INDEPENDENT CHARTERED SURVEYORS

Cockrams Surveying

BUILDING SURVEY

PROPERTY:-

CLIENT:-

INSPECTED ON:-

RICS

ISVA
Independent Surveyors & Valuers Association
PUTTING THE CLIENT FIRST

Property Address:

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Property Address:

A. GENERAL INFORMATION

A1 Name and Address of Client

A2 Address of Property

A3 Date of Inspection

A4 Surveyors

Colin Cockram BSc (Hons), DipCSM, MRICS, DipNDEA
Joe Baker BSc (Hons), MRICS, RMaPS
Jon Ramage BSc (Hons)

A5 Weather

It was dry at the time of inspection. This was preceded by a period of heavy rain.

A6 Roads

The road to the southeast boundary is made up and is assumed to be adopted by the local highway authority.

A7 Scope of inspection

Our inspection of this property covered all those parts of the building that could be seen either from ground level externally or from the interior, including accessible roof spaces.

Binoculars were used to examine roof slopes, chimney stacks etc externally, and a dampness test meter was used internally.

Many parts of a building such as foundations and subfloor areas are concealed during construction and we do not disturb these. It follows, for practical reasons, that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible, and we are, therefore unable to report that any such part of the property is free from defect.

The inspection of the services was limited to those areas which are visible. No comment can be made as to the soundness of any pipework, wires or fittings which are not visible and the risk must be accepted that defects may exist in such hidden areas.

Underground pipes from rainwater downpipes or gullies were not traced or tested.

Calculations of the load bearing capacity of floors, structural steelwork or pre-cast concrete framework have not been carried out and we can give no opinion as to their strength or suitability for your purposes.

No local or formal enquiries of the Local Statutory Authorities or investigations have been made to verify information as to the tenure, the existence of rights and easements etc.

The report does not guarantee that work carried out in the past, has been done to statutory/mandatory regulations or to competent manufacturers recommendations or to British Standards, Codes of Practice, Agreement Certificates etc.

In drafting this report we have limited comment to the more material matters and in particular have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

Property Address:

B. DESCRIPTION

B1 Description

B1.1 Type and Age

The property is a Grade II listed house which we understand was designed by William White and was constructed in 1857 in a gothic revival design which preceded the arts and crafts movement. The property is deliberately in a vernacular style.

The main house faces generally northwest and all directions in this report are given as if viewing the property from the front. The main entrance is on the right side elevation with the direct entrance to the inner hall and kitchen to the front.

B1.2 Construction

The main roof is formed in irregular steep pitches with a series of box gutters and valleys predominantly to the front right, midsection between steep roof pitches and wrapping around the left gable. There is a further box gutter system between the scullery and study roofs. The steep roof pitches to the front and front right continue over the single storey sections in a cat slide design with a lead skirt at the junction of these roofs. The roofs are covered with natural slates which have been replaced on the right south westerly elevation. The roof coverings are supported over a traditional cut timber rafter and purlin structure. The main steep sections of the roof are supported over regularly spaced substantial box frame roof trusses which support the horizontal purlins over which vertical roof rafters have been fitted.

There are eight stone chimney stacks over the roofline the majority of which have clay squared crown top style pots. The stack to the front left has been capped off with an aluminium sheet. The front stack continues over the front main elevation. The majority of stacks have lead flashings at roof abutments.

The main walls vary in thickness from 500mm to 600mm and are of natural random rubble filled stone construction. The majority of

windows and doors have dressed stone surrounds. A good number of windows have dressed stone mullions and transoms. The southwest right elevation and inner rear southwest elevation facing the terrace have been rendered with a light mock ashlar finish.

The external joinery is formed in a mixture of brass and timber. The windows are single glazed except for three to the ground floor left side and one to the rear which are fitted with sealed double glazed units. The roof edge timbers are also formed in timber with a painted finish.

Internally, the ground floor is a mixture of solid and timber suspended construction. Internal partitions are predominantly formed in plaster faced masonry within the ground floor accommodation but there is a mix of plaster faced masonry and lightweight studwork within the first and second floor accommodation. These stud partitions are assumed to be lined with a mixture of traditional lath and plaster and replacement plasterboard.

B1.3 Accommodation

The accommodation within briefly comprises the following:-

Ground Floor: Entrance vestibule, reception hall with staircase rising to the first floor, drawing room, dining room and sitting room, door to; inner hall with staircase down to the cellar, cloakroom/WC onto; inner hall with staircase to the first floor, kitchen/breakfast room into scullery, library/snug, reading room, bathroom with WC, utility area and study.

First Floor: Gallery landing overlooking reception hall with staircase rising to the second floor, shower room with WC, four large bedrooms (principle with en-suite bathroom and WC), stair landing, two further bedrooms rear of which has steps down to en-suite bathroom with WC and a family bathroom with WC.

Second Floor: Landing, bathroom with WC and bedroom.

B1.4 Garage and Grounds

The property is situated on a generously proportioned site believed to extend to approximately 4.5 acres. There is a large gravelled driveway with parking for numerous cars. There are surrounding gardens, which include extensive level lawns and a gravelled terrace area. Beyond the gardens there are two paddocks.

There is also a selection of outbuildings. These include a stone ruin close to the house, a timber framed double carport with attached workshop and plant room, a timber double stable block and various other minor timber structures.

B2 Location

The property is positioned within a rural setting on the outskirts of the village of Ruanlanihorne in the heart of the Roseland Peninsula. St Mawes, which is located by the Fal Estuary, is approximately 8.5 miles away and the cathedral city of Truro is approximately 11 miles distant.

The cathedral city of Truro offers a good range of shopping and other facilities. Mainline railway services are also available from Truro which has regular services to London Paddington or to the north via Bristol. The A30 is also within comfortable distance which offers reasonable commuter links up to Exeter and the M5 motorway north or the A30/A303 east to London via Basingstoke and the M3.

The property is located close to a mining area and your legal advisers should check whether any reports or agreements have been created which relate to this activity and the property. We would refer you to our recommendations in Section E4.

We believe the property may be within an Area of Outstanding Natural Beauty (AONB) and is listed as having historical importance. A number of planning restrictions will therefore be in force. Your legal advisers should make further enquiries about this and we refer you to our comments in Section E2.

The Health Protection Agency (HPA) has identified the local area as one in which, in more than 1% of dwellings, the levels of radon gas entering the property are such that remedial action is recommended. It is not possible in the course of the inspection/survey to determine whether radon gas is present in any given building, as the gas is colourless and odourless. Tests can be carried out to assess the level of radon in a building. At a small charge test instruments and results are available by post from the HPA and other approved laboratories. The minimum testing period is 3 months. The HPA strongly advises against using shorter-term instruments as they can give misleading results. If tests have not been carried out, they are recommended. It has been the experience of the HPA that it is not expensive, in proportion to the value of the property, to affect the

recommended remedial measures. You can obtain further information from the HPA, Centre for Radiation, Chemical and Environmental Hazards at Chilton, Didcot, Oxon, OX11 ORO or at http://www.hpa.org.uk/radiation/default.htm or the environmental health department of the local authority. Further enquiries should be made by your legal advisers and we refer you to our comments in Section E4.

B3 Limitations of the inspection

The property was occupied and furnished at the time of inspection. A number of floors were covered with fitted finishes.

Insulation within the roof space restricted an inspection of the upper side of the ceilings and some sections of the supporting timbers. The sloping ceilings within some rooms further restricted our inspection of supporting roof timbers and wall plates.

Each room has been inspected in detail and damp meter readings have been taken where possible without moving heavy furniture. Fitted carpets have not been raised unless reasonably practical at the edges.

The weather was dry at the time of inspection. Therefore, it is not possible to state that gutter joints, roof junctions and flashings etc. are totally watertight.

C. CONDITION

C1 Movement

There are minor cracks to the rear left corner of the study and some further cracking around the rear of the scullery. These cracks are not thought to be of structural significance but we do advise that the cracks are raked out and repointed as recommended in Section C5.4. There is a further crack adjacent to the chimney stack above the scullery and again we recommend that this crack is raked out and repointed in accordance with advice in Section C5.4.

Some minor cracks were noted to the inner walls within the cellar. This has probably been caused by ground settlement but this appears to be historic and the risk of further movement taking place is considered to be acceptable.

The render coat to the southwest right side elevation and southwest inner elevation over the terrace has a rendered finish. This has some minor cracks evident and tapping with a wooden handle of a screwdriver revealed that there are some hollow areas; particularly by the edges. This is quite minor and no immediate works are considered necessary. We do however, refer to our later remarks in Section C5.4.

In summary, we are pleased to advise that we found no evidence of any significant structural movement within this property.

We cannot advise you as to the depth and size of the foundations provided with this property. To obtain information relating to the foundations would require the excavation of trial holes around the base of the main walls. In the absence of any visible signs of structural failure or evidence of any past repair work having been carried out, we can see no necessity to carry out a detailed examination of the foundations.

However, having regard to the age of the property, we believe that if the foundations were exposed, they would be found to be of an inadequate depth if compared to the current requirements of the Building Regulations. Whilst we are not suggesting that the Building Regulations could or should be applied retrospectively, we do

recommend that confirmation should be obtained from your proposed building insurers that the property will be insured on an all risk basis and therefore if future problems with ground movement were ever encountered that this would be a fully insured peril.

C2 Timber Defects

Our inspection revealed no evidence of any significant rot or active wood boring beetle infestation. However, having regard to the limitations of the inspection and the age of the property, some timber defects are likely to be present unless previous treatment has been properly carried out. We refer to Section E3 Guarantees.

However, there was some wet rot decay noted to the rear left valley timbers accessed via a ladder from the first floor left side bathroom. This does not appear to have caused any structural problems to date but we do advise that repairs are undertaken and we refer to our later remarks in Section C5.1 in this respect.

It should be noted that with older properties such as this, timbers such as purlins, floor joists etc. were invariably embedded direct into the outer walls without any provision being made for their protection against the effects of dampness. Without opening up it is impossible to comment on the condition of the enclosed timbers. This cannot be established without opening up the structure, which is beyond the scope of this survey and therefore, the risk of such defects occurring must be accepted.

C3 Dampness

Damp-proof Course:

Due to the age and nature of the walls it is unlikely that any form of damp proof course has been provided. It is therefore to be expected that the walls at low level will be damp. This is not necessarily an issue and can be well managed through heating and ventilation and general maintenance of the building with sympathetic materials and methods.

Furthermore, whilst external ground levels around the property are generally lower than internal floor levels, the levels of the driveway to the north east elevations is relatively high and therefore there is a

greater risk of dampness in these areas. We would advise that the external ground levels around the building are not raised any further.

Rising and Penetrating Damp:

Ground floor walls were tested with an electronic damp meter at regular intervals (except where furniture, etc. prevented access). Where ground floors are covered with carpets and other fitted finishings they could not be tested with the damp meter and therefore, comments cannot be given on whether they are suffering from dampness.

Moderate to high damp meter readings were found at low level throughout the ground floor walls, as should be expected in a property of this age and construction. As previously discussed this is not generally considered to be a major cause for concern.

Solid external walls can be prone to rain penetration. Should such penetration occur, it can cause damage to plaster and decorations. The risk can be minimised by maintaining gutters and downpipes in good condition. Some dampness was found on the internal surfaces of the south west facing wall. This is close to an external hopper head which shows signs of leakage. Attention is needed to this area as discussed in section C5.3.

Dampness was also found around the internal walls and window reveals to the eastern section, which is believed to be caused by penetrating dampness due to defects associated with the chimney stack and window sills in this area, which are further discussed in section C5.2 & C5.4 respectively.

In addition, there is a greater risk of penetrating dampness causing defects to the north western elevation where rainwater runs down the walls from the northern chimney stack. Whilst no significant internal defects were found, improvements are recommended to the detailing where the stack should be connected into the gutter. This is also discussed in section C5.2.

Where there are traditional window seats, the external walls reduce in thickness and therefore, will be at greater risk of dampness from rain. There also tends to be a high concentration of rainwater runoff from the glazing which adds to the problem. As many of the window seats have timber panel linings, visual examination of the walls for damp penetration was not possible and therefore, the risk that damp penetration may be occurring and defects may be present to the joinery, must be accepted. Some damage to the décor has been

caused beneath the window at the base of the second staircase adjacent to the kitchen. Localised aesthetic repairs are recommended as discussed in section C6.4.

In a property of this age, it is unlikely that a damp-proof membrane exists in the areas of solid ground floor and therefore, persistent dampness will occur. This was found to be the case particularly in the kitchen and entrance porch. It is advised that these areas are not covered up as continuous ventilation will allow the damp to evaporate and disperse naturally. We note that where the timber suspended floors connect to solid floors, there is a risk of timber defects occurring due to dampness and whilst no significant problems were detected, this should be monitored.

Condensation:

Some minor condensation issues were found as is consistent with a property of this age and construction. However, condensation may be a problem for one occupier where it was not for a previous one. It can often be controlled by careful management of heating and ventilation rather than any physical works.

Ventilation within the loft voids is generally satisfactory where accessible, being provided through gaps between the slates or with modern breathable membranes. This is assumed to be consistent throughout the property, although we would advise that ventilation to hidden voids is checked and upgraded if necessary during future refurbishments and maintenance works. This is important to reduce the risk of condensation causing defects to the structural roof timbers.

Parts of the ground floor are of suspended timber construction with a cellar and various voids beneath. Subfloor vents have been provided on the external walls to the south west and south east elevations at low level. The location and spacing of these vents would suggest that subfloor ventilation is generally adequate. However it is important that the voids towards the front of the property are kept open to allow air to circulate into these areas where no sub floor vents are installed.

Ongoing issues with condensation should be expected to the single glazed windows. Whilst replacement with modern double glazing may be desirable, this is likely to be restricted by the Buildings Grade 2 listed status which will require these traditional windows to be retained.

Further areas of condensation have led to black spot mould in alcoves above the windows and in some corners of ceilings towards

the south west section of the house. We would advise that these areas are regularly cleaned and treated with anti-fungicidal wash. In addition ventilation should be improved to these areas by regularly opening windows to allow air circulation to reduce condensation.

There are a large number of bathrooms and WCs throughout the property. Whilst those located close to the main stairwell are fitted with extractor fans, no means of mechanical ventilation is installed to the majority of the sanitary rooms throughout the property. We would strongly advise that ventilation is upgraded to these high risk areas by fitting appropriate extractor fans connected to externally ventilating grills to ensure that condensation does not cause damage to the décor. In addition, you may consider providing additional mechanical ventilation to the kitchen and utility areas.

It is recommended that a ventilator grill be fitted to the sealed void at the base of the second staircase in order to prevent potential problems due to condensation occurring.

C4 Insulation

At the time of original construction of this property, thermal insulation was not considered necessary. However due to improvements in living standards as well as increasing awareness of the need to be energy efficient, modern dwellings are thermally insulated to an ever increasing level. The need to retrofit older buildings with insulation is also an important factor when considering a properties overall thermal performance.

The insulation within the roof spaces is generally set at between 150mm and 200mm of mineral wool quilt. Whilst this will provide reasonable thermal performance current recommendations are for at least 270mm of mineral wool quilt or similar insulating material. Accordingly, we recommend that the insulation is upgraded when other works are carried out as recommended in Section C6.1. We also recommend that loft access hatches and doors are insulated with at least 100mm of rigid foam.

The space between the roof rafters above the sloping ceilings is unlikely to be insulated in accordance with current recommendations. Sloping ceilings of this type require a different type of insulation than fibreglass quilt. It is important that gaps are maintained between the insulation and the underside of the roof slates, which can be achieved by fitting rigid polystyrene foam slabs between the roof rafters. Ideally, the slabs should be 100mm thick; however, it is important to

maintain a 50mm gap above the slabs and their thickness is therefore, restricted by the size the roof rafters. In practice this will be extremely difficult to upgrade but this should be considered as a possible improvement which could be undertaken during the course of future room refurbishment.

The hot water cylinders that are located within the cellar have been factory pre-lagged and this should give good protection against heat loss. The majority of pipes have also been insulated but there is still some exposed pipework underneath the timber suspended floors under the reception hall where access is quite difficult. We do advise that these pipes are also insulated.

We have assumed that the pipework from the biomass boiler (that is located within the purpose made building to the front of the property) to the house is also insulated. The main water storage tank beside the boiler is well lagged and again this should give good protection against heat loss.

As said before, the windows are mainly single glazed and as such will be quite prone to heat loss and condensation. This can be minimised by the use of thick curtains, window shutters and opening windows/ increasing ventilation.

The fixed stone external walls would not meet current building regulations standards for thermal insulation but will provide reasonably good insulation. Their considerable mass means that they have high thermal capacity i.e. the stonework will take a long while to warm up in comparison with modern lightweight building materials but once warm, will act as a heat reservoir.

C5 The Exterior

C5.1 Roof Structure and Coverings

The main roof is formed in a series of very steep pitches the front sections of which are continued over the single storey inner hall with a lead apron at roof junctions but broadly continued in a cat slide design. There is a further pitched roof to the front which wraps around to the left side with a lead lined box guttering system between roofs which discharges from left to right over the cat slide roof and front to rear across the exposed gable end of the main second floor bedroom. The single storey roofs over the scullery and study are of double hip design also with a central lead lined box gutter which discharges from front to rear. There is a further box guttering system to the front right

slightly rear of the main formal entrance door. There are a number of feature gables throughout the roof. There are lead lined valleys at roof intersections and lead flashings at roof and wall abutments to the study and scullery. The roofs are covered with natural slates the right side southwest slope of which appears to have been recovered in recent years. The roof coverings are supported over traditional cut timber rafter and purlin structures the main principle higher sections of which are in turn supported over regularly spaced box frame trusses and simple 'A' frame trusses to the left side and parts of the building to the rear. Where visible, the roof has been felted to act as a secondary means of protection against rain penetration. The southwest roof slope has been lined with a modern breathable membrane. The left side roof slope of the lower two storey roof has not been felted rather it has been torched/back pointed to act as a secondary means of protection against rain penetration.

The roof pitches appeared reasonably uniform with no sign of significant sagging or distortion. The natural slate coverings appeared in good overall condition but there are a number that are broken and others have slipped out of place. We recommend that broken and slipped slates should be replaced during the course of future routine maintenance. We advise that the number that have slipped is quite small for the size of the roof and in our opinion, is well within acceptable limits.

Where the roof continues to the front it extends over the inner hallway and forms a storm porch. The roof coverings in this area have been covered with lichen growth and leaves. We recommend that they are carefully cleaned.

It was noted that the replacement slates to the southwest right roof slope are darker in colour than the rest of the coverings. It was noted from the buildings listing that some sections of the roof were covered with scantles which is a traditional form of roof coverings found in some parts of Devon but throughout Cornwall. It is quite probable that these were on the southwest roof slope but have now been replaced with darker coloured slates. This may be a breach of the buildings listing however, the slates are likely to weather over the next few years and we would recommend therefore that a form of indemnity is taken out and we refer you to our later remarks in Section E2.

It was noted that lead cover flashings have been fitted over the verges on the southwest elevation. The lead work has probably been fitted to prevent wind driven rain penetration from this exposed elevation. The lead work was seen to be in satisfactory condition but again this may breach the buildings listing and we refer to our remarks in Section E2. The detailing to the verges throughout the

remaining sections of the roofs were seen to be in satisfactory condition.

The right inner slope of the lower left roof splits just by the ridge of the right ridge and is raised slightly just over the ridge line. There are lead flashings between the different heights of the roofs and we are pleased to advise that these were in satisfactory condition but there does appear to be a small gap between the ridge tiles and slates which could be prone to wind driven water penetration. We are pleased to advise however, that there was no sign of any water penetration internally at the date and time of inspection and therefore no immediate action is considered necessary.

There are also different levels to the right south west roof slope. The lead flashings were not completely visible from ground level or using our pole camera system but they are assumed to have been replaced when the roof was recovered.

The Velux roof lights appear to be formed in powder coated aluminium and to be of a conservation area type. We are pleased to advise that these operated satisfactorily with no significant defect apparent.

The lead skirt between the main and lower roof slopes was seen to be in satisfactory condition. However, it was noted that these are formed in lengths which appear to exceed the recommended limits of 1.5 metres and as such they may be prone to rippling and splitting. Whilst there was no significant defect noted at the date and time of inspection, we do recommend that these flashings are regularly monitored and that if any rippling or lifting of the flashings is observed, then expansion joints with a suitable overlap should be installed.

We are pleased to advise that the ridge tiles were in satisfactory condition. It must be anticipated however, that some localised repointing will be required as part of annual maintenance.

The lead flashings at the roof and wall abutments to the study and scullery were seen to be in satisfactory condition with no significant defect or shortcoming apparent. This is also the case with the lead flashing at roof and wall abutments above the storm porch.

The valley gutters at roof intersections appeared in good condition when viewed from ground level with the aid of binoculars and other vantage points. They appear to be fitted in lengths of no more than 1.5 metres and are assumed to have suitable expansion joints with an overlap of at least 100mm. We are also pleased to advise that

there was no sign of any water penetration internally and the majority of valley boards and supporting timbers were in satisfactory condition. However, the supporting timbers under the valley to the rear left lower two storey roof have rotted away under the line of the purlin. Whilst this does not appear to have caused any structural problems, we do recommend that the valley boards and timbers are repaired/reinstated. We understand from enquiry of the vendors that this valley was replaced soon after ownership but the contractor chose not to replace the timbers at that time. Unfortunately, the works to reinstate the valley boards and supporting timbers may involve stripping out the current lead work in order to affect a good and substantial repair. As this is not leaking and the defects found do not appear to have caused any structural problems to date, we consider that this work can be undertaken during the course of normal planned maintenance and is not a matter of immediate concern. This roof space is accessed via a ladder in the first floor left bathroom ceiling.

The above said, the valleys to the left side have been partly blocked with leaves and other debris. We advise that all valleys should be cleaned and fully inspected during the course of normal routine maintenance.

The main box guttering system between the main roof and the lower front and left side roofs are lined with lead. This appears to be properly benched with lengths of no more than 1.5 metres which are assumed to have suitable overlaps to provide for expansion joints. This box guttering system was accessed via a window from the second floor bedroom left side gable. Whilst our inspection was restricted by the presence of planks, leaves and other debris, there was no sign of any deterioration to the edges of the cover flashings or corners of the lead work that would indicate any current defect or shortcoming. There was also no sign of any water penetration internally that would indicate any current defect. We do however, recommend that all debris is removed and that the lead work is cleaned and re-inspected.

As said before, there is a further box gutter between the scullery and study roofs which is also lined in lead which appears to have been properly benched to provide expansion joints which again are assumed to have suitable overlaps of at least 100mm. This box gutter appeared in good condition when viewed from the bank to the rear of the property with the aid of binoculars and by looking out of the windows directly above. Again our view was restricted by the presence of leaves and other debris and we recommend that this is cleaned and re-inspected. As with the main box guttering system, there was no sign of any water penetration internally that would indicate any current defect.

There is a further box gutter between gables to the front right in the vicinity of the main formal entrance door. This was accessed via a 6 metre ladder and again our inspection was restricted by the presence of leaves and other debris. However, from our limited view, it did appear to be properly benched and to be in good condition. The valleys at the roof intersections and the inner roof slopes were also inspected at this time and we are pleased to advise that they all appeared in good overall condition. Again there was no sign of any water penetration internally that would indicate any current defect but we do recommend that the box gutter is cleaned and re-inspected soon after ownership.

Even valley and box gutters that are in sound condition can be blocked by leaves, snow and ice, causing water levels to rise above the edges of the lead and seep into the fabric of the building. Condensation on the underside of the lead lining to valley and box gutters can also cause dampness with an associated risk of decay to the roof timbers. It should be noted that maintenance and repair costs, when needed, tend to be expensive.

The undersides of the roof coverings have been felted to act as a secondary means of protection against rain penetration. The roofing felt, where fitted, is a mixture of modern breathable membrane and older style hessian reinforced bitumen felt. We are pleased to advise that the membranes and roofing felt appeared in good condition where visible. You are advised however, that the felt is prone to rot where it is dressed out under the roof coverings and lapped into the guttering system. This is normal building practice as it allows rain driven water penetration to rundown the top of the felt and discharge into the guttering system. When this rots back, it can allow water to drip down onto the rafter ends and wall plates with consequential decay problems. We are pleased to advise however, that there was no sign of any drip staining to fascia boards that would indicate any current significant defect or shortcoming and no action is considered necessary.

Some of the left side northeast roof slopes have not been over felted to act as a secondary means of protection against wind driven rain penetration. Rather they have been torched/back pointed. This is crumbling and falling away therefore reducing the secondary protection. This is not to say, however, that the roof will definitely leak under rain or snow conditions. It is recommended that the underside of the roof coverings are monitored during periods of heavy driving rain and if any obvious areas of running water are found, then new back pointing should be applied. If and when a new roof covering is fitted, back pointing would no longer be required since its function

would be served by a breathable membrane, which as said before, is the modern method of providing secondary protection.

As said before, the supporting roof structure was in good overall condition where visible. However, there were some horizontal cracks within the timber sections. These are known as "shakes" and normally attributable to shrinkage. They are within areas of the timbers where tensile and compressive forces are minimal and are therefore, not of concern.

In respect of the roofing felt and supporting timbers, it must be appreciated that the ceilings within the second floor have been fitted directly underneath the roof rafters which severely restricted our inspection. Further linings within the attic space accessed from the high door within the second floor bathroom further restricted our inspection.

C5.2 Chimneys

There are eight stone chimney stacks serving this property. We are pleased to advise that all the stacks appeared reasonably plumb to eye with no sign of significant structural defect. The stone surfaces also appeared satisfactory as did the majority of the pointing. However, there are some localised areas of repointing works required. This is particularly the case with the chimney stack that is positioned between the roof hips to the front and has a single crown pot at the top. It was noted that there is some plant growth around the top of this stack which should be carefully raked out and the stonework repointed with a lime mortar and sand mix.

The front right stack is assumed to serve the fireplace within the main reception hall and a further fireplace within the first floor accommodation. The two crown pots appeared in satisfactory condition but we cannot comment on the condition of the bedding mortar. It was noted that the stack has a small pitched section of roof directly behind the stack rather than a traditional lead lined chimney tray. This is perfectly satisfactory but the lead flashings were not visible and we therefore cannot comment on their condition. The lead flashings around the sides of the stack did however appear satisfactory. This stack continues in a ledge and connects in with the outside elevation of the northwest elevation. The water from the east side of the stack appears to rundown the wall in this area which could lead to internal dampness. These walls were checked with the aid of a moisture meter at the date and time of inspection and there was no dampness of significance recorded. However, it would be prudent to consider connecting the roof to bridge across the base of this stack

and fitting a suitably designed system of lead soakers and cover flashings which should be connected underneath the existing flashings to the sides of the stack. The small section of roof covering should be extended to discharge into the guttering system which currently bridges across this gap.

The central stack on the southwest facing roofline has four pots at the top. The two right side southwest facing pots are crown pots and are probably original to the building whilst the inner two pots are of replacement square type. The right pot has one of the crown spears broken off but all four pots were in otherwise satisfactory condition and appeared reasonably plumb. These pots are assumed to serve the main principle reception rooms on the ground floor and bedrooms within the first floor accommodation. The lead flashings at roof abutments appeared in satisfactory condition where visible from ground level and other vantage points with no significant defect apparent. There was also no sign of any significant water penetration internally.

The rear most stack on the southwest wing roofline has two traditional crown pots at the top which are presumed to serve flues into the drawing room and bedroom above. The right hand southwest facing pot was in good condition but the left hand inner pot is cracked. This has been repaired by metal strapping around the outside and currently appears stable. It should be noted however, that this will be prone to water penetration into the cracks which could then freeze in the winter causing further erosion/cracking. It is likely that this pot will need to be replaced in the short to medium term. The lead flashings at the roof abutment appeared in good overall condition with no significant defect apparent. We are also pleased to advise that there was no sign of any dampness to the chimney breast heads where accessible in the roof space.

The stack to the main rear roofline has three square replacement pots at the top. We are pleased to advise that all three pots appeared in satisfactory condition. These are assumed to serve the AGA in the kitchen and fireplaces within the first and second floor accommodation. The lead flashings at the roof abutments also appeared in good overall condition. There was also no sign of any significant dampness to the chimney breast head within the second floor habitable accommodation that would indicate any current significant defect or shortcoming to the flashings.

The chimney stack that is situated above the main box guttering system between roof hips has a single crown pot at the top which is assumed to serve a former fireplace within the kitchen or possibly the inner hallway. As said before, there is some minor pointing needed

around the top of the stack but it was otherwise seen to be in satisfactory condition. The crown pot at the top has one of the spears broken but was in otherwise reasonable condition. The lead flashings at the roof abutments also appeared in satisfactory condition. We are pleased to advise that there was also no sign of any water penetration internally.

The stack that is located to the left side of the lower two storey roof has been capped off at the top with a single piece of aluminium (or similar material) sheet. This has not been ventilated as would be recommended. This stack would have served the library and probably a bathroom or bedroom directly above. There is a lead lined chimney tray directly behind the stack and this is blocked up with plant growth which restricted our inspection. We recommend that it is cleaned and that the lead work is inspected. It was noted that the flashings to the side of the stack are formed in mortar fillets. These were seen to be in reasonable condition at the date and time of inspection and there was no sign of any water penetration internally that would indicate that they are currently defective. However, you are advised that mortar fillet flashings of this type are prone to cracking. Accordingly, we recommend that the flashings are upgraded to a suitably designed system of lead soakers and cover flashings when maintenance is next required.

The stack to the rear left of the property serves the close coupled stove in the study. This has a single replacement square pot at the top and we are pleased to advise that this appeared in satisfactory condition. The lead flashings at the roof abutments also appeared in good condition and there was no sign of any water penetration internally.

The final stack sits above the ridge line of the scullery projection and this has two square replacement pots at the top both of which appeared in good overall condition. The lead flashings around the stack were viewed from the area of the box gutter and we are pleased to advise that these also appeared in good overall condition. This stack is assumed to serve the old range within the scullery and probably a bedroom above.

In summary, the chimney stacks were all seen to be in good overall condition and well within acceptable limits for a building of this size and age. All the defects found will be capable of repair during the course future planned maintenance. There is the possibility however, that the square replacement pots breach the buildings listing and we therefore refer to our remarks in Section E2.

We also advise that disused flues should ideally be capped at the top to prevent rain penetration into the construction and ventilated to reduce the risk of condensation. Both water penetration and condensation can cause salts to migrate through decorative finishes and contaminate plaster. Whilst no such defect was found at the date and time of inspection, it would be wise to consider these improvements during the course of future routine maintenance.

We are also unable to comment on the condition of bedding mortar around the chimney pots and a closer inspection during the course of routine maintenance is recommended.

As said before, the majority of the pointing to the stacks in good condition. We advise that any future repointing works are undertaken using a lime mortar and sand mix as harder cement products can trap moisture into the construction and early erosion of stonework.

The stacks are unlikely to contain a proper damp-proof course and even with the flashings/fillets in good order, some internal dampness may occur from driving rain. Providing regular maintenance is carried out, then installing a damp-proof course is not cost effective and not warranted at this time.

C5.3 Rainwater Disposal

The property is served by powder coated aluminium rainwater goods. Aluminium gutters of this type are relatively maintenance free but do require periodic resealing of their joints and stop ends.

The guttering needs cleaning through in order to stop possible leakage and damp entering the property.

The hopper head and downpipe connections to the right southwest elevation is leaking and repairs are required. We also refer to section C3.

It was not raining at the time of inspection therefore water tightness of the joints of the rainwater goods cannot be guaranteed.

Gutters and downpipes carry many hundreds of litres of water during wet weather. Their joints and end stops are particularly prone to failure as are the outfalls which can be easily blocked by leaves and other debris. All rainwater fittings should therefore be regularly checked for defects in order to prevent leakages and spillages which could lead to damp internally.

C5.4 Main Walls

As previously advised, the main walls are of solid natural stone construction and vary in thickness from 500mm to 600mm. These walls probably comprise of an inner and outer skin which are in-filled centrally with rubble. Walls of this type are particularly prone to rising, penetrating and condensation dampness and often have timbers built into the construction, normally above and below window reveals and supporting floor joists. It follows that these timbers are particularly susceptible to wet/dry rot decay and wood boring insect infestation. Whilst there was no obvious sign of a defect at the date and time of inspection we do recommend that risk areas are opened up and inspected during the course of future room refurbishment and that repairs/treatments are undertaken at this time.

As said before in Section C1, the walls were generally in plumb with no sign of significant structural defect. However, there is an area of damage to the rear left and we recommend that some repair/repointing works are undertaken. The crack between the chimney stack and the gable wall that overlooks the box gutter between the study and scullery roofs should also be raked out and repointed.

There has been a repair to the stonework undertaken to the central area of the rear elevation that overlooks the terrace. This has been undertaken using a harder cement product. You are advised that repointing to stonework should always be undertaken using a lime mortar and sand mix as harder cement tends to trap moisture within the construction which can increase internal humidity and dampness. The harder cement is also likely to cause early erosion of the stonework. Whilst we are not suggesting that the existing mortar pointing should be raked out and replaced, we do advise that when future repointing works are undertaken that the joints are raked out to a depth of at least 20mm and that the coursing is repointed with a lime mortar and sand mix.

The southwest right side elevation and southwest elevation of the scullery have a rendered external finish. This is described on the buildings listing as Stucco which is traditionally made of lime, sand and mortar but often with animal of plant fibres added for additional strength. The current plaster finishes appear to be formed in Portland cement which was gradually introduced around 1900. Whilst the render finishes were in reasonable condition, there are fairly large hollow areas which are particularly evident around the edges. It should be noted that this could trap moisture between the render coat and stonework. There is a risk therefore that the moisture can be

drawn into the construction which will in turn increase internal humidity and dampness. That said, the overall condition of the render finishes was quite good and there is no need for immediate concern. We do however recommend that the seal at the junction between the stonework and render is improved at the higher levels but left open towards the base to allow any moisture to drain out. We advise that future re-rendering works should be undertaken using a lime mortar and sand mix as the harder mortar products tend to trap moisture in the construction and as said directly above, this could lead to increased internal humidity and dampness. The lime work should be decorated with a lime wash or modern micro porous paint.

There is a slate ledge to the left side of the property. This was checked with the aid of a spirit level and this was found to be level. Ideally, this slate should be sloping outwards to allow rainwater to drain away from the property. We refer to our comments in Section C3 and recommend that this slate ledge/sill is reformed with a fall to discharge water away from the property.

The window sills are formed in a mixture of slate and preformed concrete or stone. We are pleased to advise that these were all in satisfactory condition where fitted. However, there is no window sill projection to the dressed stone mullion and transom windows. In practice, there is little that can be done about this but it must be appreciated that the internal surfaces will be more prone to penetrating dampness. It should also be noted that walls thin above and below windows and as such these areas will be more prone to condensation. That said, this can normally be controlled by altering the balance of heating and ventilation rather than any physical works; we refer to our remarks in Section C3.

We are pleased to advise that the dressed stone mullions and transoms were in good overall condition as were other dressed stone detailing on quoins and around other windows and doors. It would appear however, that the archway above the rear right doorway has been reformed but this appears to be properly pointed in with lime work and was seen to be in good condition.

C5.5 External Joinery

The windows are formed in a mixture of brass casements with lead inserts around the glazing and timber. The windows are single glazed except for three to the left side and one to the study which are fitted with sealed double glazed units. The windows were checked and there are some outstanding maintenance issues. For example, the handle is broken to the central bedroom in the main west wing and

there is also corrosion to screws around handles to the brass casements. It must be appreciated, that the brass windows will be particularly prone to condensation dampness as they will not incorporate any thermal break.

The seals around the outer sections of many of the brass and timber casements are breaking down and we advise that these should all be checked and replaced if necessary. This would normally be done with a lime mortar and sand mix, as with repointing to walls.

Many of the older timber windows have been painted in place and it was also noted that there have been repairs undertaken to the sill and to the base of the timber mullions. It is quite probable that many of these repairs have been undertaken with a wood filler rather than cutting out sections of rot and scarfing in new pieces of timber as would be recommended. We advise therefore that the older timber windows are opened up, excess paint burnt off, wet rot cut out and new pieces of timber scarfed in. The casements should then be primed, undercoated and finished with two coats of good quality gloss paint before reassembling. Repair and retention is always preferable over replacement.

As said before, three of the windows to the left side and one to the study are fitted with sealed double glazed units. These are replacement casements which have been manufactured in the same design as other timber casements. However, listed building consent will have been required and we refer to our remarks in Section E2.

The main doors to the front of the property were in good overall condition with no significant defect apparent. The doors to the rear were also in good overall condition but some minor rot was noted to the door threshold to the side of the study. This is not significant and could be dealt with during the course of normal redecoration. The glazing within the rear doors does not appear to be formed in safety glass. We recommend that a reputable glazier is instructed to inspect and improve the glazing if found necessary.

The circular window to the left side forward facing gable end has been boarded over. Ideally, a new circular window should be manufactured and fitted ensuring that access for the bats is not restricted (subject to listed building consent).

There is a small flap to the rear elevation which is opened and closed from within the kitchen. This provides ventilation to the kitchen. You are advised however, that this should not be used during times of heavy rain as it will allow rain water to penetrate the construction. It would also be quite draughty and some improvements around the

framework may be desirable. The hatch was however seen to be in good overall condition.

The fascia boards were in satisfactory condition where visible. The verge boards to the southwest elevation are however showing some signs of deterioration and we recommend that repairs are undertaken during the course of future redecoration; see our remarks below.

The timbers to the gable end over the scullery also support the bell. This appeared structurally sound but some of the timbers may be deteriorating and decay may be found during the course of future redecoration and this should be anticipated.

C5.6 External Decoration

Decorations are beginning to show signs of breakdown, particularly on the joints of the timber sections. It is recommended that redecoration is carried out, including a thorough programme of preparation, such as removal of all loose and flaking paint, filling of cracks, re-priming bare wood then undercoating and glossing.

Some paint has flaked off to the right side south west facing gable and this should be redecorated as soon as possible to protect the timbers.

It is probable that the external decorations contain old lead based paint Suitable precautions should be taken when rubbing down and redecorating the surfaces.

As said before, the rendered surfaces to the southwest facing elevations have been decorated with a standard impermeable masonry paint. The masonry painted finishes were in reasonable condition at the date and time of inspection. You are advised that if the render is replaced then a lime wash or micro porous paint should be applied.

C5.7 Other

There are no other significant external matters that require comment.

C6 The Interior

C6.1 Roof Space

The main roof space was accessed through a high level door within the second floor bathroom. This roof space has been partly lined with plasterboard and boarded out to provide storage. There is an eaves door which provides access forward to the other roof voids past chimney stacks. There is limited access to the front left facing gable roof space as there is merely crawl holes either side of the front stack.

The internal linings within the first section of the roof space did restrict our inspection. We are also unable to confirm levels of insulation and ventilation within the sloping ceilings in the second floor accommodation. The roof timbers were also concealed from view. It must be appreciated that defects may exist behind internal linings and this will have to be accepted as part of the property purchase. It is likely that insulation between the ceilings and underside of the roof coverings is fairly minimal and some upgrading works are likely to be required which can be undertaken during the course of future room refurbishment. This was previously discussed in Section C4. The forward roof spaces were accessed and as said before, the roof timbers all appeared in satisfactory condition. It would also appear that a timber treatment has been properly carried out and we refer to our earlier remarks in Section C2 and Section E3 in this respect.

There are bats present within all three sections of this roof space. There are significant droppings over the top of the insulation layer which may form a health hazard. Ideally, the insulation layer should be replaced and a breathable membrane or some form of sheeting fitted thereover which could easily be cleaned at the end of every season when the bats normally migrate. We recommend that this is discussed further with English Nature or the Bat Society.

A further roof space was accessed via a hatch in the first floor left side bathroom ceiling. There was an access ladder and fixed lighting within this roof space. This roof space has also been boarded out for storage. One bat was seen in this roof space and there were limited droppings. This area would seem to be easier to control than the main forward roof spaces but we do refer to our advice above. We also refer to our comments in Section C5.5 in respect of replacing the circular gable window. It should be noted that it is illegal to disturb their means of access and egress and again further advice should be obtained from English Nature or the Bat Society.

It was noted that there is bate visible within the roof spaces which is assumed to be to eradicate rodents. We recommend that a pest control expert with experience in eradicating rodents within roof spaces habited by bats is instructed to provide further advice on what needs to be done to eradicate/control rodents within the roof spaces.

There is a further loft access hatch within the ceiling of the scullery. This was not accessed due to the height and position of the access hatch, the vendor's personal effects and furnishings.

There were no other accessible roof spaces identified.

We refer to our earlier remarks in Sections C2 Timber Defects, C3 Condensation, C4 Insulation and C5.1 Roof Structure and Covering.

C6.2 Ceilings

The ceilings provided throughout the property are formed in plaster and we suspect that the majority of these have been replaced with modern plasterboard materials, although it is likely that in a number of areas particularly in the reception rooms and bedrooms above, that some ceilings are formed in the original (or significantly old) lath and plaster materials.

The ceilings were generally found to be in good condition, with no evidence of any significant defect. The ceilings are formed in a combination of sloping and flat finishes with the sloping sections being provided between the major roofing timbers.

Throughout the property there was some minor evidence of defects to the ceilings such as hairline cracking or surface imperfections which can be made good through normal filling and redecoration works.

You should however anticipate that cracks do occasionally occur within ceilings due to normal vibrations through foot traffic and general use, along with minor movements within the structure itself. It will therefore be necessary for occasional filling and redecoration works to take place.

Please note that the older sections of lath and plaster ceiling can over time become loose and require replacement. There is no evidence that any of the lath and plaster ceilings are currently significantly defective although this should be borne in mind as a maintenance

item should any substantial cracking or distortion be noted to the ceilings on due course.

To the second floor bedroom there was some evidence of minor staining to the ceiling abutting the gable wall due to minor dampness in this location as noted in previous sections. This was relatively minor, and can be made good through external repair works followed by decoration internally.

In a number of locations to the second and first floor, parts of the roof structure are exposed and have received decorative finishes. These items generally appeared in reasonable condition although there was some evidence of minor splitting to the timbers which can be filled, although leaving them exposed can create a good aesthetic effect.

C6.3 Floors

The ground floor is formed of a combination of solid and suspended timber materials. The solid floors are provided to the left side of the building housing the study, library, kitchen etc. with the suspended timber sections below the reception rooms and main entrance hall.

The ground floor was generally identified to be in good condition with no evidence of any significant defect. Certain parts of the ground floor have been provided with clay tile finishes including the font entrance porch, the kitchen, library passage and ground floor cloakroom. These tile finishes were noted to be in good condition with no evidence of any major defect and we suspect that these tiles may be of significant age. Where the tiles are uneven, they would benefit from being lifted and re-bedded in suitable mortar materials although there was no significant evidence that this is necessary for the time being. Please note that these floors are unlikely to be formed with any form of damp proof membrane unless they have been lifted in the past and re-laid although this is thought to be relatively unlikely.

The other solid floor sections of the ground floor have been applied with a combination of finishes including timber boarding, tiles and slate finishes. These are also found to be in reasonable condition although the presence of damp proofing again could not be confirmed. The timber boarding may be laid on some form of insulation, damp proofing and battens although this was not visible at the time of the inspection but battens in particular may be vulnerable to timber decay and therefore inspection when room refurbishment works take place may be of benefit.

The ground floor sections which are formed in suspended timber were also found to be in reasonable condition and the majority of the underside of these floors could be viewed from within the cellar. From within the cellar it appears that parts of the floor are supported by large beams running from side to side and some of these are partially re supported by new blockwork walls where they have presumably decayed in the past and were allowing deflection to take place. Some deterioration was still noted to these beams such as suspected fungal decay and wood boring insect attack and we would therefore recommend that all of the floor timbers throughout the property are fully inspected by a suitably qualified wood preservation specialist, treated as required and provided with a suitable guarantee.

In the wine cellar, the timber beam supporting the floor of the drawing room was noted to be suffering from some cuboidal cracking and apparent brick red dust staining which is indicative that dry rot may be taking place in this area and this would benefit from some attention in the near future to ensure that no further deterioration takes place.

Some of the floor joists visible within the cellar have been replaced with new items and these were generally found to be in reasonable condition. Some of the joists that have been retained appear to have been affected by fire damage in the past although this is relatively minor and has not caused any significant damage to the retained joists although some of these joists have been replaced.

We would refer you to our comments in Section C3 in relation to condensation and the need for ventilation within floor voids at all times.

Within the reception rooms the floors were generally found to be in good condition although there was some evidence in the sitting room that the floor had settled slightly as there is a gap between the floor finishes and the skirting board. It is possible that this dates back to the time when the heating system was installed below this floor where it is possible that some disruption took place. The floor generally appeared to be in stable condition at the time of the inspection although a slightly soft section was noted below the side window which may benefit from some further investigation and re supporting works if required.

Also within the sitting room, some evidence of wood boring insect was noted to the floorboards. It was not ascertained whether or not this is live although full treatment works would be a benefit in this area also as noted for the structure above.

The ground floor structure was noted to be relatively springy in areas which is due to general under sizing and over spacing of the floor joists. This is not a significant cause for concern at present although during later refurbishment works you may wish to consider the reinforcement of the floors by the addition of additional joists and/or the application of a layer of plywood over the floor joists securely screwed down at regular centres to improve the overall stability and stiffness of the floor structure.

In the drawing room there was some evidence of dampness to the flooring around the patio doors which is likely to be due to water penetrating from the exterior and therefore some external maintenance works would be of benefit in order to make this area good again.

The first and second floors are of suspended timber construction throughout and were generally found to be in reasonable condition. The floors were found to be relatively springy in the same manner as the ground floor noted above therefore some improvement works may be of benefit in the future although there is no cause for significant concern in relation to this item at present.

The upper floors have been applied with a combination of exposed timber board and vinyl finishes along with some areas of carpet. These finishes were generally found to be in good condition, with no evidence of any significant defect.

ACTION:- Instruct a timber treatment specialist to inspect the ground floor structure within the cellar and carry out any treatment works as required with a suitable guarantee. Please refer to Section F1.3

C6.4 Internal Walls & Partitions

The internal surfaces of the external walls have been applied with plaster finishes throughout and these are likely to be a combination of the original or significantly old plaster and newer sections of plaster following repair and refurbishment work. These areas were generally found to be in good condition with no evidence of any significant defect with the exception of some minor surface imperfections and hairline cracking. Some localised areas of dampness and minor plaster defects were noted, for example to the front wall to the base of the second staircase and also to the second floor bedroom on the gable wall, although these can be dealt with through normal repair and redecoration work and potentially some minor repair works externally.

The internal partitions are formed in a combination of solid load bearing walls along with timber stud partitions. These walls were also found to be in good condition and the same maintenance points as with the external walls noted above will also apply. It is possible that some of the solid partition walls may be formed with timber frames infilled with stone or brick. In some cases the timbers are known to decay where they become wet and can lead to distortion of the walls and floors above. Whilst there was no evidence of this at the time of the inspection, we would recommend that this is considered when carrying out ongoing maintenance and repair works.

To the ground floor reception rooms and bedrooms above it appears that the lintels may have been replaced in the past, as down-stand beams are now provided within the rooms. These items generally appeared in reasonable condition although the void created above the windows will be a potential problem area for condensation in the future which will need to be monitored from time to time and potentially provided with some form of additional ventilation.

To the ground floor, some areas of exposed stone door frames and arches were present which are an interesting architectural feature and these were generally found to be in good condition.

C6.5 Fireplaces, Flues, Chimney Breasts

The property is provided with a number of fireplaces in the reception rooms and bedrooms, all of which were noted to be in good condition with no evidence of any significant defect. These fireplaces are provided with a combination of stone, timber and cast iron surrounds with solid hearths.

We anticipate that many of the fireplaces will no longer be in a functional condition and therefore should they be programmed for reuse, then full inspection and cleaning works will be necessary. You should however anticipate that the installation of new stainless steel flue liners may be of benefit if any fire places are to be reused to prevent the leakage of flue gases and to ensure the safety of the fuel burning appliances or open fireplaces.

It was noted that some of the fireplaces have their flues blocked and will therefore not be allowing a good level ventilation. We would therefore recommend that all of the flues are inspected by a chimney specialist and provided with fixed vents to ensure that condensation does not occur within the chimney breast.

To the ground floor living room, a wood burning stove is fitted, which appears to be in good condition with no evidence of defect although this item would benefit from regular testing and inspection by HETAS registered contractor.

A further operational wood burner was noted in the ground floor sitting room / study which was operational at the time of the inspection and appeared in good condition.

In the first floor bedroom en suite, it is believed that a fire place once existed behind the pedestal basin, although this now appears to be blocked off and provided with no form of ventilation. In order to prevent condensation occurring within this chimney breast it is recommended that a fixed vent be provided at low level.

In the kitchen and scullery two large fireplaces have been provided fitted with range cookers, the range in the scullery being of significant age. It is likely that this item will require substantial works in order to bring it back into operational condition, although this is a feature worthy of preservation and restoration.

ACTION:- Instruct a HETAS registered contractor to inspect, clean and test all of the flues throughout the property and provide any remedial ventilation as required. Please refer to section F1.3

C6.6 Internal Joinery

The property is provided with a variety of internal joinery items including the internal doors, stairs, kitchen, cupboards, timber panelling and other superficial items such as the skirtings and architraves. The joinery throughout the property was noted to be in generally good condition with no evidence of any significant defect.

Please note that much of the joinery is likely to be of considerable age particularly the internal doors and we would recommend that these are retained as they add significantly to the character of the building. The doors will however require easing and adjusting to ensure that the hinges and latches operate properly although at the time of the inspection there was no significant concern in relation to these items. Please note that chemical stripping processes can break down the animal based glues which were used for these doors and may allow joints to open and therefore this should be avoided if possible.

The property was provided with three staircases which are formed in timber and were generally found to be in good condition with no evidence of any significant defect. The spindles provided to the handrails were also found to be in reasonable condition, although relatively low and wide spaced and therefore would not comply with modern Building Regulations. Due to the listed nature of the building, this is not a significant concern, although the height of the hand-rails and the spacing of the spindles may increase the risk of falling, which should be borne in mind for young children in particular.

To the joinery items generally, there was some evidence of minor hairline cracking at junctions, which would benefit from some filling and redecoration works which is normal for such items and will need to be carried out on an ongoing basis.

Timber window seats are provided in a variety of areas particularly to the reception rooms and main bedrooms. These items were found to be in good condition although can hide timber defects as these areas of wall are much thinner and can allow some deterioration to take place. During the course of future room refurbishment works, we would recommend that these areas are inspected in more detail and repaired if required.

The kitchen and utility room cupboards are formed in timber with stone worktop and these areas were found to be in good condition; we have no evidence of defect at the time of the inspection.

The main entrance of the property is provided with a large arched entrance door which is likely to be of some age and was noted to be an interesting feature worthy of preservation and appeared in good condition at the time of the inspection.

C6.7 Internal Decoration

The interior of the property has been fully decorated with emulsion applied to the wall and ceiling finishes and oil based paints to the majority of joinery items. The exposed timber board finishes have received varnish finishes, and all of the decorations were found to be in good condition.

There was some evidence of minor hairline cracking, patching and surface imperfections as noted in previous sections, although these can be made good through normal filling and redecoration works.

We assume that a programme of redecoration will be carried out on occupation and you should anticipate that this will be required

approximately every 3 – 5 years due to ongoing use of the building including scuffing and fading which is typical for any residential property.

C6.8 Other

The property is provided with a cellar below the ground floor reception rooms which has been detailed in some of the sections above. The cellar has a relatively low ceiling and a dirt floor and was for the most part noted to be in good condition. The walls provided are formed in a combination of natural stone and more modern concrete blockwork and these were found to be in good condition although some localised repointing will be required from time to time.

There was some evidence of timber deterioration to the floor joists and beams as noted in previous sections which would benefit from some remedial works.

A localised movement crack was noted to the wall below the drawing room / dining room, although this is relatively minor and it believed to be historic. It would be worthwhile raking out and filling this crack, to ascertain whether any further movement takes place although due to the subterranean nature of this item it is not thought to be serious cause for concern.

Within the cellar, large stone piers have been provided to support the floors above and these were found to be in good condition.

Ventilation is provided to the sub floor void which will help reduce the risk of condensation and timber defects from occurring. It may be worthwhile to consider some improvements to this ventilation to further reduce the risk although this is not a major item for concern at present.

Within the cellar below the sitting room, the heating system has been installed, which offers a good level of background heat and will also help to reduce the likelihood timber defects from occurring.

The steps leading down to the cellar are formed in stone and are level and even.

D. SERVICES

The main service installations within this property have been the subject of a purely visual inspection only and have not been formally traced or tested by us in any way. The information provided within this part of the report is purely for your initial advice and consideration only. Should you wish formal service tests to be undertaken we would be pleased to arrange this on your behalf and upon receipt of your formal instructions. However we do make the following initial observations at this time.

D1.1 Electricity

The property is connected to the mains supply. The meter is situated in a meter box attached to the wall on the south west elevation. Consumer units are situated underneath the secondary staircase in the house and in an outside meter box between the house and the carport.

It is impossible to guarantee the condition of an electrical installation on the basis of a visual inspection only. There are many aspects relating to the physics of electricity which can only be identified by the application of test instruments which cover matters relating to resistance, impedance and current, etc. Only proper testing of the installation will provide a true picture.

It is important to not allow wiring to become buried by insulation since this can cause overheating. PVC sheathing also should not come into contact with any polystyrene materials since there is a chemical reaction between these plastics which results in degradation of the sheathing of the wires.

The hinges to the electrical meter box are damaged and access was restricted by the Wisteria growth to this elevation. Some localised repair and upgrading is required.

There is no sticker on the consumer units which would indicate that no recent electrical testing has been carried out. In addition, a visual inspection of the outside consumer unit revealed exposed circuit boards and generally suspect wiring arrangements.

When considering the lack of any recent testing it would be prudent to have the system checked and tested before exchange of contracts by an approved electrical engineer registered with either the National Inspection Council for Electrical Installation Contracting, (NICEIC), (www.niceic.com/) or with the Electrical Contractors Association, (ECA), (www.eca.co.uk/).

ACTION:- Instruct a competent registered person to test the electrical installation and provide quotations for any necessary upgrading work. Please also see Section F1.3.

D1.2 Gas

There is no mains gas supply to this property and there is none in the area.

There is a plastic oil tank situated adjacent to the main entrance gate. This is believed to serve the oil fired boilers in the cellar and the oil fired AGA in the kitchen via an underground pipe.

The tank appeared in fair condition with no significant defect apparent. The support to the tank also appeared adequate, although would not meet current building regulations. It is important to have oil tanks and supply pipework checked on a regular basis as oil spillages can have very serious environmental consequences.

ACTION:- Instruct a competent registered person to test the oil storage and distribution system in this property. Please also see Section F1.3.

D1.3 Water (Plumbing/Sanitary Fittings)

The property is believed to benefit from a mains water supply. Prior to exchange of contracts we recommend that legal enquiries should be made of the vendor/the local water authority to determine whether the incoming water supply has been renewed in more recent years. If so, copies of any documentation should be obtained.

In the event that confirmation cannot be obtained on this point then we advise that having regard to the age of the property it is likely that if the supply pipework from the mains supply to the property (and which is the responsibility of the individual property owner) were inspected it would be found to be currently ineffective and possibly leaking.

The internal and external stop taps could not be found and you should ask the vendor to advise on their location. Typically stop cocks can seize, therefore it is a good idea to periodically have them turned on and off and repaired or replaced as necessary.

There is no cold water storage tank in this property as the supply to all fittings is directly fed from the water main. Should the main supply be interrupted, no water would be available. There is a redundant central heating header tank located in the roof space which appears to be fully disconnected.

The visible distribution pipework appears to be run in copper whilst wastepipes are in plastic. In properties of this age, it is possible that steel or lead pipework may have been used. This type of pipework is prone to sudden failure and lead carries an additional health risk. If this pipework is uncovered during the course of future room refurbishment, then we recommend that it is replaced with copper or plastic.

We note that when running the bath hot tap in the downstairs bathroom in the eastern wing of the property, the water came out a tinted brown colour. This is likely to be due to corrosion in the pipes which may be formed in steel and this should be further investigated and improved as necessary during future maintenance.

Sanitary Fittings:

The property is served by a large range of sanitary fittings. Many of these are old and should be retained as they add to the character of the building. These were all generally found to be in serviceable condition. However we note that baths on the first floor of the eastern wing drained slowly which may be caused by air locks in the drainage system, as discussed in section D2.

It is very important to ensure that the seals to the sanitary appliances, in particular baths and showers, are maintained in good condition to avoid water penetration to the floors below, which could result in serious decay problems developing. As a precautionary measure it would be advisable to open up, by removing panels as necessary, to check the condition of the floors beneath these fittings. Freestanding baths cannot be sealed at the edges and therefore care should be taken when using these to ensure that spillage does not damage the floors beneath, especially where showers are attached to the baths.

D1.4 Heating

The property is fitted with 2 floor mounted oil fired boilers which are connected in series and located in the cellar. These are combined with a biomass heating system located in the plant room attached to the carport and both serve a system of pressed steel radiators and hot water throughout the property. The system was not operating at the time of inspection and radiators were cold.

The oil boilers and associated parts are of an age where light to heavy repairs can be anticipated in the short term. We note that the flues to the oil fired boilers are located beneath a window which may lead to gases entering the accommodation when the window is open. We would advise that the boiler is serviced and the flues checked by a suitably competent plumbing and heating engineer.

The biomass heating system located in the outside plant room is connected to a large heat retaining water tank which serves the heating system via an insulated underground pipe connection. This is believed to operate by continually heating the water in the storage cylinder and will require regular refilling with logs. Your legal advisor should check that appropriate HETAS installation certificates exist for this system and due to the specialist nature of the installation, a full service is recommended prior to operation and use.

The heating system is supplemented by the oil fired AGA in the kitchen and open fires and solid fuel stoves located throughout the property, as discussed in section C6.5. The AGA should be serviced by a suitably competent plumbing and heating engineer prior to operation and use.

Hot water is also provided by the central heating systems and is stored within two cylinders located in the cellar. Electric immersion heaters are also incorporated into the cylinders. The cylinders are covered by metal sheeting which is assumed to incorporate insulation and this restricted our inspection. However, they appeared in fair condition where visible. We note that the cylinders are located some distance from the hot water supply taps, particularly towards the eastern wing of the property. This means that hot water supply will be slow to these areas and some heat losses are inevitable.

The radiators were seen to be in reasonable condition with no leaks evident. Thermostatic valves to the radiators have not been tested. It should be noted that these can be temperamental and are not always fully effective.

General furring and internal corrosion to the pipes and radiators can be expected in a system of this age. As well as reducing the efficiency of the system, leaks will eventually develop.

We are not aware of any service agreement for the central heating system, Biomass boiler or AGA and your legal advisers should check for any service records. We refer you to our advice in Section E3. If no servicing has been carried out within the last 12 months then this should be done before prior to use.

ACTION: Arrange for the central heating systems to be inspected if servicing has not been carried out within the last 12 months. Please also see Section F1.3.

D1.5 Hazardous materials

Although the manufacture of asbestos based building materials has now generally ceased, many products containing asbestos can still be found on and within buildings. These can include roofing felt, roof sheeting and slates, thermoplastic floor tiles, Artex surface coatings, ceiling tiles, fireproof linings, roof edge verges and eaves soffits, soil and vent pipes, drainpipes, hoppers and waste pipes, gutters and downpipes. Asbestos waste has also been found in lofts and floors, sometimes installed by owners as insulation.

Asbestos is a hazardous material and removal is expensive. Safe removal of asbestos requires trained expertise and we recommend that such work should only be carried out by a licensed asbestos removal contractor. There are regulations controlling the removal and disposal of certain types of asbestos.

If you require further information as to the register of licensed contractors, you should consult the local Environmental Health Officer or Health Protection Agency (HPA).

Depending on its condition, asbestos cement found on and within domestic property can, in many cases, be left alone without causing any undue risk to the occupants. This, however, is strictly on the basis that the material is left undisturbed and unbroken, thus avoiding release of fibres. It is also normally advisable to have the surfaces sealed and it would be sensible for them to be marked to indicate the presence of asbestos.

Problems arise, however, when asbestos based materials need to be removed for reasons such as maintenance or repair and when alterations are made to a building. Depending on the function of the

material, certain notifications have to be given, followed by removal, by registered operatives, to disposal sites allocated specifically for this type of contaminated waste. Asbestos removal is expensive due to the substantial safety precautions which have to be taken.

D2 Drainage

Rainwater drainage:

Without extensive exposure work we cannot confirm the type or layout of the underground rainwater drainage system. Nevertheless, we found no signs of flooding or blockages on site.

Rainwater downpipes appear to be connected into an underground system and a further ground drain is located in the drive. It is assumed that there are suitable underground drainpipes and garden soakaways to collect the surface water and disperse it into the surrounding sub soil. However, no excavations have been made to establish the existence, position or condition of any such pipes and soakaways and therefore, it cannot be confirmed that a satisfactory disposal system exists. This would involve work which is beyond the scope of a normal survey.

Foul drainage:

The property is believed to be connected to a septic tank. Your legal advisers should make the usual checks in respect of the drainage system and we refer you to Section E2.

The underground foul drainage system is subject to a "look -see" CCTV drain scan which revealed a system of plastic and salt glazed pipework. Where access could be obtained, the underground drains were clear with no evidence of any serious blockage. However the age of the drainage system is such that the joints will inevitably have deteriorated with time and are unlikely to be water tight. Leaking drains can cause soil erosion and affect foundations.

There was no access available to the septic tank as it was buried beneath the lawn. The septic tank arrangement is effectively a private sewage treatment facility and is a specialised feature. The correct working of these installations is important to avoid contamination of surrounding land as well as correct disposal of foul materials. It should be noted that septic tank installations vary widely in their design and are rarely fully in accordance with recommended good

practice. Specialist inspection of the system as a whole is advisable as a precautionary measure. We would also advise installing inspection chambers to allow ongoing inspection and maintenance of the system.

Soil and vent pipes are located to the north-east and north-west elevations and appeared satisfactory. However we note that drainage problems were evident to the bathrooms to the eastern wing on the first floor. The external soil pipe which serves these rooms has no means to allow air to enter and is possibly causing an air lock. We would advise that this is fitted with an air admittance valve to improve the drainage in this area.

Action:- Have the septic tank checked by a suitably competent drainage contractor. We refer you to our comments in section F1.3

D3 The Site

D3.1 Garage & Outbuildings

The Carport/Garage:

The carport is of a timber framed construction. The roof is of ridge and hipped design covered with natural slates over a rafter and purlin structure supported on regularly spaced A-frame trusses. Walls are clad with timber weatherboards and the floor is formed in a concrete slab.

The building is generally in good condition and appears to be of relatively recent construction. Gutters and downpipes are formed in aluminium and are generally satisfactory, although we note that the gutters were partially blocked and should be cleared out to prevent overflowing leading to possible dampness.

The internal areas are split into a plant room, a double carport and a workshop. The carport area has a timber door to the rear and the handle to this door was found to be broken. This should be replaced as part of general maintenance.

The room containing the biomass boiler appeared satisfactory. However you may consider upgrading by fitting further fireproof linings to the walls to prevent the risk of fire spread.

The Stable Block:

The stable block has a lightweight timber structure with a felt covered roof and timber weatherboard clad walls. The floor is formed with rubber sheeting.

The felt roof coverings appear to be close to the end of their serviceable life and should be renewed in the near future. We note that windblown rain has caused some localised damage to the rear of the roof slope close to the eaves and some replacement of timber may be necessary.

The front roof slope has a PVC gutter and downpipe whilst no guttering is installed to the rear. We would advise that this is improved as problems with dampness will be caused due to water running down the walls.

As the structure is partially portable, no provision has been made to attach the building to the ground. This means that there is a continual risk that the building may blow over in high winds.

The Stone Ruin:

There is an interesting stone ruin located to the south of the main house. It is possible that this formed the original external WC, although only the rubble stone walls remain. Whilst some minor repointing and stabilisation works may be necessary, the structure generally appears to be safe.

Treehouse:

There is a timber built treehouse located to the north west of the main house. This is supported by a combination of timber beams and metal chains within the tree. The treehouse has a felt covered roof which was in poor condition and should be replaced. In addition some localised timber decay is likely. Metal fixings and joist hangers are corroded and should be replaced and a general inspection and refurbishment of the treehouse is recommended. The rope to the ladder to access the platform has also degraded and should be replaced.

Other Outbuildings:

The field shelter, shed and chicken house are all formed in timber with felt covered roofs. These all appear generally to be in need of repair. All appear to have with localised rotted timbers and general signs of initial decay. Furthermore the field shelter is unlikely to be properly attached to the ground and therefore is at risk of being tipped over during strong winds. We would advise that general maintenance and replacement of timbers should be carried out to these structures, should they be required for continual use.

D3.2 Grounds

The grounds are split into various areas which include level lawns leading to the paddocks, the gravel driveway, the stable and kitchen garden area and a planted garden to the south with a gravelled terrace. The gardens and grounds have generally been maintained to a good standard.

There is a medieval cross located to the north of the house which is Grade II Listed and should be preserved.

Boundaries are formed in a combination of fences and Cornish hedges and are generally satisfactory. However we note that the southern boundary onto the adjacent lane has a steep bank which may be prone to collapse. Whilst no signs of instability were noted at the time of inspection, we would advise that this should be continually monitored. The boundary to the east adjacent to the drive is formed in a Cornish hedge which also drops away. We note that this boundary is low in some areas and localised improvement may be desirable. The remaining boundaries are formed with wire fences on timber posts. These generally appeared satisfactory although some posts were found to be slightly loose and will require replacement in the near to midterm.

The paddocks are divided from the garden with a timber post and rail fence which appeared to be in satisfactory condition. We note that there is an access gate to the neighbouring field beyond the paddocks and your legal advisor should check that necessary easements exist for this. We refer you to our comments in section E4.

We note that there are a number of trees located in and around the boundaries of the property. It is possible that some of these may be subject to Tree Preservation Orders (TPOs) and this should be checked by your legal advisor as discussed in section E4.

Property Address:

Arrangements should be made for the trees to be kept regularly pruned to prevent them from increasing in size. This is particularly important where trees are located close to the house. There are a number of dead trees within the southern boundary which should be removed as part of ongoing grounds maintenance.

E. LEGAL MATTERS

E1 Tenure

We were verbally informed by the vendor that the property is held on freehold tenure. Further we assume there are no onerous conditions contained within the titles. It is assumed that the property has been offered for sale with the benefit of full vacant possession.

E2 Regulations

Your legal adviser should check the following assumptions:-

The source and quality of the water supply.

Confirm that a discharge exemption certificate is available for the private drainage system.

That all necessary valid local planning and Building Authority permissions, approvals and completion certificates have been obtained for the replacement windows, chimney pots, southwest elevation roof coverings and powder coated aluminium guttering system.

If regulations have been breached for work carried out without the necessary approvals and inspections, then extensive and costly alteration works may well be needed to ensure compliance.

In the absence of any necessary consents then we recommend that an indemnity insurance is taken out in respect of these specific items and particularly in regard to listed building consent.

The consequence of the property being listed as having historical importance and being located within an Area of Outstanding Natural Beauty.

Confirm that the road has been adopted by the local highway authority.

E3 Guarantees

Your legal adviser should establish in the pre-purchase enquiries the existence, validity and transferability of guarantees and certificates for any timber infestation treatments that may have been carried out which should be assigned to you as new owner of the property. The extent of the works should also be confirmed.

Your legal adviser should also establish in the pre-purchase enquiries the existence and validity of any service agreements for the biomass boiler, central heating system, AGA and burglar alarm in this property. The particular service company and when testing/servicing was last carried out should also be determined.

Confirm if a HETAS engineer's installation certificate is available for the close coupled stove in the study and AGA in the kitchen.

E4 Other Matters

Your legal adviser should make further enquiries and advise you on the following:-

Confirm the council tax banding of this property.

The likelihood that the property is located near to or over a landfill site or contaminated land.

The ownership and obligations for maintenance and extent and position of the boundaries to the property.

Whether the property will be affected by mining works or has benefited from remedial works in the past as a result of mining excavations. We strongly recommend that a mining report is obtained for the property.

The availability of Radon information from the current owner and/or the possibility of negotiating a Radon Bond.

Confirm that easements exist to access the paddock via the additional gate into the lane and that access is available for the owner of the fields to the northern boundary via the paddocks.

Check whether any Tree Preservation Orders exist for trees within the property.

ACTION: 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 enquiries, they check and confirm each and every one of the items and assumptions referred to in Section E1-4 above.

Please let us know if any of this information is found to be inaccurate as this might change the advice given in this report.

Property Address:

F. SUMMARY & RECOMMENDATIONS

F1 Action

F1.1 Copy of Report to Legal Adviser

If, after reading and considering this report, you wish to conclude a contract for purchase of the property, you are advised to send a copy of the report as soon as possible to your legal advisers. Please draw their attention to the whole of Section E, and in particular the paragraph headed **'ACTION'** at Section E4.

F1.2 Urgent Repair

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:-

Instruct a timber treatment specialist to inspect the ground floor structure within the cellar and carry out any treatment works as required with a suitable guarantee.

F1.3 Further Investigation

We recommend that you obtain further specialist advice on the following prior to entering into a legal agreement:-

Instruct a HETAS registered contractor to inspect, clean and test all of the flues throughout the property and provide any remedial ventilation as required.

Instruct a competent registered person to test the electrical installation and provide quotations for any necessary upgrading work.

Instruct a competent registered person to test the oil storage and distribution system in this property.

Arrange for the central heating system to be inspected if servicing has not been carried out within the last 12 months.

Have the septic tank checked by a suitably competent drainage contractor.

Instruct a timber treatment specialist to inspect the ground floor structure within the cellar and carry out any treatment works as required with a suitable guarantee.

Instruct a HETAS registered contractor to inspect, clean and test all of the flues throughout the property and provide any remedial ventilation as required.

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 you whether or not they would cause us to change the advice or valuation which we give in this report.

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.

F2 Maintenance Considerations

You will note that we have referred to a number of other defects within our report, all of which will require attention either now or in the foreseeable future. It is recommended that you obtain estimates and reports, as appropriate, prior to exchange of contracts in order that you can budget for future expenditure.

The following repairs are brought to your attention to be dealt with in due course:-

C3 Condensation:

Clean mould above windows and in ceilings to the south west rooms and treat with an anti-fungicidal wash.

Ensure that all sanitary areas and kitchens / utilities are fitted with externally ventilating extractor fans.

C4 Insulation:

Upgrade insulation within the main roof spaces to at least 270mm of mineral wool quilt or similar insulating material.

Upgrade insulation within sloping ceilings during the course of future room refurbishment.

Insulate and draught strip loft access hatches and doors.

Consider insulating the underside of the accessible floors within the cellar.

C5.1 Roof Structure & Coverings:

Refit slipped and missing slates as necessary.

Clean and re-inspect box and valley gutters.

Carry out repairs to timbers under rear left valley gutter.

C5.2 Chimneys:

Replace rear right cracked crown pot during the course of normal routine maintenance.

Cap and ventilate disused flues (retaining crown pots).

Fit ventilator pots to the left side stack.

Upgrade mortar flashings to the left side stack.

Carry out localised repointing works to the inner stack.

Extend roof coverings to breach gap in front of front right stack.

C5.3 Rainwater Disposal:

Clean and flush through guttering system.

Repair leaking joints to southwest right side elevation hopper head.

C5.4 Main Walls:

Carry out localised repointing/repair works to rear left corner.

Consider reforming slate ledge to the left side elevation to fall away from the property.

Carry out localised patch repointing works as necessary.

C5.5 External Joinery:

Refurbish older timber window casements as necessary during the course of future routine maintenance.

Consider replacing the screws to brass windows with stainless steel or brass screws of equivalent size.

Fit circular window to front gable (subject to listed buildings consent).

Carry out localised repairs to verge boards to the right southwest elevation and bell housing to the rear gable.

C5.6 External Decoration:

Carry out routine redecoration after necessary repairs.

C6.1 Roof Space:

Contact Bat Society and carry out advice in cleaning and maintaining the roof spaces.

Carry out adjustments to loft ladder.

C6.8 Other:

Fit mains wired smoke, carbon and heat detectors.

D1.1 Electricity:

Carry out repairs to the door to the electric meter box and ensure that access is not restricted.

D1.3 Water (Plumbing/Sanitary Fittings):

Check for the existence of corroding steel pipes, particularly to the supply for the downstairs bathroom within the eastern wing.

D2 Drainage:

Investigate and consider installing an air admittance valve to the soil pipe stack located to the eastern wing.

Install inspection covers to the septic tank.

D3.1 Garage and Outbuildings:

Fit gutter to the rear of the stable block.

Replace the felt roof to the stable block.

Replace the door handle to the rear of the garage.

Unblock the gutters to the garage.

Carry out general refurbishment to the timber sheds and structures around the property.

Carry out general stabilisation and refurbishment to the treehouse to ensure its safety.

D3.2 Grounds:

Ensure that all trees are pruned and dead trees / branches removed.

Monitor the bank adjacent to the lane to ensure its ongoing stability.

Consider upgrading the Cornish hedge to the eastern boundary adjacent to the access drive.

Anticipate general ongoing maintenance to the perimeter wire fences.

Other than the normal maintenance work required for a property of this age and type, there are no other significant matters to report.

G. VALUATION

G1 Market Value

In accordance with our Terms and Conditions of Engagement the Market Valuation is not included. This is an additional service which has not been requested.

G2 Insurance Cover

We would recommend a reinstatement cost assessment for buildings insurance purposes, based on present day reinstatement costs in its present form, with due allowance for demolition, site clearance and professional fees, excluding VAT (except on fees) in the sum of £XXX (XXX Pounds).

The estimated external area of the accommodation is approximately XXXm^2 or thereby.

G3 Summary and Recommendations

May we state immediately that when undertaking a report of this type we are deliberately looking for defects within the property so that you can be made fully aware of all major defects and future liability for maintenance and repair. During our inspection we discovered a number of defects within the property which are described within the main part of this report. None of these defects found were considered particularly unusual bearing in mind the type and age of the property although we would recommend that they are attended to as soon as possible to prevent further deterioration.

We trust that within this report we provide the advice and information you require, obviously if we can be of any further assistance please do not hesitate to contact us.

Finally, may we confirm that our report has been prepared for your initial advice and consideration. We therefore can only accept

responsibility to you as our client. We cannot accept responsibility to any third party who may become acquainted with its contents without our prior knowledge or consent in writing.

G4 Signature

Signed _____

Print Name Colin Cockram

Qualifications BSc (Hons), DipCSM, MRICS, DipNDEA

Date _____