this section greater detail will be covered within the elemental items such 8.01 External Walls.

- Extensive bulging and outward movement of South facing wall to West wing.
- Extensive outward bulging of stonework to first floor section of East elevation to main house.
- Settlement resulting in partial reconstruction of South gable wall.
- Movement around the North gable wall to the main house near the chimney stack.

3.00 TIMBER DEFECTS

3.01 WOODWORM

To determine if woodworm and/or beetle is active, generally requires a period of monitoring of the areas where exit holes are visible. The presence of exit holes will inevitably mean further infestation will be found in hidden timbers. Along with additional costs.

Where suspended timber floors exist in older properties such as this one, it is probable that woodworm and/or beetle will be found in the hidden timbers. This risk increases considerably where there is insufficient ventilation of the void and/or damp timbers. As is the case for all the ground floor timber structures.

Where death watch beetle has been active, chemical treatments are seldom effective, except in killing predators such as spiders.

It is very important that timbers are not allowed to become damp as this will increase the infestation and decay.

As to be expected in a property of this age there is exit holes consistent with common furniture beetle, death watch beetle and bark beetle. Bark beetle is a type of woodworm that affects recently felled timbers so we conclude that the exit holes from these have long since been dormant. Common furniture beetle and death watch beetle are active within the building primarily because there are timbers with excessive levels of moisture content which is ideal for this type of wood boring beetle. They do generally attack only the sapwood of the timbers as the hard wood does contain natural chemicals which are harmful to the wood boring beetle. However prolonged wetting of these timbers can allow the beetle to gain a hold. This is made worse where the wetting such as to the dining room area has allowed fungal growth to occur and in these areas the timbers will have to be replaced with new sound timber. The main point to remember is that the water ingress should be stopped and timbers allowed to dry out then they can be thoroughly assessed and where noticeably weakened, replaced.



Woodworm that is active was noticed within the visible roof timbers especially the ridge area, lintol and timbers above the dining room window. This is not to say that further activity will not be found once areas are opened up. It is also probable that you will find high quantities of dust from previous wood boring beetle activity that is now dormant. Dust should be removed and if you wish to determine whether there is continued infestation apply paper strips glued to the wood and then any emerging wood boring beetle will chew through the paper leaving a tell tale hole.



ACTION

Replace weakened woodworm affected timbers.

3.02 WET ROT/DRY ROT

Over the decades the industry has come to talk about rot in terms of wet rot and dry rot. These terms are misleading in that all are fungi and rely upon water, air and food (usually wood). Some



fungi are white and others are brown. The fungi eat certain elements of the wood and result in different decay patterns.

Because of the extensive water ingress there has been both wet and dry rot, the solution to resolving the problem is to stop the water ingress through the roofs, walls and high ground levels, allow the timber to dry out, determine its stability and if found to be weakened then replace with new sound wood. In places the wetting has been so great that fungus is growing on lintol heads and floors.

ACTION

Replace all weakened and extensively decayed timbers.

4.00 DAMPNESS

4.01 DAMP-ROOF COURSE & DAMPNESS

Dampness in the majority of external and some internal walls as a result of high ground levels, perished stone and brick joints, cement based repointing mortars, defects around openings and failed and defective roof coverings.

Dampness has caused deterioration to both timbers and plasterwork and all of this damp affected plaster and timber will have to be replaced.

As an approximate guide consider about 70% of plaster needs renewing on the ground floor, 60% on the first floor and 100% within the attics.

ACTION

Renew all decayed and damp affected plaster throughout the building.

4.02 CONDENSATION

Because of all the moisture seeping through the structure there has been high levels of condensation within the building further exasperating the situation and encouraging decay by fungus and wood boring beetle. Once the external fabric of the building has been adequately repaired and the building has dried out, do ensure extract fans are provided to bathrooms and trickle ventilation to windows, where possible (listed building may not be possible).

5.00 INFESTATION

Mice have been gaining access to the property and they need to be discouraged by baited traps.

ACTION

Remove vermin.

6.00 ROOFS

6.01 EXTERNAL

The roofs were inspected with the aid of binoculars and a standard 4m ladder. The risk must be accepted that those roofs beyond our capable inspection could be defective. A further inspection with a builder and long ladders can be made, an additional charge will be necessary. We await your instructions.

The section of tiled roof over the West wing is when compared to the stone coverings quite recent with bituminised underfelt and more modern reinforced plastic underfelt. The latter is prone to condensation problems and where used, adequate cross ventilation needs to be encouraged so as to avoid the risk of condensation which will cause there to be higher than above average moisture content within the adjacent timbers that thereby encourages wood boring beetle activity. The occasional clay tile has slipped and a competent roofer needs to be employed to resecure these.

There is however another problem which will basically mean that the roof coverings in this area will need to come off and you should discuss the matter with the Conservation Officer as they may well want you to replace these areas with stone peg tiles that were originally on the roof in these areas. There is of course a significant cost implication to this requirement.

The reason why this roof covering will need to come off is because the roof rafters sit down upon the stone walls without the benefit of any ceiling joists being ties to the roof to restrain outward movement. This outward pressure has resulted in the walls moving, most noticeably on the South elevation of the West wing.



It is our opinion that this poor detail needs to be improved by way of restraining straps and framing tying into the floor, cross partitions and occasional cross tie beam. It can be achieved, it just requires careful thought and design.

ACTION

Strip all roofs, install ties between roof timbers, floors, partitions and walls. Reinstate roofs.

The tile covering over the single storey section is in a poor condition with noticeable evidence of water ingress, we therefore recommend this entire roof be taken off, the rotten rafter ends repaired prior to installing a new roof covering. Again it will be necessary to liaise with the Conservation Officer as to the type of material going back on this roof.

ACTION

Repair and replace covering to single storey roof.

With regard to the remaining stone tiled roof, two principal problems exist, one is areas of tiles now slipping due to the timber pegs failing as a result of rot, decay and wood boring beetle activity and the other is that along the eaves line of the South elevation to the West wing because the wall has moved out noticeably it has resulted in the tiles flattening out beyond the original design parameters imposed by the roofer, this has resulted in further water ingress through the tiles into the wall causing greater decay and movement.

It will now be necessary to re-pitch the roof to eliminate the flattening at the eaves by installing additional rafter sections.

ACTION

Install additional rafters to take out sag to eaves.

6.02 INTERNAL

Some areas of the roof structure were visible such as those near the valley formed between the main house roof and the West wing, in this area noticeable movement has occurred causing the joints to open and fail, they will need to be reconstructed when the roof coverings are removed.



The pine ridge timber to the main house has suffered from extensive wetting resulting in extensive wood boring beetle activity that has caused it to fail and will need to be replaced.

7.00 RAINWATER GOODS AND CHIMNEY STACKS

7.01 GUTTERS & DOWNPIPES

Guttering is a mix of cast iron and plastic. A number of the cast iron sections have cracked where we conclude they have become choked with debris and water trapped inside has frozen causing expansion and subsequent cracking. Joints to the actual

gutters have deteriorated thereby allowing water to escape and cause additional wetting to the walls.

A number of the gutters are poorly installed in relation to the eaves and are unlikely to catch much of the rainwater from the roof.

It is recommended that all gutters are taken down, thoroughly overhauled. Cracked and badly corroded sections replaced and then gutters reinstalled in such a way that they collect as much of the roof water as possible. In order to achieve this it may be necessary to install additional rainwater pipes since the eaves line rises and falls noticeably on the distorted wall sections.

ACTION

Replace corroded gutters and re-align all, with additional rainwater pipes as necessary.

7.02 FLASHINGS & LEADWORK

Most lead flashings that are in place do not give us a great deal of confidence in their ability to prevent rain penetration owing to the wetness found inside. It is therefore recommended that all flashings be renewed when the roof coverings are attended to.

ACTION

Replace all existing lead flashings.

7.03 CHIMNEY STACKS



The chimney stack to the Northern end of the main house has weathered noticeably with significant loss of stone to the North and East side. It is recommended that the stone sections here be sympathetically repaired and where appropriate additional sections of stone installed.



The chimney stack to the main house on the East end was of a similar stone structure that has now been lowered and re-built using bricks.

It is recommended that the brickwork be taken down and a new stone stack built. The rendered flashing detail on the West side of this stack should be removed and the stone sympathetically repaired with



appropriate flashing details.

The large chimney stack complex to the West wing has been rendered on its lower sections, the render although recently patch repaired shows noticeable signs of sulphate attack therefore it is our recommendation that this render be removed in its entirety and once the brickwork is exposed determine whether it can be repaired and a new lime based render applied. The upper sections of brickwork are not that old and have been repointed using a cement based mortar which is inappropriate and while access is gained to this stack allow for removing the cement based repointing work, it may be more cost affective to simply re-build this stack in new brickwork within lime mortar.



ACTION

Repair/re-build all but two chimney stacks.

Small chimney stack re-built on the South West corner is in serviceable order as is the stack on the South gable to the main house single storey section.

7.04 CHIMNEY BREASTS

It is considered that the flues are unlined and where flues are no longer in use, vent caps should be fitted to the chimney pots to allow air circulation to continue but reduce the risk of rain penetration down the flues and subsequent dampness and staining of the decorations to lower levels. In a similar fashion, fresh air vents should be provided to the disused flues within the rooms to enhance circulation of air.

Within the building chimney breasts show noticeable signs of water ingress down the flues and down the face of the chimney breasts causing deterioration of the plaster finishes all of which will have to be renewed with new sound plaster but only after the water ingress problem has been resolved.

None of the flues are considered as usable and will need lining.

ACTION

Re-line flues and fit vent caps to disused flues.

8.00 WALLS

8.01 EXTERNAL WALLS

Ground levels around the perimeter walls especially on the East and North side of the property have over the centuries been raised and now are creating a problem with internal dampness. It is important that the ground levels are lowered to below floor level and where suspended timber floors exist ensure that there is an adequate number of air bricks are provided to maintain cross ventilation within these areas.

ACTION

Lower ground levels and install cross ventilation.

North gable main house.

Stonework finished in lime based mortar badly weathered on the top East part where cement based repointing work carried out.

ACTION

Remove all previous cement based repointing work, rake out joints and replace badly weathered sections of stone with new matching stone.



West facing wall to main house North end.



Inappropriate cement based repointing work, vertical butt joint crack where door opening once existed, decay of embedded timber lintel resulting in cracking from lintel up to cill of window above, outward spreading of roof structure between corner of building and window, green algae growth on wall due to defective rainwater goods now replaced.

ACTION

Remove all previous cement based repairs, rake out all joints and repoint with a lime based mortar.

ACTION

Open up roof structure to install appropriate ties to prevent further roof spread.

North facing elevation to West wing.

Sandstone within lime based mortar with cement based render repairs and repointing work. Green algae growth upon stonework where defective rainwater goods have previously existed. Cracking on the North West corner and smaller stones used for the infill where we assume there was an entrance into the building now demolished.

ACTION

Remove cement based renders and replace with lime based renders, remove cement based repointing work, rake out all joints and repoint using lime mortar.

West elevation to West wing.

Sandstone within lime based mortar repointed with cement based mortar and where repointing has not been carried out joints are badly weathered, heavy cement rendered near the barge boarded sections.

ACTION

Remove all previous cement based repairs, rake out all joints and repoint with lime based mortar paying particular attention to the junction of gable to tiled roofs.

South elevation to West wing.

Sandstone within lime based mortar. Local repointing is in cement based mortar. Perished joints generally and extensive bulging and distortion of the elevation.

Rainwater is considered to have entered into the wall structure from the defective roof covering partly caused by the roof spread. This water ingress has caused the inner core to weaken allowing the weak roof structure to push the wall outwards, further increasing the deterioration of the roof covering and the joints to the walls allowing further water to permeate into the structure. This continued cycle will eventually result in the total collapse of this wall.

**ACTION**

All previous cement based repairs need to be removed, the joints carefully raked out in small areas, small sections of stone to be removed to determine the condition of the core as it is anticipated the core will have deteriorated. In small areas, but eventually covering the whole wall, install a slurry lime based grout to stabilise the wall prior to repointing with lime based mortar. It is important that metal restraint ties are also installed from the wall back to the floor structures. Some initial repointing will be required to hold in the slurry.

Single storey brick structure.

Original lime based mortar has perished and repointing in cement based mortar has accelerated the decay. Imbedded timber sections badly rotted away.

Joints where defective rainwater goods exist have been completely washed out.

ACTION

Remove all previous cement based repairs and rotten timber sections, replacing the timber sections with brickwork and then repoint in lime based mortar.

South gable to main house.

Distortion of entrance area occurred some time ago and partial re-building and repointing was undertaken using cement based products. The settlement is long established and as far as we can determine stabilised. It would be of benefit to remove the cement based repointing work and renew with lime based mortar but we suspect the upper sections to have been completely re-built however further tests could be undertaken to determine whether it is simply surface pointing. If it is then it can be repoint using lime based mortar.



East elevation.

Sandstone finished in lime mortar with some repointing work using cement based mortar. General deterioration of joints, recommend all cement based mortar repairs be removed, joints carefully raked out and repointed using lime based mortar.

Noticeable distortion to the elevation due to the lack of lateral restraint and it is recommended that restraint straps be installed from floors and roof structure.

ACTION

Install restraints between front wall and the abutting floors and roof.

The South window, i.e. lounge with the cracking above the timber lintol due to decay of the lintol. Open up lintol area and repair timber lintol repairing stonework at the same time although it is unlikely that it will be feasible to align the stonework.

Central window with stonework above distorted due to noticeable decay of timber lintol structure will require the stonework between the ground floor and the first floor window to be re-built and new lintol installed.

Upper elevation to North end bowing out noticeably where stonework no longer bonding to the remaining wall. This section will need to be re-grouted if at all possible and then repointed taking particular care to re-tie the structure back to the floors and roof.

ACTION

Re-build failed sections of wall and lintols, re-grout and repoint.

8.02 INTERNAL WALLS

High proportion of these are suffering from decay of the plaster finishes due to moisture problems. It will be necessary to remove all the wet affected plaster and replace with lime based plaster.

9.00 EXTERNAL JOINERY

9.01 WINDOWS

External timbers to windows has deteriorated badly with cills having completely rotted away and been replaced with cement. We do not think it will be possible for a carpenter to repair the majority of these windows and therefore it will probably be necessary to install new conservation standard units.

ACTION

Install new conservation approved windows.

9.02 DOORS

Just possible to repair these but particular care needs to be taken with regard to providing additional weathering details to prevent wind blown rain coming in around the doors.

9.03 SOFFITS, FASCIAS,ETC

No timber soffits or fascias.

9.04 EXTERNAL DECORATIONS

It is highly probable that the old base coats of paint contain lead, which will be released if worked upon by mechanical means or heat guns. The fumes and dust will be highly poisonous, which is why you should comply with the paint manufacturers recommendations when working in these areas.

Full external redecoration is required.

10.00 FOUNDATIONS

At no time did we expose or inspect the foundations to the property and we cannot confirm or deny the existence of satisfactory foundations to the property.

11.00 SITE

11.01 LEVELS

Ground rises gently away from the road to a high point beyond the house on the West boundary. As mentioned earlier it is important that the ground levels immediately around the building be lowered to below floor levels.

11.02 DRAINS

We have not been able to determine whether the foul and surface water discharge to the correct drain systems. The risk exists that the foul water is discharging into the surface water drains. Specialists can be instructed at extra cost, to test the system and provide a report for you. We await your instructions.

We do not undertake a test of the drains as this is a specialist operation. Where it is possible to lift the inspection covers we comment upon the conditions found.

Our best guess is that the foul water discharges out to a system on the North side of the property although we were unable to locate any inspection chambers at the time of our inspection.

11.03 ACCESS

Pedestrian access only to the site with a personal gate entry on the North boundary West end and one within the East boundary wall. Evidence to suggest there was vehicle entry point a little bit further along the Eastern wall boundary now not possible due to the changes in pavement and road furniture.



11.04 TREES

Within the boundaries of the site there are a number of mature trees. As we are building and not tree specialists we cannot confirm whether they are in a sound condition. If you are concerned you should instruct a tree specialist to inspect and report upon them. If you do not, you must accept the risk that monies will need to be spent upon them in the future.

There are trees within your boundaries which are within influencing distance to the property and are causing damage to the property garden walls.

Others are too close to the house, all such trees need to be removed.

11.05 BOUNDARIES

Sandstone walls to the North and East with part sandstone and timber fencing to the other two boundaries.



Sandstone walls are suffering from forces exerted by trees growing close to the walls and the joints are badly perished in large areas. Quite extensive repairs are required to the

external walls by way of repointing and replacing badly perished sections of stone especially where cement based work has been undertaken in the past.

It would also be prudent to remove the trees that are causing the damage to the walls currently.



11.06 ENVIRONMENT

Residential area close to a local authority housing estate and the ring road.

11.07 GARAGE AND OUTBUILDINGS

Small semi-derelict brick store room in need of renewal.

11.08 OTHER

Other.

BUILDING PART TWO

The Surveyor will inspect as much of the surface areas as is practicable and will lift loose floorboards and trap doors where accessible, but he will be under no obligation to raise fixed floorboards or to inspect those areas of the property that are covered, unexposed or are not readily accessible.

It is highly probable that the old base coats of paint contain lead, which will be released if worked upon by mechanical means or heat guns. The fumes and dust will be highly poisonous, which is why you should comply with the paint manufacturers recommendations when working in these areas.

12.00 GROUND FLOOR ROOMS

12.01 LOUNGE (SOUTH END)

- CEILING

Lath and plaster with cracking consistent with age grinning through the lining paper, plaster still holding to the laths.

- WALLS

Part exposed timber panelling with high moisture content in the lower sections and adjacent floorboards with common furniture beetle attack occurring in localised areas. Will need attention during repairs.

Above dado rail height walls are a mix of plaster on masonry, wallpaper lining to timber panelling finished with hardboard and similar hardboard sheet finish to old masonry walls. Because of the high moisture content within the walls due to external defects the hardboard is warped and will need to be replaced.

- FLOOR

Timber floor without undue springiness, because of the high moisture content it is important that the external air bricks are cleared out and ground levels lowered.

- SKIRTINGS, DOORS AND WINDOWS

Replacement u.p.v.c. double glazed window would not be in compliance with listed building consent and will need to be replaced as part of repairs. Door needs easing and adjusting. Skirtings in need of repair where affected by damp and common furniture beetle.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

12.02 HALL, PASSAGE AND STAIRS

- CEILING

Lath and plaster ceiling with extensive cracking towards door end where wall moving away from ceiling. Restraint works required before ceiling repairs undertaken. The remaining ceilings are in reasonable order with usual cracking grinning through the lining paper but plaster still in contact with laths.

- WALLS

A combination of timber panelling and plaster on masonry, impact damage and some minor decay to timber panelling. Deterioration of plaster to walls where water ingress has occurred from above will need attention. Masonry walls especially the one which was an outside wall and now forms the partition wall between the corridor and utility, this is heavily saturated from water principally we believe entering at higher level and seeping down through the structure. Once the water ingress has been stopped then the water affected plaster can be replaced having first allowed the structure to dry out adequately.

- FLOOR

Solid floor, gently slopes in West to East direction finished with tile, threshold to door rotted away. Floor area adjacent to stairs is suspended timber floor beneath worn vinyl covering, floor was without undue springiness.

- SKIRTINGS, DOORS AND WINDOWS

Fungal decay occurring within the skirting due to saturated wall. Front entrance door has over time distorted noticeably due to the structural movement in this area.

Doors leading off from the circulation areas will require a general overhaul. Timber stairs of even rise and going with handrail to the side in serviceable condition.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

12.03 UTILITY (SOUTH WEST CORNER)

- CEILING

Open timbers and underfelt, extensive evidence of water ingress especially along the eaves line causing saturation of the timbers and wall below.

If this element is to be retained then further water ingress needs to be prevented before the structure can be upgraded with appropriate insulation, vapour control layers and plasterboard.

- WALLS

Extensive water penetration both horizontally and from above vertically with significant deterioration of internal plaster finishes, cracking and distortion to the masonry walls partly as a result of the heat generated from the oven and also deterioration of the external wall which has resulted in movement at an earlier time.



All water ingress needs to be abated, damaged and defective plaster removed, external pointing, etc. attended to, allow the wall to dry out and then re-plastering can be considered.

- FLOOR

Stone finish floor in serviceable order considered to be laid on earth with the usual reasonably high moisture levels. This however is not considered significant provided no covering is applied to the tiles as the moisture will be allowed to easily evaporate out into the atmosphere.

- SKIRTINGS, DOORS AND WINDOWS



No skirtings, door needs general overhaul.

Window needs the cracked and broken small panes to be replaced.

Traditional oven has deteriorated over time with some of the cast iron sections being broken but could possibly still be used as a feature as could the hand pump.



- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

12.04 DINING ROOM (NORTH END)

- CEILING

Original lath and plaster ceiling with cracking grinning through the various paint and paper finishes. Extensive wet staining from the bathroom above, this has resulted in fungal decay of the principal lintol over one of the windows. The wet timbers have also been attacked by both common furniture and death watch beetle.



Damaged ceiling will need to be taken down, all timbers examined and those affected by the water which have now been weakened will need to be replaced as will the lintol above window. It will also be necessary to re-build some of the masonry wall above the window as this has now moved downwards as a result of the lintol failure.

Ceiling towards the North and West corner has also suffered from water damaged due to water coming down the chimney breast and through the masonry on this corner of the building.

- WALLS

Timber panelling below dado rail has suffered from fungal decay due to water ingress through the masonry structure, there has also been extensive condensation causing a white mould to occur on the surface of the panelling. Moisture meter indicates there are above average moisture levels within the timber and there is a distinct possibility that the fixings securing these panelled walls will have decayed over time due to condensation and water ingress. This will only really become apparent once the damaged panels are removed for replacement and the fixings become exposed. In order to determine the full extent of the decay it will be necessary to open up sections of panelling either before purchase which is the ideal solution or accept the risk that works will be necessary in this area once purchase completed.



- FLOOR

Suspended timber floor part replaced with modern pine boards, not unduly springy and it is important that the external air bricks are opened up to maintain air ventilation beneath this floor.

- SKIRTINGS, DOORS AND WINDOWS

Door needs slight overhaul, windows need cracked and broken panes of glass to be replaced.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

12.05 TOILET

- CEILING

Lath and plaster ceiling with cracks grinning through the lining paper but plaster still in contact with the laths.

- WALLS

Masonry walls finished with plaster, extensive staining due to water ingress and suspected water seeping out of the w.c. This coincides noticeably with the decay within the dining room.

- FLOOR

Solid floor beneath worn vinyl floor covering.

- SKIRTINGS, DOORS AND WINDOWS

Door needs slight easing and adjustment to the frame and glazed window would benefit from a general clean and overhaul prior to redecorating.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

12.06 KITCHEN

- CEILING

Lath and plaster ceiling with some cracking grinning through the lining paper, the lining paper is becoming detached in places.

- WALLS

Lath and plaster and plaster on masonry, walls are out of plumb due to the continued outward movement especially of the South wall. Decay of plaster internal finishes especially noticeable at low level considered to be a result of water ingress around windows, high ground levels and inappropriate previous plaster repairs using sand cement based plasters.

All affected plaster and inappropriate plasters need to be removed, ground levels lowered, windows attended to so that no further water ingress can occur, allow to dry out prior to re-plastering with appropriate plaster.

- FLOOR

Sandstone finished floor with character wear to trafficated sections. Naturally there is no damp proof membrane beneath this type of floor. It is important that it is allowed to breath.

- SKIRTINGS, DOORS AND WINDOWS

Timber windows are replacement single glazed units that are deteriorating.

- FIXTURES AND FITTINGS

Stainless steel sink unit faded and would benefit from replacement.

Cast iron stove, some sections missing, makes a nice feature but questionable as to whether it is still functional.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

12.07 REAR STORE (WEST END)

- CEILING

Lath and plaster ceiling with slight cracking consistent with age. Section of ceiling has collapsed and needs to be attended to. The exposed timber beam is saturated and water ingress needs to be stopped before noticeable decay occurs. It is of concern that the beam end may well be extensively rotten and this needs to be opened up and repairs allowed for.



- WALLS

Out of perpendicular with cracks where wall moving outwards and cement repairs show further cracks indicating movement has not ceased. Lime wash and plaster to walls deteriorating due to water ingress through and down walls. External remedial works required as discussed elsewhere in the report to prevent further water ingress and movement.

- FLOOR

Uneven brick on earth floor with well worn sections in trafficated zone near to the traditional brick copper.



- FIXTURES AND FITTINGS

Very old hand pump and copper could be overhauled to provide a visual focal point.

- SKIRTINGS, DOORS AND WINDOWS

All need a thorough overhaul.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

12.08 CELLAR

- Brick and stone cellar built underneath the garden on the North side of the store with well worn treads leading down into the cellar, there is also a sump that at the time of our inspection held water and it is recommended that this sump be investigated further to see whether the drain does discharge to a drain system or simply forms a catchment sump for water to be pumped out in which case if it is the latter a pump needs to be provided.



12.09 LARDER ADJACENT TO KITCHEN WITH STAIRS LEADING TO FIRST FLOOR.

- CEILING

Lath and plaster ceiling with section having collapsed needing to be repaired.

- WALLS

Lime wash finished stonework and brickwork some paint applied over bricks now peeling away. High levels of moisture content within the walls partly as a result of the concrete floor and water penetration through the outer walls. Inappropriate plaster repairs and concrete floor needs to be removed.

- SKIRTINGS, DOORS AND WINDOWS

No skirtings, door needs minor adjustment. Stairs of even rise and going, would benefit from a handrail to the side.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

12.10 BEDROOM 1 AND STORE (WEST)

- CEILING

Lath and plaster ceiling some of which has been replaced with plasterboard and skim finish requires final detailing before decorating.

- WALLS

Plaster on masonry, some timber panelling overpainted. Outer walls well out of plumb especially on the South side. Noticeable movement occurred some decades ago and the replacement plaster at that time took into account the distortion as did the timber frames to doors. However since that time further movement has occurred resulting in cracking between plaster and doors and also within the plaster walls. There is noticeable dampness within the walls due to horizontal rain penetration and vertical rain penetration. Where the wall seems slightly drier it is mainly because the plaster has already become detached from the masonry.

- FLOOR

Timber floor undulates due to previous movement and settlement of the structure, not unusual in buildings of this age. Sections of the floor have been replaced with pine boards, this may have been in order to install cross bracing since there is no floor joists going into the North or South walls or joists going East West, this further weakens the stability of the walls and due to the water ingress to the South wall, this has primarily been the cause of the noticeable distortion.

Loose blown damp affected plaster will need to be removed and we also suggest the repaired plaster areas be removed and a lime based render applied. Sections of floor will need to come up in order to install cross ties to stabilise the wall.

- SKIRTINGS, DOORS AND WINDOWS

Skirtings cut to accommodate uneven floor, windows suffering from fungal decay on the South side. Doors need minor adjustment.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal

12.11 BEDROOM 2 (WEST)

- CEILING

Lath and plaster ceiling some of which has been replaced with plasterboard and skim finish requires final detailing before decorating.

- WALLS

Plaster on masonry, some timber panelling overpainted. Outer walls well out of plumb especially on the South side. Noticeable movement occurred some decades ago and the replacement plaster at that time took into account the distortion as did the timber frames to doors. Since that time further movement has occurred resulting in cracking between plaster and doors. There is noticeable dampness within the walls.

- FLOOR

Timber floor undulates due to previous movement and settlement of the structure, not unusual in buildings of this age. Sections of the floor have been replaced with pine boards.

- SKIRTINGS, DOORS AND WINDOWS

Skirtings cut to accommodate uneven floor, windows suffering from fungal decay. Doors need minor adjustment.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

13.00 STAIRS, LANDING FIRST FLOOR EAST END OF BUILDING

- CEILING

Lath and plaster ceiling with wet staining, heavy cracking, recommend this ceiling be replaced.

- WALLS

Lath and plaster along with glazed timber panel. In places the lath and plaster is deteriorating probably as a result of water ingress from the defective roof coverings above and once the roof has been repaired then the plaster can be renewed.

- FLOOR

Replacement pine floorboards slightly worn remain in stable order.

- SKIRTINGS, DOORS AND WINDOWS

Serviceable requiring minor attention only.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

13.01 BATHROOM

- CEILING

Lath and plaster noticeably distorted and with some wet staining. The lining paper is peeling away and will need to be renewed.

- WALLS

Plaster on masonry and hardboard to studwork, hardboard is distorted due to atmospheric moisture and plasterwork especially around the window opening noticeably cracked with extensive cracking to the wall where this has settled due to the failed lintol below as a result of leaks from the bathroom appliances. Plaster will need replacing as the section of wall is re-built. Warped and distorted hardboard will also need to be replaced.

- FLOOR

Mix of old and more recent pine floorboards. The old sections show signs of woodworm and decay



due to leaking bath, these sections will need to be repaired.

- SKIRTINGS, DOORS AND WINDOWS

Cracked broken panes of glass will need replacing. Skirtings still remain serviceable as does the door.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

13.02 BEDROOM 3 (NORTH MAIN HOUSE)

- CEILING

Heavily distorted ceiling with lath and plaster following the distortions due to previous movement also decay of ceilings especially where water ingress has occurred resulting in fungal growth on walls and floor. Where tie beam enters wall and associated roof timbers, decay is extensive and it should be expected that the tie beam end and adjacent timbers will have to be replaced.



- WALLS

Water ingress through the West and North walls causing deterioration to the hardboard linings and plaster linings all of which will need to be replaced. East facing wall is noticeably bulging outwards with what appears to be a situation where the outer stone skin is delaminating from the inner structure, major reconstruction work required in this area and of course replacement of the wet affected plaster internally.

- FLOOR

Timber suspended floor with older pine floorboards showing signs of previous wood boring beetle activity and apart from the odd localised area this can be treated, they give the appearance of being in stable order.

- SKIRTINGS, DOORS AND WINDOWS

Skirtings still serviceable, windows require a general overhaul and door needs slight attention.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

13.03 BEDROOM 4 (SOUTH)

- CEILING

Lath and plaster ceiling with lining paper that has been torn away and patch repairs undertaken due to the rain penetration that is occurring through the wall and roof above.

Further decorative attention required to the ceiling.

- WALLS

Masonry walls. The South wall recently re-plastered and has adequately dried out. The West section is still saturated with water and repairs externally required before the internal plaster both old and new is replaced.

- FLOOR

Timber suspended floor and at the time of our inspection one of the floorboards had been lifted to show that the floor joists have suffered in the past from wood boring beetle activity but it does not appear to have been significant. Some localised treatment might be appropriate. Floorboards are of varying widths and age and in one area noticeably flex possibly due to weakened joists which will need repair.

- SKIRTINGS, DOORS AND WINDOWS

Skirtings remain serviceable, window no longer aligns on the sashes.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

14.00 SECOND FLOOR/ATTIC

14.01 STAIRS LEADING TO ATTIC

- CEILING

Lath and plaster with cracking consistent with age but stable.

- WALLS

Lath and plaster and plaster on masonry deteriorating due to age but serviceable

- STAIRCASE

Stairs of even rise and going accepting the winders, majority of treads have decayed due to wood boring beetle activity and need to be replaced.



ACTION

Repair stair treads.

- SKIRTINGS, DOORS AND WINDOWS

None.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

14.02 ROOMS TO FRONT SECTION

- CEILING

Plasterboard and lath and plaster all in deteriorated state and need to be renewed in their entirety.

- WALLS

Plaster on masonry some of which have been re-plastered, others are old lath and plaster, plaster to masonry which is deteriorating badly and will need to be replaced in its entirety.

Original timber purlin has at some stage either rotted or been cut away and timber bracing put in, recommend a replacement purlin is installed with appropriate joint system. Where an original bracing timber to a high level purlin is built into the North end wall we suspect this is rotting badly and will need to be cut out and replaced with a new one.



- FLOOR

Undulating timber floor with variety of aged boards that remains reasonably serviceable.

- SKIRTINGS, DOORS AND WINDOWS

Deteriorated and in need of replacement.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

14.02 REAR ATTIC ROOMS

- CEILING

Plasterboard and lath and plaster all in deteriorated state and need to be renewed in their entirety.

- WALLS

Plaster on masonry some of which have been re-plastered, others are old lath and plaster, plaster to masonry which is deteriorating badly and will need to be replaced in its entirety.

- FLOOR

Undulating timber floor with variety of aged boards that remains reasonably serviceable.

- SKIRTINGS, DOORS AND WINDOWS

In need of extensive repair.

- DECORATIONS

Thoroughly deteriorated and in need of full and complete renewal.

15.00 FIRE, SAFETY AND SECURITY

We consider it important for you to arrange at the earliest opportunity to have the locks changed. This, we feel, is a sensible precaution given the number of people who will have had the opportunity to make a copy of the keys.

15.01 BURGLAR ALARM

None to this property.

15.02 FIRE ALARM

None to this property and we strongly recommend the installation of one.

15.03 LEVEL OF SECURITY

Very poor and needs to be improved by way of window and door locks plus alarm.

16.00 SERVICES

These have only been inspected visually where they were accessible and tests have not been applied. Standards of adequacy can only be ascertained as a result of tests by an appropriate specialist. A general comment only is made on items 15.01 to 15.05 inclusive.

The efficiency, compliance with regulations and adequacy of design of services can only be assessed by tests conducted by suitably qualified specialists. Although surveyors are not specialists in these particular areas, an informed opinion can be given on the basis of the accessible evidence. Where possible, drainage inspection chambers are examined, but drains are not tested during the Inspection. However, in all cases advice is given if there is cause to suspect a problem. Leisure facilities and non-permanent outbuildings are noted but not examined.

16.01 WATER

Incoming mains by way of lead pipe located in cupboard in corner of dining room. The majority of pipework where viewed was old lead pipe which is a health hazard therefore recommend the entire cold water plumbing water system be replaced with new modern copper or plastic system.



ACTION

Install complete new cold water plumbing system.

16.02 ELECTRICITY

Mains available with meter and consumer board with fuses of the old cartridge style wire system located in the stairs hall area of the main hall. Cabling was old with rubber insulated cable along with plastic insulated cable none of which gave us any confidence with regard to the system and we strongly recommend that you allow for complete re-wiring of the property.

ACTION

Complete renewal of electrics.

16.03 HEATING

No central heating. Heating being provided in the past by the fireplaces and occasional electric appliance. All of which cannot at present be relied upon and if you wish to use the open fireplaces arrange for specialists to carry out checks on the flues as it is probable that the joints are perished and there is a risk of smoke possibly sparks entering roof voids.

ACTION

Install sympathetic heating system.

16.04 PLUMBING AND SANITARY FITTINGS

Character bath and wash basin that could be overhauled by specialists, remaining sanitary fittings need to be replaced in their entirety.

ACTION

Install new fixtures and fittings.

16.05 GAS/OIL

Mains gas available, meter on front elevation wall.

17.00 INSULATION

None to this property and in order to improve its performance we recommend installation of appropriate insulation with correctly positioned vapour control layers and ventilation.

ACTION

Improve insulation to property to reduce heat loss.

18.00 LEGAL & OTHER MATTERS

Your Legal Advisers are responsible for checking relevant documents relating to the property (these might include servicing records and any guarantees, reports and specifications on previous repair works) as well as for carrying out all the standard searches and inquiries. However, if any specific matters are identified which the Legal Advisers should investigate on your behalf, these are reported in this section. You are asked to pay particular attention to the **ACTION** paragraph below.

ACTION

The following points should be checked by your Solicitor to ensure retention of any rights or guarantees that should be reserved for you and to clarify any liabilities you may have to others.

1. The ownership of the perimeter fences, walls and hedges and clarification of the boundaries, in particular the boundary to the rear and left side.

You should immediately pass a copy of this Report to your Legal Advisers with the request that, in addition to the necessary standard searches and inquiries, they check and confirm each and every one of the items referred to above.

19.00 SUMMARY OF REPAIRS

Assuming that you decide to proceed with the purchase of this property, there may be some things on which you should take action before you exchange contracts – such as obtaining competitive quotations for urgent repairs. (If any further investigation of some urgent matter is recommended, this will involve a second visit to the property, perhaps by an appropriate specialist who will submit a separate report).

ACTION

If, after reading and considering this Report, you are minded to proceed with the purchase, you are advised to send a copy as soon as possible to your Legal Advisers. Please draw to their attention the whole of the Section “LEGAL & OTHER MATTERS”.

19.01 URGENT REPAIRS

We recommend that you should treat the following matters – all discussed earlier in the Report – as urgent repairs, to be remedied as soon as possible after purchase.

- Replace weakened woodworm affected timbers.
- Replace all weakened and extensively decayed timbers.
- Renew all decayed and damp affected plaster throughout the building.
- Remove vermin.
- Strip all roofs, install ties between roof timbers, floors, partitions and walls.
- Re-instate roofs.
- Repair and replace covering to single storey roof.
- Install additional rafters to take out sag to eaves.
- Replace corroded gutters and re-align all, with additional rainwater pipes as necessary.
- Replace all existing lead flashings.
- Repair/re-build all but two chimney stacks.

- Re-line flues and fit vent caps to disused flues.
- Lower ground levels and install cross ventilation
- Remove all previous cement based repointing work, rake out joints and replace badly weathered sections of stone with new matching stone.
- Remove all previous cement based repairs, rake out all joints and repoint with a lime based mortar.
- Open up roof structure to install appropriate ties to prevent further roof spread.
- Remove cement based renders and replace with lime based renders, remove cement based repointing work, rake out all joints and repoint using lime mortar.
- Remove all previous cement based repairs, rake out all joints and repoint with lime based mortar paying particular attention to the junction of gable to tiled roofs.
- All previous cement based repairs need to be removed, the joints carefully raked out in small areas, small sections of stone to be removed to determine the condition of the core as it is anticipated the core will have deteriorated. In small areas, but eventually covering the whole wall, install a slurry lime based grout to stabilise the wall prior to repointing with lime based mortar. It is important that metal restraint ties are also installed from the wall back to the floor structures. Some initial repointing will be required to hold in the slurry.
- Remove all previous cement based repairs and rotten timber sections, replacing the timber sections with brickwork and then repoint in lime based mortar.
- Install restraints between front wall and the abutting floors and roof.
- Re-build failed sections of wall and lintols, re-grout and repoint.
- Install new conservation approved windows.
- Repair stair treads.
- Install complete new cold water plumbing system
- Complete renewal of electrics.
- Install sympathetic heating system.
- Install new fixtures and fittings.
- Improve insulation to property to reduce heat loss.

We have not undertaken a detailed assessment of the cost of the repairs highlighted in the report but would suggest a guide figure of £428,000.00 plus VAT and fees for dealing with the urgent matters.

You are most strongly advised to obtain competitive quotations from reputable contractors before you exchange contracts. As soon as you receive the quotations and report for the work specified above, and also the responses from your Legal Advisers, we will be pleased to advise whether or not these would cause us to change the advice which we give in this Report.

Only when you have all this information before you will you be fully equipped to make a reasoned and informed judgement on whether or not to proceed with the purchase.

We must advise you, however, that if you should decide to exchange contracts without obtaining this information, you would have to accept the risk that adverse factors might come to light in the future.

In the report we have highlighted a number of repair items. Should you proceed with the purchase of the property, we shall be happy to assist in the production of the necessary specifications, drawings and approvals on your behalf.

19.02 MAINTENANCE CONSIDERATIONS

Although these matters are not essential, you may wish to obtain an estimate from a reputable firm of builders for the repairs listed below, so that you know the likely cost before you exchange contracts.

- Full redecoration internally and externally.
- Remove trees close to house and those damaging the boundary walls.

19.03 OTHER CONSIDERATIONS

- Costs of decorations, fixtures and fittings.
- Install fire/smoke alarm.
- Burglar alarm.

19.04 FURTHER INVESTIGATION

- Drains.

20.00 INSURANCE

20.01 REBUILD COST CALCULATION FIGURE

On the assumption that the property is insured under a satisfactory policy covering the whole building, the current cost of reinstating the property in its present form is estimated to be £700,000 (Seven hundred thousand pounds).

21.00 LIMITATIONS

21.01 REGARDING THE CONTENT OF THE REPORT

In making the Report the assumptions have been made in accordance with the Standard Conditions of Engagement, a copy of which is attached to this report.

ADDRESS:

Hardings
Chartered Building Surveyors

21.02 REGARDING THE USE OF THE REPORT

This report is solely for the your use and your professional advisers, and no liability to anyone else is accepted. Should you not act upon specific, reasonable advice contained in the Report, no responsibility is accepted for the consequences.

I hereby certify that the property has been inspected by me and that I have prepared this Report.

Signature

Date:

Surveyor's Name and
Professional Qualifications

David Harding BSc MRICS

Name and Address of
Surveyor's Organisation

D Harding Ltd
162 Godinton Road,
Ashford Kent TN23 1LN

Standard Conditions of Engagement For a Building Survey Report on a Residential Property.

Subject to express agreement to the contrary and any agreed amendments/additions, the terms on which the surveyor will undertake the Building Survey are set out below.

1. Based on an inspection as defined below, the Surveyor, who will be a Chartered

Surveyor will advise the Client by means of a written Report as to his opinion of the visible condition and state of repair of the subject property.

2. The Inspection

(a) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible.

(b) Floors

The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or hard board, carpets or other floor coverings. The Surveyor will not attempt to raise fixed floorboards without the written permission of the owner.

(c) Roofs

The Surveyor will inspect the roof spaces if there are available hatches. The Surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0 m (10' 0") above the floor or adjacent ground. It might therefore not be possible to inspect roofs above this level; in such cases, pitched roofs will be inspected by binoculars. The Surveyor will follow the guidance given in Surveying Safely issued by the RICS in April 1991, which incorporates the guidance given in Guidance Note G531 on the safe use of ladders and step ladders issued by the Health and Safety Executive.

(d) Boundaries, Grounds and Outbuildings

The inspection will not include boundaries, grounds, outbuildings, specialist leisure facilities, swimming pools or tennis courts.

(e) Services

The Surveyor will carry out a visual inspection of the service installation where accessible. Manhole covers will be lifted where accessible and practicable. No tests will be applied unless previously agreed. The Surveyor will report if, as a result of his inspection, the Surveyor considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.

(f) Areas not Inspected

The Surveyor will identify any areas which would normally be inspected but which he was unable to inspect and indicate where he considers that access should be obtained or formed and, furthermore, he will advise on possible or probable defects based on evidence from what he has been able to see.

3. Deleterious and Hazardous Materials

(a) Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Surveyor will advise in the Report if, in his view, there is a likelihood that high alumina cement (HAG) concrete has been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.

(b) Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up which cannot be carried out at the risk of causing damage - see paragraph 2(a) above.

(c) The Surveyor will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible immediately adjacent to the property, but the Surveyor cannot assess any possible effect on health. For obvious reasons, the Surveyor cannot report on any underground cables.

4. Contamination

The Surveyor will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from his local knowledge or the inspection, he considers that contamination might be a problem he should advise as to the importance of obtaining a report from an appropriate specialist.

5. Consents, Approvals and Searches

(a) The Surveyor will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property.

(b) The Surveyor will assume that all bye-laws, Building Regulations and other consents required have been obtained. In the cases of new buildings, and alterations and extensions which require statutory consents or approvals, the Surveyor will not verify whether such consents have been obtained. Any enquiries should be made by the client or his legal advisers. Drawings and specifications will not be inspected by the Surveyor.

(c) The Surveyor will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a Statutory Notice, and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful.

6. Fees and Expenses

The Client will pay the Surveyor the agreed fee for the Report and any expressly agreed disbursements in addition. VAT will be payable in addition.

7. Restriction on Disclosure

The Report is for the sole use of the named Client and is confidential to the Client and his professional advisers. Any other persons rely on the Report at their own risk.

8. Complaints Procedure

The practice has in place a complaints procedure in accordance with the regulations of the Royal Institution of Chartered Surveyors. Full details will be provided upon request.