

# Maggs & Allen



## **Building Survey Report**

in respect of

Sample Property

Prepared for

Client

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## **PART 1      INSTRUCTIONS, DESCRIPTION AND ACCOMMODATION**

This report is provided on the terms set out in the standard conditions of engagement which are set out within the body of the report. The inspection is to provide a Report on the general state of repair of the property described below. It is designed to detail important defects which significantly affect value and does not itemise minor items. You are strongly advised to show a copy to your legal adviser to ensure that his investigations cover all queries in the report, references to guarantees and the assumptions we have made.

### **1.1      Name and Address of Client**

Sample.

This report is for the sole purposes of the above named together with the professional advisors of the client. It should be relied on by no other person and for no other purpose than that stated. Neither the whole or any part of this report or any reference thereto may be included in any published document, circular or statement, or published in any way, without the Valuer's written approval of the form and context in which it may appear

### **1.2      Property Address**

Sample.

### **1.3      Date of Inspection**

22<sup>nd</sup> April 2003.

### **1.4      Weather**

Today is dry and sunny, recent weather has also been dry.

### **1.5      Orientation (For the purposes of description in the report.)**

For the purposes of description in our report we have assumed that the property faces south east.

### **1.6      Limitations**

The building was unfurnished but with some fitted floor coverings in place which did partially restrict our inspection.

**1.7 Location and Unusual Factors** (Approach roads, unneighbourly uses, flooding etc.)

The property fronts a very quiet road in this prestigious residential area of primarily substantial Victorian detached housing, some of which have been divided into flat units.

**1.8 Description of Property** (Type, no. of storeys etc.)

The property comprises a substantial three storey semi-detached house, occupying a moderate sized gently sloping site.

**1.9 Approximate Age** (Including date of extensions and conversions where applicable.)

We believe the property was constructed circa 1880.

**1.10 Summary of Construction**

The building is of traditional construction with main walls of solid stonework under a pitched and reconstituted slate roof. Floors are principally of suspended timber construction.

**1.11 Accommodation** (Brief description, including major outbuildings.)

The accommodation briefly comprises:

Ground Floor: Entrance Hall, Three Reception Rooms, Kitchen / Breakfast Room.

Basement: Three Main Rooms, Butlers Pantry, Coal Store and Additional Store Room.

First Floor: Four Bedrooms, Combined Bathroom and WC.

Outside: Small garden to front, average sized garden to rear.

**1.12 Maintenance**

Purchasers of older property should be aware that building components require more regular maintenance and attention as they become older. Imperfections that would receive adverse comment in a new house but which are typical of an older property may not be commented upon if they are of relatively minor importance in terms of value.

Particular provisions apply in respect of Listed Buildings and specially designated areas such as Conservation Areas where you may need to obtain consent to alter a building or use particular materials to repair it. You should enquire from your solicitor whether such circumstances apply in this case.

## STRUCTURAL CONDITION - EXTERNALLY

The exterior has been inspected from ground level, within the curtilage of the property and adjacent communal or public areas. We have not obtained access to other property to view the state of this building unless specifically stated in the report

### PART 2 ROOF EXTERNALLY

#### 2.1 Chimney Stacks and Boiler Flues

1. The building is served by three stone and part brick chimney stacks, two of which are shared with the neighbouring property. We would make the following comments.

##### Front Left Hand Side Chimney Stack

2. This is a relatively small Bath stone built chimney stack shared with the adjoining property and serving to support one clay pot and a gas flue cowl.
3. The chimney is considered to be in reasonable structural order.
4. The stonework is in fair condition, there are some slightly spalling sections but not of a significant nature and no further immediate attention is required.



5. We would advise that the redundant flue be capped and ventilated to prevent possible damp penetration and condensation problems.

##### Rear Left Hand Side Chimney Stack

6. This is considered to be a more recent brick built structure, also shared with the neighbouring building.
7. The chimney stack is plumb and square and in sound structural order.
8. Brickwork and pointing are in relatively good condition with no significant disrepair.



9. The three clay pots are in good order but again we would advise that the redundant flues are capped and ventilated.

### Front Right Hand Side Chimney Stack

10. This is a part random coursed, part Bath stone built chimney stack.
11. The structure is a little off square but not considered to be significant and otherwise structurally sound.
12. The stonework and pointing is in fair condition, some minor repointing is required but not of an urgent nature.
13. Some local refacing was also noted to some of the freestone sections but again not of a significant nature with no further immediate attention required.
14. The three clay chimney pots are in good order but we would advise that the redundant flues be capped and ventilated.



### **2.2** Main Roof (Roof surfaces which cannot be seen are excluded from the inspection.)

1. The main roof is of a multi-pitched construction with effectively three main roof sections, the main front gable roof area with the ridge line spanning from front to rear and two smaller front and rear roof sections with the ridge lines spanning from side to side.
2. It is evident that the roof has been re-covered in the not too distant past.
3. The roof ridge lines and profiles are relatively even with no significant sagging or deflection.
4. The concrete ridge tiles and sand and cement bedding is in generally good order.
5. The reconstituted cement slates are in generally good order but a couple of broken tiles require replacement to the front facing rear inward slope, also a slipped tile to the front inward facing valley gutter requires repositioning.



## 2.3 Ancillary Roofs

### 3.3.1 Pitched roofs

#### Auxiliary Front and Rear Gable Roofs

1. Small pitched gable roof sections have been formed at main roof level. These are of a similar reconstituted slate covering and in good condition. Only a small section of slipped slate to the front gable section requires repositioning.

**3.3.2 Flat roofs** (Flat felted roofs have a life of 10-15 years from new and tend to require regular maintenance. Ventilation and insulation are considered essential and, if not present should be fitted at the first opportunity. If rain penetration does occur, timbers within the roof are susceptible to rot which will be hidden from a superficial inspection.)

#### Main Central Roof Section

1. There is a moderate sized expanse of flat roof between the inward facing roof slopes at main roof level. This has been covered with sectional lead sheets with rolled joints.

2. This covering has evidently also been renewed in conjunction with the main roof re-covering. As far as we can ascertain the lead sections are to a reasonable size and specification, there is some slight evidence of ponding which indicates that the fall could be improved but this is difficult to ascertain the recent very dry conditions. We noted no evidence of any significant problems and on the whole the leadwork has been laid to a reasonable standard.



3. There is a small section of oversized leadwork adjacent to the front roof slope but a rubber expansion gasket has been incorporated.

#### Front Bay

4. There is a small zinc covered roof to the front bay. Although no signs of any current leakage problems, we are of the opinion that this is of some significant age, the roof also evidently falls back to the main building and there is evidence of previous problems. The flashings at the wall abutment are also particularly poor and we are of the opinion that this roof covering is now approaching the end of its useful life and we recommend that it be replaced with leadwork as soon as possible.



### Entrance Porch

5. This is also a small zinc covered roof, further overpainted at some stage with bitumen. This covering is also of some significant age, the layer of bitumastic paint also indicates that problems have been experienced and once again we are of the opinion that it is at the end of its useful life and recommend that it be replaced with leadwork as soon as possible.



### **2.4 Parapet Walls** (These are sections of the main walls which rise above the level of the roof and normally terminate in coping stones which should be laid on a damp-proof course and must have sufficient overhang incorporating grooves to the undersides to throw rainwater away from the wall.)

1. A small section of rendered masonry parapet wall has been formed at the junction of the subject and neighbouring building at main roof level.

2. This section of parapet wall has been evidently completely rebuilt in conjunction with the roof re-covering and is in good condition.



3. A further small Bath stone parapet wall has been formed around the perimeter of the front bay. The stonework to this area is in relatively good order, although the provision of lead cappings would be desirable.
4. A further small masonry parapet wall has been constructed around the entrance porch roof. This parapet wall is in reasonable structural order, the stonework and rendering is in satisfactory condition with only some minor refacing required.
5. The coping stones are generally reasonable, evidently partially renewed, although with insufficient overhang to the side parapet area, this has resulted in the exposure of the inward face of the rendering which will cause future internal damp problems.
6. Better sized and weather detailed coping stones should be provided when the roof covering is renewed. The coping stones should also be rebbed upon a damp proof course.

**2.5 Parapet, Central & Valley Gutters** (These are gutters at the junctions between adjoining roof slopes or where roofs abut parapet walls. These gutters require regular maintenance and annual inspections and clearing are required to prevent blockage and water leakage.)

1. A small fibreglass box valley gutter has been formed to the flat leaded roof section. This is currently in satisfactory condition but there is already evidence of leaves collecting in this valley, despite the use of the wire meshing and clearly it will require monthly inspections to ensure that it is kept free from blockage and obstruction.
2. Sectional lead lined valley gutters have been formed at the front and rear main gable, also the small secondary gable and roof abutments, and these are all in good condition.



**2.6 Flashings and Soakers** (The covering, usually in lead, between the roof and adjoining brick / stonework such as those around the base of a chimney stack. Flashings must be well maintained and cement is not recommended as it tends to crack. The use of lead is strongly advised.)

1. Flashings to the chimney stack and main roof abutments are of fairly recently replaced leadwork and in good condition.
2. Flashings at the main parapet and roof abutments are also of leadwork and in good order.
3. Flashings at the front bay and entrance porch roof abutments are of part zinc, part sand and cement, there is evidence of previous problems to the front bay and we recommend that flashings are replaced throughout with leadwork in conjunction with the re-covering of these roofs.

**2.7 External Timberwork at Roof Level** (Gutter/barge boards can be affected by wet rot/woodworm which is not visible from ground level and a need for repairs must be anticipated in older property.)

1. It appears that the front gable timbers have been replaced in conjunction with the roof re-covering and these are in generally good condition.
2. The rear gable timbers are also in fairly good order with no significant disrepair.
3. The soffit areas around roof level are also in reasonable order with no significant disrepair.

**2.8 Rainwater Gutters and Downpipes** (Unless it was raining at the time of our inspection it will not be possible to assess whether rainwater goods are watertight or properly aligned.)

1. The gutters at roof level are all of a recently replaced plastic type and appear in good order.
2. The downpipes have been partially replaced in plastic, also in good condition.
3. Some part cast iron, part asbestos cement sections, have been retained to the side elevation, these do still appear to be in serviceable condition but must now be approaching the end of their useful life.

4. We recommend that a downpipe facility be provided to the front bay roof as this outfall is discharging water onto the front wall and we believe causing some of the internal damp penetration problems evident.



5. The downpipe from the entrance porch currently discharges directly onto the site ground, we would also recommend that this is connected to a surface water drainage system.



6. The downpipe to the rear left hand side of the building also discharges onto the site ground, this should also be connected to a surface water drainage facility or soakaway.



## PART 3

## MAIN BUILDING EXTERNALLY

**3.1 Main Walls** (It is beyond the scope of this report to excavate the foundations of the property to assess their size, depth and strength. If surfaces have been recently painted decorated or rendered we may not be able to see old cracking.)

1. The building is of substantial traditional construction with main walls of random coursed solid stonework with Bath stone dressings around window and door openings and to the wall corners. Some brick detailing has also been incorporated to the basement entrance porch area.

### Front Elevation

2. The main random coursed stonework to the front elevation is in fair condition, some minor natural spalling was noted but not of any significance.
3. The pointing to this elevation however is generally failing and extensive repointing is now required.
4. The freestone detailing to the front elevation is not in particularly good condition. To the top floor it is fair with only some local refacing required and also repointing / repair of the cracked sub-sills.

5. Some more significant refacing is required to the stonework of the front bay, particularly to the detailed stonework of the bay sides and also the decorative finial of the central column. The cracked sill also requires repair.



6. The Bath stone around the left hand side window is in fair condition requiring only some minor refacing.

7. The stonework at basement level however is poor, there is some significant deterioration of the stonework, to such a degree where now replacement sections are required.



8. Furthermore, the stonework to the wall corner at basement and ground floor level is also particularly poor, replacement sections are also required to this area.



9. The stonework to the basement level of the front bay is notably distorted, this has at some stage in the fairly recent past been partially refaced. Such work has not been carried out to a satisfactory standard. This refacing is already failing, cracking was also noted adjacent to the central column and also the front buttress which has no doubt been constructed to prevent any further outward movement of this section.



10. As the refacing of this area is now failing we are of the opinion that the stonework behind is likely to be in particularly poor condition. Although there is no evidence of any ongoing structural problems (there are no signs of any cracking or distortion to the bay above), however, there are some further signs of outward movement of the stonework with cracking at the buttress abutment and we are of the opinion that this section of the bay will require reconstruction.



11. The stone lintels to the top floor are in reasonable condition, some slight cracking was noted but considered to be of a superficial nature only. The lintel to the ground floor left hand side is considered to be in poor condition, it has been damaged, cracked and dropped slightly and we are of the opinion requires replacement.



12. The stone lintels to the bay at ground floor level have moved slightly but the deflection is fairly slight, we would advise only precautionary bracing across this cracking.
13. The lintel to the left hand side basement window is poor and requires replacement.

### Side Elevation

14. The random coursed stonework and pointing to this elevation is in generally better condition as this elevation is more sheltered. Only some local repointing is required in due course.
15. There are only fairly small sections of Bath stone detailing, this is in fair condition but some local refacing is required at ground level, also locally to the entrance porch area.
16. As far as we can ascertain there is not a particularly good bond at the entrance porch wall and main wall abutment, there is some evidence of cracking to the rear elevation and although currently of a minor nature, we would advise that precautionary strapping is incorporated to this wall section to prevent further movement occurring.
17. The brick detailing to the basement area of the entrance porch is in particularly poor condition and requires replacement.
18. Some plant growth has become established within the open stone joints of the entrance porch and it is essential that this is removed.
19. The stone lintels over the window and door openings to this elevation are generally sound, only some minor superficial movement was noted.

20. The brick lintel to the side basement of the entrance porch area is in poor condition and requires reconstruction.



21. The timber lintel over the rear basement door area is also, as far as we can ascertain, beginning to suffer from rot problems, and we would advise is replaced in the near future.



#### Rear Elevation

22. The random coursed stonework and pointing is in fair condition with only some fairly localised repointing required in due course.
23. The freestone detailing to the first floor is in reasonable condition with no significant deterioration.

24. The freestone to the main ground floor is in fair condition but there are some significant problems to the central stone column of the right hand side window. This is badly cracked and distorted and further movement cannot be discounted. We are of the opinion that this bay column now requires reconstruction.



25. Stonework is particularly poor at basement level with significant deterioration and replacement sections are required.
26. The stone lintels to the top floor are in reasonable condition, slightly cracked to the right hand side, not considered to be of an ongoing nature but precautionary bracing should be incorporated with the general stonework repairs.

27. The mid-floor right hand side has already been braced and stabilised.

28. The stone lintel to the ground floor left hand side is considered to be in poor condition, there is some significant deterioration to the base of this stonework and we are of the opinion that this lintel is also showing signs of further slight cracking and should be replaced.



29. The stone lintel is particularly poor to the right hand side basement windows where the stonework appears to be of a fairly poor quality type, this lintel requires replacement.



30. There is some moderate cracking to the left hand side basement lintel, precautionary metal bracing over this crack should be sufficient.



31. Some further local refacing is also required to the stonework detailing to the wall corner of this elevation.

**3.2 Type and Position of Damp-proof Course** (This is normally a horizontal barrier inserted in walls to prevent rising dampness internally. It is important to ensure that this is not bridged by paths, flower borders etc. and that external ground levels are at least 150mm below damp-proof course and floor levels.)

1. There is no evidence of any damp proof course to the building and any damp proof course present is no longer fully effective and further comprehensive damp proofing works incorporating structural tanking are now required.
2. External ground levels are considerably in excess of internal ground levels to the front and side, lowering of these ground levels is not really practical and therefore structural internal damp proofing works should be carried out accordingly.

**3.3 Under-Floor Ventilation** (Ventilators should be fitted at 1.5 metre intervals at ground floor level around any property with suspended timber floors and should include honeycomb ventilation to internal walls. Internal ventilation cannot normally be examined and it would be prudent to have this checked. Inadequate sub floor ventilation to suspended timber floors will give rise to conditions of dampness and condensation which can lead to rot.)

1. Sub-floor ventilation is notable by its absence but we are of the opinion that the suspended ground floors to the basement level are in such poor condition that replacement with concrete floors would be recommended.

### **3.4 Windows, Door Frames and Joinery**

**4.4.1 Windows** (The seals on double glazed windows have a limited life span of 10- 15 years and eventual replacement will be necessary.)

1. Windows to the building are predominantly of the original timber sliding sash type with some timber casement units to the bathroom and side basement area.
2. The windows to the front elevation are considered to be in fair condition despite the obvious neglect. There are no areas of any significant wet rot to the sash windows themselves, although the window sills are beginning to deteriorate, particularly to the upper floors. It is considered that these are mostly quite salvageable, only some minor repairs and filling required before repainting.
3. The sash windows themselves are also considered to be salvageable but all require some slight easing and adjusting, they have dropped slightly and some of the beading to the sashes and box work has become again slightly damaged and worn, but still quite repairable.
4. The glazing is also mostly in reasonable condition, although several broken panes were noted to the front bay at ground floor level which require replacement.

5. The majority of the sashes to the window are still intact although locally broken to the kitchen, however in view of their age we would advise that the sash cords are replaced throughout in conjunction with the general overhaul of these windows.
6. It is difficult to fully ascertain the condition of the sash windows to the basement front elevation but these are now completely inoperative, we would anticipate some wet rot problems to the base of the framework. Some local disrepair was certainly noted to the box framework of the left hand side window and consideration should be given to replacement with possibly low maintenance uPVC units.
7. Windows to the side elevation are also in fair condition although there are some significant wet rot problems to the side basement window which requires repair / replacement, the casement window to the bathroom was also found to be inoperative and missing sash cords require replacement to the sash window.

8. There are some large gaps at the framework to the windows of the front first floor, these are obviously extremely draughty and rattly and consideration should be given to the provision of routed draught excluders in conjunction with the refurbishment or possibly replacement at this level.



9. Windows to the rear elevation are also considered to be still in serviceable condition, there are no major areas of disrepair or wet rot problems but again some slight rebalancing is required, together with local repairs to some of the timber sub-sills, but on the whole windows to this elevation are in slightly better condition.

10. An original stained glassed window has been retained to the rear of the entrance porch and this is in fairly good condition.
11. New or replacement windows installed after April 2002 need to provide enhanced insulation to comply with upgraded building regulation standards. Your Solicitor should be asked to confirm that any windows installed subsequent to this date comply with the appropriate requirements.

### **3.4.2 Doors**

1. The front door is of the original timber panel type, it is in fair condition but there are some significant wet rot problems to the panel beading sections which now require replacement. The door however is still considered to be salvageable subject to some refurbishment.
2. The rear basement door is also of a traditional timber panel type and considered to be in reasonable condition.

**3.5 External Decorations and Paintwork** (The overall condition has been noted. External woodwork will rot in a very short time if not protected and regular painting is necessary to prevent deterioration from water, sunlight, micro-organisms and decay. End grain surfaces are most susceptible to deterioration and painting to these areas is regarded as the single most important measure for ensuring good all round performance. Recently decorated surfaces could obscure defects from our inspection.)

1. External paintwork is clearly very poor and the building is now in need of complete external repainting. The costs of such work in conjunction with the overhaul of the sash windows should not be underestimated.

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## **PART 4 THE SITE, GARAGE AND OUTBUILDINGS**

**4.1 The Site** (We have referred to significant defects in boundary fences, walls, retaining walls, paths and drives. Reference to flooding, tree roots and other potential hazards is included where applicable. It is most important to control the growth of all trees and shrubs in close proximity to any permanent structure or drainage run as the roots can do serious damage. You should obtain the advice of an Arborealist on any large trees or before allowing any tree to grow too large. All trees and shrubs should be regularly pruned).

The building occupies an average sized moderately sloping site with boundary lines generally well defined. The site has been poorly maintained and we would make the following comments:-

1. The front stone boundary wall is in fair order but the coping stones are undersized, should ideally be replaced and some moderate repointing is required.

2. The stone entrance columns are suffering from some disrepair, particularly to the base of the left hand side column where replacement stone sections are required.



3. The cast iron gate requires rehangng.
4. The front and side tarmac path areas are in poor condition, very worn and require resurfacing.
5. Some repairs are required to the brick lightwell area adjacent to the basement window as this has become badly cracked by plant growth and the adjacent sand and cement areas to the sash window are all very poor.

6. The slate entrance steps are in fair condition but one slate step is missing, it has been poorly repaired with sand and cement and we recommend that a slate step be reinstated.



7. Some slight movement was noted to the adjacent retaining wall but considered to be of old origin, only some general repointing is required.

8. The right hand side stone boundary / retaining wall is not in particularly good condition, some poor quality repointing has been carried out and this wall does lean quite notably towards the right hand side neighbouring property. It also bulges and is generally uneven and at some stage in the next few years it is likely to require complete reconstruction and costs should be investigated. The rear section of this boundary wall is completely overgrown, we are unable to fully confirm its condition but we did note that some buttresses have been constructed in the past, no doubt to restrain movement problems, but in view of the general neglect to the property the stonework will no doubt be in poor order. You should budget accordingly.



9. The rear most boundary wall has now partially collapsed and is in need of rebuilding.



10. The left hand side boundary wall is in relatively good condition with only some minor maintenance works required.
11. The site does slope rather awkwardly to the rear and would benefit from some general landscaping.

12. There are some small trees within the curtilage of the property but these are not considered to represent any significant risk to the building.

13. We recommend that the Ivy growing to the rear of the property is removed as it is currently encroaching into the guttering and likely to cause problems at eaves level.



**4.2 Garage** (Comment is restricted to important defects only.)

1. None.

**4.3 Major Outbuildings** (Comment is restricted to important defects only. Other buildings, swimming pools, tennis courts etc. are excluded.)

1. None.

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**PART 5**

**DRAINAGE**

We lift drain covers where possible to ensure that drainage systems are free from blockage but we do not test the systems. A test to check for defects is to stop up the drains at either end and fill them with smoke or water. Alternatively specialist video equipment can be inserted which can more accurately check the position of cracks or design defects.

**5.1 Foul**

1. We believe the property now to be on mains drainage, although no inspection chambers were located within the curtilage in order to confirm this. We are therefore currently unable to confirm the condition of the underground system and in view of the age and neglect of the property the formation of an inspection chamber and a formal inspection check would be advisable as some problems must be anticipated. Alternatively a contingency sum should be set aside accordingly.
2. The soil and vent pipe to the side of the building is of the original cast iron type, this is now failing, locally cracked, and in need of replacement.

**5.2 Surface Water** (The rainwater drainage system leading from the base of the downpipes was not traced and we have assumed that underground drains lead to soakaways or to some similar means of disposal. Downpipes should always discharge directly into drains. If they discharge above gulleys or onto the ground they can create dampness and dispersal problems.)

1. The destination of the surface water is not clear, the downpipe from the front elevation appears to discharge into a collection chamber to the front right hand side basement area. This requires further investigation to confirm the nature of the drainage system to this area. There is a small access point, possibly for rodding purposes, but this was found to be rusted shut and we were unable to raise. There is a further, now redundant, water store under the flagstone floor of the basement utility. We would advise this now be filled.



2. It appears that downpipes to the front right hand side elevation discharge into some form of surface water drainage system but the downpipes from the side entrance porch and to the rear left hand side corner currently discharge directly onto the site ground which is not a satisfactory arrangement and we would advise that these are also connected to a surface water drainage system or soakaway.
3. All downpipes should discharge into enclosed gulleys to avoid splashing and consequential damp penetration.

## PART 6

## ROOF INTERNALLY

Roof spaces are normally designed to be a cold area. Obstacles and insulation must be kept free from the eaves and ventilation maintained to the soffits to prevent condensation in the void. Where a roof space is restricted in height (ie a flat roof or attic room) at least 50mm of space must normally be left around insulation to provide through ventilation. Where insulation is present, odd corners will be lifted to inspect the areas beneath but the insulation will not be fully removed and our inspection will be restricted to this extent. Where the roof is lined (with wood or felt for example) it will not be possible to assess the condition of the underside of the covering or the battens.

1. The roof is of a conventional rafter and purlin construction with some additional supportive props and struts.
2. The roof timbers would be considered a little undersized by current standards but this is a fairly lightweight roof covering and the deflection that has occurred is fairly slight and not considered to be of a significant or ongoing nature.
3. The roof structure is generally considered to be sound.
4. The roofing “felt” is of a reinforced breather building paper type, this is in good condition.

5. There is no formal party wall at the junction of the neighbouring property within the roof space, this does therefore constitute a possible fire bridge and we recommend that a fire resisting party wall be created to both the front and rear roof spaces.



6. Ventilation within the roof space is reasonable with a vent to the front gable and reasonable natural ventilation together with the skylights to the main roof area. We noted no evidence of any condensation problems.

## PART 7

## INTERNAL CONDITION

This has been inspected from floor level but furniture, wall hangings, insulation material or stored goods have not been moved.

**7.1** **Ceilings** (All ceilings tend to flex a little and minor cracking is common and should be repaired from time to time. Lath and plaster ceilings tend to crack and lose their adhesion to the laths as they become older so that regular maintenance and repair is necessary. They can be very difficult to patch successfully and if significant deterioration does occur, may need replacement.)

1. Ceilings to the main ground floor are of the original lath and plaster type retaining some particularly good quality decorative plasterwork to the two principal reception rooms.
2. The ceiling to the principal front reception room is considered to be in relatively good order, the plasterwork detailing is also particularly good for a property of this age.
3. The ceiling to the kitchen is a little cracked and crazed and uneven but no signs of any serious sagging or evidence of failure and no doubt skimming or repapering would be sufficient for this area. However, your attention is brought to the fact that lath and plaster ceilings can fail suddenly, particularly when disturbed.

4. There is some more notable cracking and crazing to the main rear reception room, it appears that some local loss of key is occurring, we would advise that you budget for replacement but it may well be sufficient to either skim over or paper this ceiling in order to retain. The plasterwork detailing is in generally good order but some local repair works are required to the rear wall due to previous movement problems.



5. The ceiling to the rear reception room has become a little cracked and crazed but not considered to be significant with no evidence of any loss of key or failure noted.
6. The ceilings to the front bedrooms are of the original lath and plaster type, they are suffering from some more significant cracking and crazing, the plasterwork has also been slightly disturbed due to the roof re-covering and we are of the opinion that the right hand side bedroom certainly requires replacement, we would also advise budgeting for replacement to the left hand side bedroom, although this may possibly be salvageable.
7. Ceilings to the landing area and rear bedrooms have been replaced with plasterboard, in fair condition but some of the plasterboards have sagged slightly to the right hand side bedroom and some refixing and re-skimming of the ceilings will be required.
8. Ceilings to the cellar area are of the original lath and plaster type, these do sag notably, there is evidence of general loss of key and complete replacement of these ceilings should be budgeted for in conjunction with the refurbishment.

**7.2 Internal Walls** (Our inspection assumes that the walls are properly supported on foundations or lintels where these supports are concealed. Older properties are likely to have timber lintels above window and door openings which are susceptible to deterioration, especially if they are in proximity to areas of dampness identified in our report, in which case they should be checked.)

1. Internal walls are principally of solid masonry construction with some timber framed partitioning to the top floor. Some minor cracking was noted to the walls, notably to the party wall to the neighbouring building, also adjacent to the door heads, most notably to the top left hand side bedroom. Further local cracking was also noted around window and door heads internally and externally.
2. It is evident that no recent redecoration has been carried out, such movement is considered to be of very long standing and not a significant problem, only some cosmetic repair works are required.
3. The internal walls are mostly reasonably plumb and square, although with some slightly uneven sections adjacent to the hallway, particularly to the top floor, but this is quite common place with these junctions of timber frame and solid walling.
4. Plasterwork within the main building is fair at best, it is notably poor to the rear elevation due to the damp problems experienced and we would recommend that you budget for complete replastering of the rear walls, also some fairly substantial replastering of internal walls once wallpaper has been removed and the condition of the plasterwork further revealed.
5. We also noted some areas of dry lining to the front wall of the kitchen, no doubt this is concealing some plasterwork problems.
6. The internal walls to the basement are structurally sound but plasterwork is very poor and the walls will need now to be taken back to the stonework and comprehensive replastering carried out in conjunction with the damp proofing works.

**7.3 Fireplaces, Flues and Chimney Breasts** (Over a period of time, fire gases will damage unprotected flues. For this reason stainless steel flues are recommended as a liner for oil or gas fires. It is not possible to indicate the condition of flues or the presence of flue liners and no assumption should be made as to the practicability of using the chimneys and flues should be swept prior to occupation.)

1. The building does retain a wealth of the original fireplaces and these are mostly in quite reasonable condition, although some partial reinstatement and repair works are required, particularly to the front reception, there is currently a very dated tile insert section. Some of the fireplaces are also boarded which prevented a full inspection. We did note that the fireplace mantel requires replacement to the small rear reception and there is a considerable amount of debris collecting within the first floor flues which requires clearing out.



2. The cast iron insert also requires repair to the small rear reception.
3. Fireplaces that have been or are to be blocked in should be fitted with ventilation to prevent damp and condensation building up within the flues.

**7.4 Floors** (Floor surfaces have been inspected as far as coverings and furniture allow. Fixed floorboards have not been lifted nor household contents moved. Carpets have not been lifted.)

1. The main ground floor is of conventional suspended timber construction. The floor is a little uneven but not considered to be significant and the floors are fairly firm to the tread.
2. We did note that the damp problems at basement level to the front utility room extend virtually up to ceiling height under the kitchen. The floor joists will be in contact with this damp affected area and therefore there is a possibility that further rot problems may have developed to these floor joists. They were found to be firm to the tread within the kitchen above but we would advise a contingency sum is set aside for some further repairs / replacement sections when these areas are further exposed.
3. The floor to the main rear reception room has been overlaid with woodblock but not of a particularly good quality and in our opinion not worthy of retaining.
4. Upper floors are also of conventional floorboard coverings, again a little uneven but not significant and otherwise firm to the tread with no significant defects suspected.

5. The basement floors to the front of the building are of part quarry tile, part flagstones. These floors are extensively worn, very uneven, there is no damp proof membrane beneath and they are also suffering from extensive penetrating damp problems. These floors now require relaying, also including the filling in of the redundant, what appears to be, water storage cistern within the main front basement room.



6. Floors to the rear section of the basement are of suspended timber. These are suffering from extensive wet rot, dry rot and woodworm problems and are now clearly at the end of their useful life and in view of the problematic external ground levels and lack of any ventilation, we would advise are replaced with concrete floors throughout.



**7.5 Internal Joinery including Windows, Doors, Staircases and built-in Fitments** (A general comment only is made. We have not removed personal possessions from wardrobes and cupboards.)

1. Internal joinery to the main ground floor is considered to be reasonably good, much of the original character of the building has been retained. Skirting boards, door framework, staircase, etc, are all in fairly good condition. The doors themselves are a little off square, consistent with the general settlement of the building but also mostly in fairly good order with only some general upgrading of the ironmongery required.

2. Some slight warping and splitting was noted to the panelling over the front bay, this is believed to be attributable to previous leakage problems. This area was found to be dry and the woodwork sound, with no evidence of any rot problems.



3. The majority of the panelling to the main ground floor level was found to be in fairly good condition, the shutters to the rear reception rooms are also intact and quite salvageable with only some minor repair works required.
4. We did note that the stair balustrade is a little shaky but not considered to be a significant problem, some slightly better fixings would be a possible solution, not however of a significant nature and the stair is generally good.
5. Joinery to the first floor is also in fairly good order.
6. There are some problems with joinery at basement level as a result of the general damp problems. It is really a question of usage, clearly if this is to be converted to a self contained flat which would be a desirable option, then complete refitting would be required. If however the basement is to remain for utility / playroom use then it may well be possible to retain much of the joinery, with the obvious exception of skirting boards, etc, which are all rot affected.

**7.6 Internal Decorations** (Damage fading etc. to decorations is likely to be revealed when furnishings are removed. It is common to find areas of hollow, cracked and loose plaster when redecorating; these should be repaired as necessary.)

1. Internal decorations are clearly poor, complete internal redecoration is required and the costs of which should not be underestimated with a building of this size.

## PART 8

## SERVICES

A general comment only is made on visible parts of the installation and tests have not been applied. Comment will not be made on the effectiveness of systems which are deactivated, switched off or not operating at the time of the inspection. Compliance with regulations and adequacy of design, condition or efficiency can only be assessed as a result of a test and, should you require any further information in this respect, we recommend that you should contact an appropriate specialist before exchange of contracts.

**8.1 Electricity** (Electric wiring generally has a life expectancy of 25 years from new and it is recommended that it should be checked for safety every 5 years. It is recommended that installations should comply with the code of practice of the Institute of Electrical Engineers.)

1. There is a basic electrical system, mostly modern wiring was noted but the fittings are generally obsolete, very dated, and the general distribution is inadequate by current standards. Consumer protection is also currently by way of rewirable fuses which is again fairly obsolete by current standards.



2. We are of the opinion that the building now requires comprehensive rewiring in order to bring up to acceptable standards and estimates should be obtained.

**8.2 Gas** (Gas fires over 7 kW require permanent room ventilation.)

1. Mains, the meter is located in the front basement store, no significant defects were noted.

**8.3 Plumbing, Heating and Sanitary Fittings** (This is a hard water area and preventative measures are recommended to avoid lime scale developing within pipework.)

### **9.3.1 Cold Water**

1. Mains supply, the stop tap is located in the front basement utility. The original lead feedpipe still remains to the building which would be found unacceptable by most purchasers. The water pressure is satisfactory. There is a very basic plumbing installation within the building but again inadequate for a property of this type, and although you may wish to salvage some sections as it is still of conventional copper pipework, we would advise that you budget for comprehensive refitting.
2. The cold water is stored via conventional modern plastic storage cisterns and these are satisfactory, reasonably lagged and supported.
3. It is considered good practice to install check and service valves to all appliances and a plumber should upgrade the installation as necessary.

**8.3.2 Hot Water and Heating** (Apart from balanced flue outlets internal heating appliances normally require a flue liner, but a visual inspection does not always reveal that one has been fitted.)

1. The central heating and primary source of hot water is from the floor standing gas boiler in the main basement utility room. This is a relatively modern installation, it appears that central heating has been installed to the building within the last ten years or so. The current installation is considered to be inadequate as there are radiators to only the right hand side two reception rooms and bedrooms above, and these themselves did not heat up



correctly and the system is clearly problematic. There is no evidence of any servicing and a full inspection and service should be commissioned if the boiler is to be retained.

2. This is a fairly modest sized boiler, we consider it unlikely that it would be of sufficient capacity to be extended to all rooms and also to heat the basement area, and again dependant upon usage of this area, the boiler will either require upgrading and / or a separate system installed.
3. Radiators and pipework are in generally good order, although the plasterwork behind the radiator to the front bedroom was noted to be very poor and this radiator will require refixing.

4. The hot water is currently stored via a conventional copper storage cistern, a solitary hot water supply is considered to be inadequate for a property of this size and further upgrading and extension of the hot water system should be budgeted for.



### 8.3.3 Waste Pipes & Installations

1. Waste pipes are generally of a conventional plastic type, satisfactory but will no doubt be replaced in conjunction with the refitting.
2. The waste pipe in the kitchen currently discharges into the downpipe, this is an unsatisfactory arrangement and the waste pipes should be extended into the main drainage system.

### 8.3.4 Kitchen Fittings

1. Kitchen fittings are poor, comprehensive refitting is now required and estimates should be obtained. In our experience this is currently very costly.



### 8.3.5 Bathroom and Toilet Fittings

1. The sanitary fittings, although serviceable, are clearly out of keeping with a property of this type and upgrading is now required.



## PART 9

## DAMPNESS AND TIMBER DEFECTS

**9.1 Dampness** (A moisture meter has been used to test accessible areas for dampness [without moving domestic contents]. Where dampness is noted, conditions will exist which are conducive to rot. Any rot noted has been mentioned in the report but in or adjoining areas of past or present dampness it could exist in concealed positions such as backs of skirting boards, under floors, in built in timbers or behind plasterwork. Clients are therefore advised that any concealed areas adjacent to dampness should be exposed to verify that they are free from problems. Where dampness is identified a glossary will be added to the report to assist in describing remedial work.)

### **9.1.1 Rising Dampness** (Due to defects affecting the damp proof course.)

1. There is evidently no effective damp proof course at basement level and there are extensive damp problems as a result. External ground level is also relatively high, particularly to the front and side, and this is also causing direct damp penetration problems. Comprehensive damp proofing works incorporating structural tanking are now required to the basement area.
2. A specialist firm should be instructed to thoroughly inspect the whole property to eliminate any evidence of dampness, woodworm and rot, including the replastering of damp-affected areas prior to exchange of contracts.

### **9.1.2 Penetrating Dampness** (Due to porous brickwork, roof leaks etc.)

1. There is evidence of penetrating dampness to the front right hand side of the main reception room which we consider to be attributable to the absence of a downpipe from the overflow from the front bay roof. Also the poor condition of the adjacent stonework.
2. There is also evidence of extensive penetrating damp problems to the rear walls of the building at ground and first floor level. The majority of these problems are believed to be attributable to previous roof / rainwater good defects, subsequently corrected, and although the plasterwork is still clearly deteriorating, these wall elevations were found to be mostly fairly dry.
3. There is some evidence of more recent penetrating dampness to the top floor rear elevations which we believe to be attributable to the cracked sills. No doubt the serious deterioration to some of the stone lintels to this elevation will also contribute to future penetrating damp problems until these are replaced.

**9.1.3 Condensation** (This can be a serious problem with modern housing and a balance of adequate heating and ventilation is essential. Double glazed windows reduce the flow of air and if fitted they should be regularly opened.)

1. We noted no evidence of any significant condensation problems to the building and roof ventilation is considered to be quite satisfactory.

**9.1.4 Replastering** (Plaster deteriorates when affected by dampness and replastering is likely to be necessary to such areas. Special types of plaster are necessary in these circumstances and care should be taken in this respect.)

1. As a consequence of the extensive damp problems that have occurred to the building, we are of the opinion that the building will require some comprehensive replastering, also due to the general age and neglect some further local replastering is highly likely upon the removal of the wallpaper and funds should be set aside accordingly.

**9.2 Timber Defects** (Timberwork which is unexposed, behind screwed covers or inaccessible has not been inspected.)

**9.2.1 Wet Rot** (Where unprotected timber is in contact with moisture it is liable to decay particularly in exposed areas where rain can be driven into small cracks or held against the wood by adjacent masonry. It is important to ensure that no gaps exist around external timberwork such as door and window frames and any spaces found should be filled with a flexible mastic filler. Internally timberwork in contact with dampness is equally likely to deteriorate and it is essential that dampness identified in the report is remedied or timberwork protected. Any areas of rotted timberwork identified by our report or which occur due to subsequent lack of maintenance should be cut out, adjacent timberwork treated with preservative and the affected area replaced in pre-treated timber or proprietary filler.)

1. There are some wet rot problems to the panel / beading detailing of the front door, these sections require replacement.
2. There are wet rot problems to the majority of the timber sub-sills which require repair / replacement.

3. There are further wet rot problems to the basement side windows, also to some of the box framework to the bay sash windows, and highly likely to the base of the sashes at the front basement level but these were not accessible. The window sills at basement level are also in poor condition, having completely disintegrated to the front basement area. Rot affected timber sections should be replaced in conjunction with the renovation.



4. General wet rot problems were noted to the floors at basement level which we are of the opinion are at the end of their useful life.
5. All timber adjoining those areas affected by rising and penetrating dampness should be exposed to assess its condition and repairs carried out as found necessary.

**9.2.2 Dry rot** (This is perhaps the most serious defect which can occur to a building apart from severe structural movement. It has been called the cancer of buildings as it can run behind wall plaster or wall coverings and, given the right conditions, spread at about 1 metre per month. The spores of the dry rot fungus are in the air all around us and, like plant seeds, only require the right conditions to grow. The conditions necessary are moist, humid air. Dry rot nearly always develops out of sight, often spreading behind panelling and plaster or beneath floorboards. Indications are the softening of wood in some areas, shrinkage and distortion and its distinctive "mushroom" odour. Successful eradication of decay depends upon prevention of further entry of dampness into the structure, drying out moisture already present, dealing with the fungus and repair of the damage it has caused. The fungus cannot grow on wood which has a moisture content below about 20%. When an outbreak is noted, it is essential that it is treated immediately by a specialist firm under guarantee and that the surrounding area is thoroughly inspected and sterilised.)

1. There is evidence of dry rot problems to the floors at basement level which we are of the opinion are at the end of their useful life and will require complete replacement.

**9.2.3 Woodworm** (Woodworm is very prevalent in this area and whilst our report will seek to identify this, the report is not designed to minutely inspect each individual timber in the property and there could therefore be minor infestation which has not been noted by us. Any such outbreak which is subsequently identified should be treated with a proprietary fluid.)

1. Extensive woodworm problems were noted to the floors at basement level which require replacement.
2. Some local infestations were noted to the roof timbers but not of a significant nature with no further attention required.
3. Some recently active woodworm infestations were also noted to the bedroom floors, it is highly likely that further infestations will be revealed when the fabric of the building is further exposed, and we recommend that comprehensive woodworm treatment be carried out in conjunction with the renovation.

## PART 10

## STRUCTURAL MOVEMENT

The report will comment on the significance of structural movement. The foundations of older houses would not normally be of sufficient depth / size to meet current building regulation requirements. Minor cracking as a result of this is common and is rarely significant in structural terms. Such external cracks should be sealed with a flexible filler to prevent moisture penetration.

1. Movement was noted to the building by way of general distorted window and door openings, cracked lintels and stone detailing, and also some internal cracking, most notable to the side party wall, but also locally again adjacent to window and door openings, and also slightly uneven floors.



2. The cracking noted to the building generally did not exceed some 5-10mm, the majority of 1-2mm in width. It is evident that the building has been considerably neglected, no attempt has been made of any significant repairs and we are of the opinion that this movement is attributable to the natural settlement of the building and general lack of maintenance, and it is not considered to be a progressive problem. The

likelihood of further significant movement occurring to the building is remote, although some inevitable seasonal movement will occur, causing some slight cracking and crazing, but only further routine maintenance work is considered necessary.

3. We are more concerned as to the nature of movement to the front bay at basement level. There has clearly been some outward movement of the stone column, the lintel has also settled either side and a small brick buttress has been constructed in order to restrain this movement. Unfortunately this is not considered to be effective, there is further cracking at this abutment which does indicate some ongoing problems. The repairs to the stonework adjacent are also considered to be relatively poor, already failing, and although there is no evidence of any recent significant movement to the bay stonework above, we are of the opinion that upon further exposure it is highly likely that the stonework at basement level to this area will be found to be suffering from serious deterioration, and we are of the opinion that this section of stonework requires reconstruction.

## PART 11

## GENERAL

**11.1 Energy Efficiency** (An overall comment only is made in connection with visible areas but it may not be possible to verify information given or the condition of the material. It is recommended that all roof areas to a building are protected with at least 250mm of fibreglass insulation except where these areas are restricted such as under a flat roof or behind the walls on an attic bedroom where the walls run along the line of the rafters. In such cases polystyrene should be used for insulation and 50mm of space must be left to provide ventilation. Where a property has cavity walls we recommend these are filled with polystyrene balls to act as insulation. Formaldehyde foam is not recommended as in the short term and in unventilated spaces, it can have adverse health effects and has been known to cause dampness internally in exposed conditions and this may not always be detectable in dry conditions. We will of course note any evidence of problems.)

All pipework outside the main shell of the property, ie in roof spaces or underfloor areas, must be thoroughly protected against frost damage and heat loss.

According to the Energy Efficiency Office, as much as a quarter of the heat from a typical British home is lost through draughts and draught-proofing and it therefore recommended that insulation should be at a high level.

Significant improvements have been made in central heating installations in recent years and consideration should be given to replacing old central heating boilers, cylinders and further pipework. Thermostatic valves to radiators are a useful heat control source. The Energy Efficiency Office has calculated that reducing thermostatic settings from 21°C to 20°C saves approximately 10% in fuel consumption. High levels of draught-proofing are recommended to all external doors and windows.

You are recommended to contact the Energy Efficiency Office who produce useful information on this subject.)

1. Roof insulation is fair with just in excess of 100mm of fibreglass roll, however in order to upgrade to current standards the provision of 250mm would be recommended.
2. We would also advise the opportunity is taken to replace the boiler with a more efficient modern condensing combination boiler system.

**11.2 Internal Arrangement** (General comment on the layout of the accommodation.)

1. The building does provide large, light, airy and spacious accommodation, which is versatile for the renovation and we consider that the basement level would lend itself well to conversion to a self contained flat. A solitary bathroom is considered inadequate by current standards for a property of this size and additional bathroom accommodation should be incorporated as part of the renovation.

**11.3 Security** (Alarm systems, locks etc. have not been tested. All external locks should be 'kite marked', rim or mortice dead locks to British Standard 3621. Window locks should be fitted to all accessible windows at ground and first floor level. If the house is to be left vacant we recommend time switches to turn lighting on and off. The installation of an approved annually maintained burglar alarm system could be beneficial and reduce your insurance costs.)

1. Security to the building is currently poor, we would advise that window locks be provided throughout and a formal security system.

**11.4 Town Planning and Building Regulations** (General comment where appropriate - no enquiries have been made. The valuation assumes that, where appropriate, planning and building regulation consent has been obtained or is established. Your solicitor should make the appropriate enquiries to confirm that this is the case. Building regulations change with some regularity and it follows that older property will not comply with the latest regulations. Unless such departures are unusual or have a significant effect, they will not be identified in the report.)

1. The property is within a fully developed residential area and we are unaware of any adverse planning schemes which could affect it. If you wish us to make enquiries of the Local Planning Authority (which it is appropriate should be in writing) we will be pleased to do so upon receipt of your further instructions.

**11.5 Mining**

1. The property is not within a known mining area.

**11.6 Statutory, Environmental Matters and Roads**

1. We are unaware of any contamination on or adjacent to this site which might affect the use or value but it is beyond the scope of this report to carry out environmental investigations or a site audit and we have no information as to whether there is contaminated land, radon or other gases, deleterious or dangerous materials in or on this property or adjacent land.
2. Unless otherwise stated, our report therefore assumes that there are no such matters which could affect the property but, if you require further information or are concerned about these aspects, a report should be obtained from appropriate specialists. In the event that problems are identified, the appropriate information should be forwarded to us for reconsideration of our advice.
3. Our report assumes that any licenses, permits, consents or approvals which may be required have been obtained and that the property complies, or will be made to comply with all Environmental and Statutory notices or requirements.
4. Asbestos fibres may be hazardous to health if breathed in and items such as older lino tiles and artex can contain traces of asbestos. Any asbestos based materials found should be removed and disposed of by a specialist firm.
5. Pre-1960s buildings are likely to contain lead paint which is a poison and is expensive to remove. Advice on suitable action and/or safe removal is given by the Paintmakers Association (Tel: 01372 360660).
6. We assume there are no statutory or environmental notices affecting the property and that roads are adopted by the Local Authority.

**11.7 Floor Area**

1. The gross external floor area is approximately 370 square metres.

## **PART 12**

### **REBUILDING COST FOR INSURANCE PURPOSES**

We estimate the reinstatement value of the subject property at: £460,000

1. Reinstatement is assumed to be of the subject property only, at the date of this report, in its present form, subject to building regulations, to include fees and VAT and is based on insurance reinstatement costs issued by the RICS and local knowledge.
2. We have not allowed for the cost of temporary accommodation whilst any remedial works are carried out, or for replacement within any particular reworking period. We suggest that you should take your insurance brokers advice on these points.
3. Subsidence / settlement insurance clauses tend to be very carefully drawn and, when this has been a feature of the property, you should check the wording of your policy to ensure you are familiar with and satisfied by the cover as there are often restrictions on the amount of insurance to be paid out in such cases.
4. You should be aware that it is a standard obligation for a prospective purchaser to insure a property from exchange of contracts and not from the date of completion. No doubt your solicitors will advise you upon this aspect.

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## **PART 13**

### **SUMMARY, RECOMMENDATIONS AND CONCLUSION**

#### **13.1.1 Tenure** (From oral enquiries only.)

We assume that the property is freehold and free from encumbrances of a restrictive or onerous nature, and this should be confirmed by your conveyancer.

#### **13.1.2 Conveyancers check points**

1. Boundary ownerships to advise on maintenance responsibilities.
2. Whether separate foul and surface water sewers exist, whether the vendors have experienced drainage problems and the location of the Local Authority maintained sewer.
3. Confirmation that the property is unaffected by any adverse planning schemes.
4. Confirmation that there are no onerous restrictions, easements or covenants in respect of the use of the property.
5. The presence and validity of any Guarantees.
6. Identify whether the building is Listed or in a specially designated area such as a Conservation Area and advise the client to seek the advice of the Local Authority before carrying out alteration or repair.

**13.2 Summary and Recommendations** It is important that all investigations and estimates for any works are obtained prior to exchange of contracts so that you are aware of the implications before you are committed to the purchase. If estimates vary significantly from any budgets given by us it may be appropriate for us to reconsider our valuation. We appreciate that it may be difficult or impracticable to obtain full information on such items but, in this event you must carefully assess whether you are prepared to accept the inconvenience and cost which might be caused by hidden defects being revealed after you have taken occupation.

We have summarised below those factors that we consider to be most relevant to your purchase. This is not a fully comprehensive list and it is essential that you read the full report as this may contain other important matters that may affect your decision to purchase or the price you are prepared to pay.

**13.2.1 Essential Items** (Those items considered necessary to protect the fabric of the building from deterioration or the safety of the occupants.)

Main Building

1. Replace defective stone lintels.
2. Replace defective freestone / Bath stone and generally repoint.
3. Reconstruct stonework to front bay at basement level.
4. Rewire the building.

Basement

5. Replace all floors, including filling of the redundant water storage cistern.
6. Rectify rising and penetrating damp problems, also fully expose all adjacent timbers for rot problems and set aside contingency sum for further problems that may be revealed to the first floor areas as a result of the dry and wet rot problems evident at basement level.
7. Completely replaster.
8. Replace defective ceilings.

All estimates and investigations should be carried out before exchange of contracts as a precaution against unforeseen expenditure.

**13.2.2 Recommended Maintenance and Improvement** (Matters which may not be considered of an immediate nature but which should be carried out as maintenance or considered by way of improvement to enhance comfort and/or value.)

1. Substantially overhaul external joinery and repaint.
2. Replace ageing zinc coverings to front bay and entrance porch roof and improve coping detailing to entrance porch.
3. Replace defective brick detailing and failing lintels to entrance porch at basement level.
4. Replace slipped and broken slates to main roof.

5. Clear out central valley gutter.
6. Provide downpipe to the front bay roof and connect downpipes to the bay, entrance porch and rear elevation to a surface water drainage system.
7. Separate the surface water and waste water drainage from the front elevation.
8. Form an inspection chamber and carry out precautionary inspection of main drainage run.
9. Replace defective cast iron soil and vent pipe.
10. Replace all areas of defective internal plasterwork.
11. Improve the bond at the entrance porch and main wall junction.
12. Replace failing ceilings to front top floor bedrooms.
13. Upgrade the plumbing and central heating systems.
14. Refit kitchen.
15. Refit bathroom and provide additional bathroom accommodation.
16. Upgrade door ironmongery.
17. Repair / refurbish fireplaces as required and remove obsolete gas fires.
18. Carry out complete internal redecoration.

#### Site Works

19. Rebuild rear boundary wall.
20. Budget for future rebuilding of right hand side boundary wall.
21. Carry out general maintenance of front boundary wall and entrance columns.
22. Resurface failing tarmac path areas.
23. Replace defective slate step to entrance.
24. Budget for additional general landscaping works.

The items we have identified are not considered to be unusual for a property of this age and type.

All estimates and investigations should be carried out before exchange of contracts as a precaution against unforeseen expenditure

**13.3 Market Valuation** We have assessed the property in its present condition excluding the value of carpets, curtains and other sale inducements and on the basis of the assumptions stated. Unless otherwise stated, a market valuation at the date of this report has been provided and we assume that your legal advisor has obtained satisfactory replies to all enquiries relating to the report and that vacant possession will be given on completion. No allowance has been made in our figures for taxation, actual or nominal which may arise on disposal. Unless otherwise stated, our report is in accordance with the Practice Statements in the RICS Appraisal and Valuation Manual.

This is a substantial, attractive and well proportioned, Victorian semi-detached house, located in a quiet road in this very popular residential area.

With the exception of a recently renewed roof covering the building has been considerably neglected and is now in need of complete renovation.

We understand the proposed purchase price to be just under £500,000. This is considered to be a fair figure for a property of this size in this condition. We would anticipate a final value when completed in the order of £700,000 and would estimate the costs of refurbishment to be in the order of £150,000, but would strongly recommend that detailed estimates are obtained prior to exchange of contracts.

We would therefore formally adopt a figure of £500,000 (FIVE HUNDRED THOUSAND POUNDS) for our valuation.

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Surveyor : P A Kingscote

Qualifications: MRICS

Date: 28 April 2003

Ref: PAK/LT/10952

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