BUILDING SURVEY
Level 3

ALLCOTT RESIDENTIAL

XXXX

XXXX

XXXX 2022

RICS the mark of property professionalism worldwide

Contents

1. Introduction

This Level 3 Building Survey is produced by an RICS surveyor who has written this report for you to use. If you decide not to act on the advice in this report, you do this at your own risk.

The Building Survey aims to:

- help you make a reasoned and informed decision when purchasing the property, or when planning for repairs, maintenance or upgrading of the property
- provide detailed advice on condition
- describe the identifiable risk of potential or hidden defects
- where practicable and agreed, provide an estimate of costs for identified repairs
- make recommendations as to any further actions or advice which need to be obtained before committing to purchase.

No below ground investigations have been carried out and no drainage survey has been undertaken.

This service is delivered in accordance with the Home Survey Standard (1st edition) RICS Professional Statement and is equivalent to Level 3.

2. About the inspection

Report prepared by	XXXX		
Company name	Allcott Associates LLP		
Company address	The Fosse, Fosse Way, Leamington Spa CV31 1XN		
Client name	XXXX		
Date of the instruction	06/01/2022	Date of the inspection	XXXX
Report reference number	XXXX		
Full address and postcode of the property	XXXX		
Brief	We have been requested by the above client to carry out a Level 3 Building Survey of the above property.		
Weather conditions when the inspection took place	The weather at the time of the inspection was cool, dry, and bright.		
The status of the property when the inspection took place	The property was occupied and furnished at the time of the inspection.		

3. Understanding your report

Site inspection

Where the terms “right hand” or “left hand” are used, they assume that the reader is facing the front of the property with the main access door situated within the front elevation.

Terminology

Where the expressions immediate, short term, medium term, long term and very long term are used they generally mean the following:

Priority rating	Timescale
Immediate	Within 1 year
Short Term	Within the next 1 to 3 years
Medium Term	Within the next 4 to 10 years
Long Term	Within 11 to 20 years
Very Long term	Over 20 years

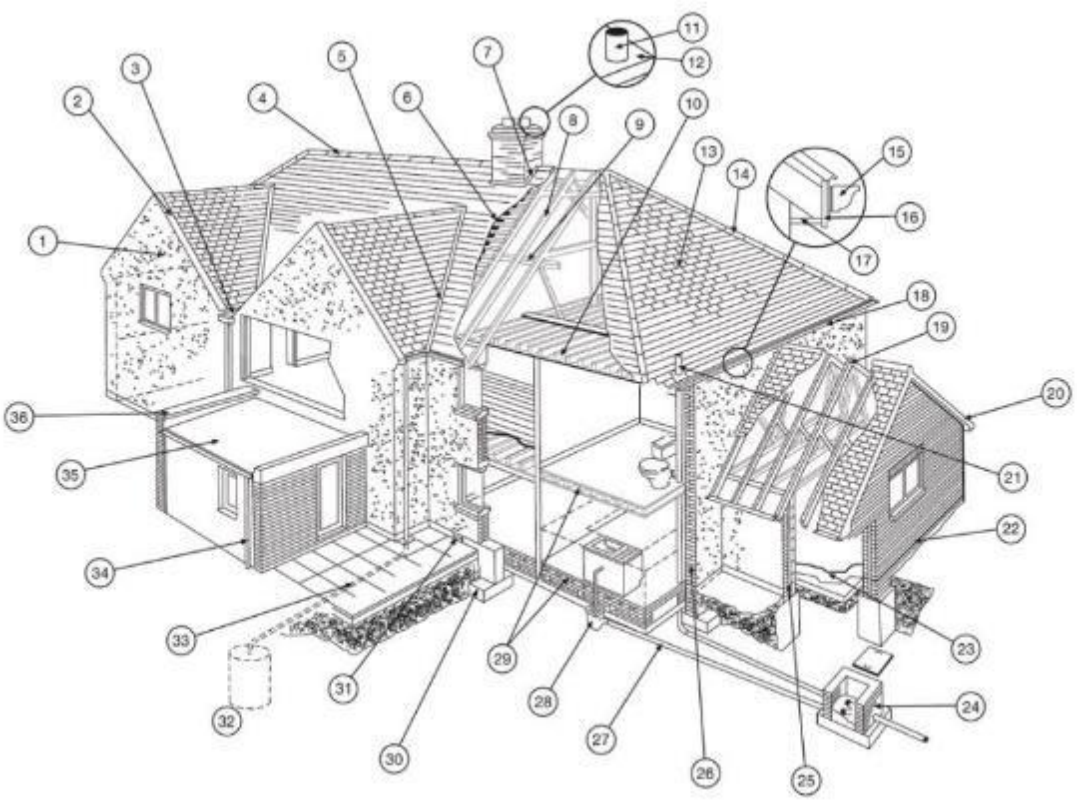
Where relating to structural damage and crack widths the expressions negligible, very slight, slight, moderate, severe and very severe are used they generally mean the following:

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 2mm
Category 2	"slight"	>2 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	>15 but < 25mm
Category 5	"very severe"	>25 mm

Table 1

Classification of damage to buildings based on crack widths.

4. Typical house diagram



KEY

1 Gable end wall	13 Hip roof	25 Cavity wall
2 Verge	14 Hip tiles	26 Solid Wall
3 Valley gutters	15 Gutter	27 Foul drain
4 Ridge tiles	16 Fascia	28 Gulley
5 Valley	17 Soffit	29 Floor joists
6 Roofing felt	18 Eaves	30 Foundation
7 Flashing	19 Roof trusses	31 Airbrick
8 Rafter	20 Barge board	32 Soakaway
9 Purlin	21 Soil-and-vent pipe	33 Surface water drain
10 Ceiling joists	22 Damp-proof course (DPC)	34 Downpipe
11 Pot	23 Damp-proof membrane (DPM)	35 Flat roof
12 Cement	24 Inspection chamber	36 Parapet

5. General description of the property

The Coach House

The property is a detached two storey house with four bedrooms. The older section of the house is believed to date from the early 19th Century. The property has been significantly altered and extended in the 20th and 21st Century. The property is Listed Grade II and the List entry number is XXXX. The property is located in a semi-rural area among similar properties.

The main roof areas are pitched with a covering of cement-fibre slates.

The elevations are constructed in a combination of solid and cavity masonry with ashlar stonework externally.

The windows are timber framed, single-glazed, sliding sash windows. The external doors are timber.

The internal floors are a combination of solid concrete and suspended timber construction.

The internal accommodation to the ground floor comprises briefly: entrance porch, hallway, living room, playroom, cloakroom, hall/office, utility room, kitchen/dining room, and gym/garage. The internal accommodation to the first floor comprises briefly: staircase and landing, master bedroom with en-suite bathroom, bathroom, dressing room, bathroom, bedroom with dressing room and en-suite shower room, and two further bedrooms.

The property has garden areas to all sides. The gardens are private and enclosed.

There is no garage associated with the property.

Flat/Annex

The property is an attached two storey building that contains a self-contained one bedroom flat. The building is believed to have been constructed in the early 19th Century. The conversion works to the flat are recent, although the date of conversion and refurbishment is not known. The property forms part of the complex of buildings that is associated with The Coach House.

The roof is pitched and hipped with a covering of natural slates.

The elevations are constructed in solid masonry with a combination of random rubble and ashlar stonework externally.

The windows are timber framed, single-glazed, casement type windows. The external doors are timber.

The internal floors are a combination of solid concrete and suspended timber construction.

The internal accommodation to the ground floor comprises briefly: entrance hallway, kitchen/dining room and bathroom. The internal accommodation to the first floor comprises briefly: staircase and landing, reception room, and bedroom.

There are no garden areas associated with the property.

There is no garage associated with the property.

Chapel Cottage

The property is a detached house on two levels, with three bedrooms. The original part of the property is believed to have been constructed in the early 19th Century. The property has been significantly extended in subsequent years and has been converted and refurbished relatively recently. The property forms part of the complex of buildings that is associated with the Coach House and is located at a slightly elevated level to the right-hand side of the main house.

The main roof areas are pitched with a covering of interlocking clay tiles.

The elevations are constructed in solid masonry with random rubble stonework externally.

The windows are timber framed sliding sash and casement type windows. The external doors are timber.

The internal floors are a combination of solid concrete and suspended timber construction.

The internal accommodation to the ground floor comprises briefly: entrance hall, kitchen, dining room, bathroom, living room, and two bedrooms. The internal accommodation to the first floor comprises briefly: staircase and landing, living area and bedroom.

The property has garden areas to all sides.

There is an attached single garage to the right-hand side of the property.

Cow Shed

The property is a single storey dwelling, with one bedroom, that is believed to have been constructed in the mid-19th Century. The building was formerly a cow shed, but has been converted to provide residential accommodation. The building is one of the ancillary buildings to the main house and is located some distance from the Coach House on eastern boundary.

The main roof is flat with a single-ply membrane covering.

The elevations are constructed in solid masonry with coursed dressed stonework externally.

The windows are timber framed with sealed double-glazed units. The external doors are timber.

The internal floors are of solid concrete construction.

The internal accommodation comprises briefly: living/dining room/kitchen, bedroom with en-suite shower room, and cloakroom.

There is a small garden area to the perimeter of the property.

There is no garage associated with the property.

Energy – The Coach House

Mains Services

The marked boxes show that the mains services are present.

☐ Gas ☑ Electricity ☑ Water ☑ Cesspit

Other services or energy sources

☐ Solid fuel ☑ Oil ☐ Heat pump

Security system

☑ Yes ☐ No

An intruder alarm and a CCTV system is fitted at the property. We would recommend that your legal advisers confirm that an automatic cut out device is in place and make enquiries to obtain copies of any service or maintenance documents that may be available for the installations.

Fire Detection

A linked, mains wired, smoke detection system is installed at the property.

Energy – The Flat/Annex

Mains Services

The marked boxes show that the mains services are present.

☐ Gas ☑ Electricity ☑ Water ☑ Cesspit

Other services or energy sources

☐ Solid fuel ☑ Oil ☐ Heat pump

Security system

☑ Yes ☐ No

An intruder alarm is fitted at the property. We would recommend that your legal advisers confirm that an automatic cut out device is in place and make enquiries to obtain copies of any service or maintenance documents that may be available for the installation.

Fire Detection

A linked, mains wired, smoke detection system is installed at the property.

Energy – Chapel Cottage

Mains Services

The marked boxes show that the mains services are present.

☐ Gas ☑ Electricity ☑ Water ☑ Cesspit

Other services or energy sources

☐ Solid fuel ☑ Oil ☐ Heat pump

Security system

☑ Yes ☐ No

An intruder alarm is fitted at the property. We would recommend that your legal advisers confirm that an automatic cut out device is in place and make enquiries to obtain copies of any service or maintenance documents that may be available for the installation.

Fire Detection

A linked, mains wired, smoke detection system is installed at the property.

Energy – The Cow Shed

Mains Services

The marked boxes show that the mains services are present.

☐ Gas ☑ Electricity ☑ Water ☑ Cesspit

Other services or energy sources

☐ Solid fuel ☐ Oil ☐ Heat pump

A bottled Propane gas supply is provided.

Security system

☐ Yes ☑ No

Fire Detection

A linked, mains wired, smoke detection system is installed at the property.

6. External condition of the property

In this section of our report, we summarise the defects noted and principal concerns regarding the external condition of the property. It should however be noted that we have not inspected parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

The Coach House

Front Elevation

The roof is pitched and hipped with a covering of cement-fibre slates with metal cappings to the ridge and hips. Some slight deflection was noted to the ridge line, but this was not excessive and is not unusual in properties of this age and type of construction. The hip lines are level. The ridge and hip cappings are weather stained, but are otherwise sound. The roof slope is flat. The roof covering is weather stained and is supporting a small quantity of moss growth and there is evidence of a number of previous repairs to the roof in isolated locations. A number of tingles were noted to the slates. The roof covering is weathertight presently and no evidence of water ingress internally was noted, but ongoing repair and maintenance works will be required in the short to medium term. We would recommend that consideration be given to renewing the roof covering in the medium to long term.

A parapet gutter is formed at the base of the front roof slope. This is provided with a sheet lead lining. The gutter lining is weather stained and there is some vegetation growth and debris to the parapet gutter. We would recommend that the vegetation growth and debris are cleared away to allow effective discharge of the rainwater. The parapet gutter lining appears to be sound and no evidence of water ingress internally was noted, but it is considered likely that some repair works may be required in the medium term.

The parapet wall is constructed in solid masonry with a concrete coping over. Some minor areas of defective pointing were noted to the coping, but these are not considered to be significant and can be remedied during the normal course of cyclical maintenance works. The masonry is weather stained, but the parapet wall is otherwise sound.

Two decorative stone urns are provided to the parapet wall. Some mechanical damage was noted to the urn to the left-hand side. We would recommend that this is repaired to minimise the possibility of further erosion and damage to the stonework.

The lintels to the window and door openings are stone. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed, single-glazed, double-hung, sliding sash windows. We are advised that the windows to the front elevation have been renewed within the last three years. The decorations to the windows are slightly soiled, but they are otherwise sound and in satisfactory condition.

The external door is a solid timber multi-pane half-glazed door. This is sound and in satisfactory condition.

There is evidence of an injected chemical damp proof course having been provided. We would recommend that your legal advisers make enquiries to obtain copies of any documents relating to the installation of the chemical damp proof course and confirm whether a Warranty is in place for these works.

We are advised that the internal faces of the external walls have been provided with a waterproof render system.

The elevation is constructed in solid masonry with ashlar stonework externally. The majority of the elevation is obscured by vegetation growth. The visible areas are slightly soiled and weather stained, but are otherwise sound with no significant cracks noted.

It should be noted that, although the ivy growth to the external walls may be aesthetically pleasing, the roots to the ivy can cause disruption and damage to the external stonework of the building. We would recommend that the growth of the ivy is monitored and controlled.

Right-Hand Side Elevation

The main roof areas are constructed as previously described. The hip lines are level and the roof slopes are flat. The metal cappings to the hips are slightly weather stained, but are otherwise sound. The roof coverings are weather stained and are supporting a quantity of moss growth. The finish to the cement-fibre slates is denatured generally. The roof covering is sound and no evidence of any water ingress internally was noted, but there is evidence of a number of previous local repairs in isolated areas. It is anticipated that some further maintenance and repair works will be required in the short to medium term. We would recommend that consideration be given to renewing the roof covering completely in the medium to long term.

The gutters are half round PVCu with circular downpipes that discharge into closed gulleys. Brush leaf guards are provided to the gutters. The finish to the rainwater goods is slightly denatured as a consequence of UV action and they are slightly soiled, but are otherwise sound with no evidence of any significant leaks noted.

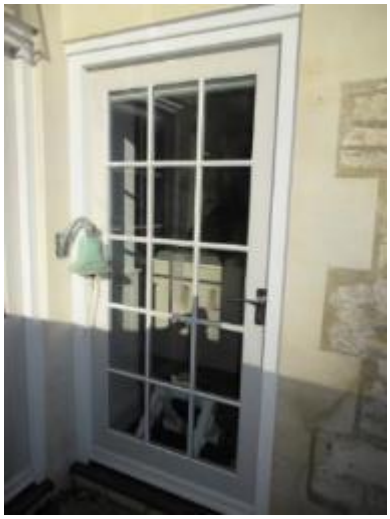
The fascias and soffits are timber. The decorations to the fascias and soffits are weather stained, but they are otherwise sound.

The lintels to the window and door openings are stone. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are a combination of timber framed, single-glazed, fixed and opening lights and timber framed, single-glazed, double-hung sliding sash windows. The decorations to the windows are in fair condition only with some areas of flaking and otherwise defective paintwork and some minor areas of defective timber. We would recommend that the windows are eased, adjusted, overhauled, repaired, prepared and redecorated.

While the windows are serviceable presently you may wish to give consideration to replacing the windows in the medium term.

The external door is a timber framed multi-pane glazed door with sealed double-glazed units. This is in satisfactory condition.



No damp proof course was visible.

The elevation is constructed in solid masonry with random rubble stonework externally and ashlar stonework to the window and door surrounds. The masonry is inconsistent in some areas, particularly where previous alterations and repairs have been carried out, and some minor areas of defective pointing were noted in isolated locations, but the elevations are otherwise sound with no significant cracks noted.

Left-Hand Side Elevation

The roof is constructed as previously described. The ridge and hip lines are level. The ridge and hip cappings are weather stained, but are otherwise sound. The roof slope is flat. The roof covering is weather stained and is supporting a very significant quantity of moss growth. We would recommend that the moss growth is cleared off to avoid a build-up of debris within the gutters. The roof covering was largely obscured by the moss growth, but it is anticipated to be in a similar condition to the other main roof slopes. It is likely that

some maintenance and repair works will be required in the short to medium term. We would recommend that consideration be given to renewing the roof covering in the medium to long term.

The roof to the bay is constructed as previously described. The ridge line is level. The ridge capping is weather stained, but is otherwise sound. The roof slopes are flat. The roof covering is weather stained and supporting a quantity of moss growth, but the roof slopes are otherwise sound.

Valley gutters are formed at the intersection of the roof to the bay with the main roof slope. These are provided with a sheet lead lining. The valley gutters were largely obscured by debris at the time of our inspection. The visible areas are weather stained, but appear otherwise to be sound. We would recommend that the debris is cleared away from the gutters to allow effective discharge of the rainwater.

A parapet gutter is formed at the base of the main roof slope. The gutter is provided with a sheet lead lining. This was almost completely obscured by debris at the time of our inspection and we cannot therefore comment on its condition. No evidence of water ingress internally was noted. We would recommend that the debris is cleared away to allow effective discharge of the rainwater and a detailed inspection of the gutter.

The gutter is half round PVCu with a circular downpipe that discharges onto the roof of the boiler cupboard. Brush leaf guards are provided to the gutter. The rainwater goods are slightly soiled and weather stained, but are otherwise sound with no evidence of any significant leaks noted.

The eaves to the rear part of the main roof are open and the rafter ends are exposed. The decorations to the external joinery are slightly soiled and some areas of defective timber were noted to the soffit boarding. We would recommend that any areas of defective timber are cut out and replaced and that the external joinery is prepared and redecorated.

The roof to the boiler cupboard is a mono-pitched roof with a covering of cement-fibre slates. The roof slope is flat. The roof covering is weather stained, but is otherwise sound.

The roof is weathered to the elevations with a lead flashing. This is in satisfactory condition.

There are two boiler flues projecting through the roof covering. These are each provided with a proprietary lead weathering collar. The flues are slightly weather stained, but the flues and collars are otherwise sound.

The verges are formed with a cement-fibre undercloak and the verge tiles are pointed in cement mortar. The verges are in satisfactory condition.

The lintels to the window and door openings are stone. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are a combination of timber framed, single-glazed, double-hung, sliding sash and casement windows and timber framed casement type windows with sealed double-glazed units. The decorations to the windows to the right-hand side of the elevation are in fair condition only with areas of flaking and otherwise defective paintwork and some minor areas of defective timber. We would recommend that these windows are repaired, eased, adjusted, overhauled, prepared and redecorated.

The windows to the left-hand side of the elevation are a relatively recent installation and are sound and in satisfactory condition.

The external door is a solid timber, multi-pane, half-glazed door with sealed double-glazed units. This is sound and in satisfactory condition.

The doors to the plant room are timber framed ledged and braced timber plank type doors. The decorations to the doors are soiled, but they are otherwise sound.

No damp proof course was noted to the older, right-hand side section of the elevation. A reinforced plastic type damp proof course is provided to the more recent extension to the

left-hand side of the elevation. This is clear and at an appropriate level above the adjacent ground.

The elevation is constructed in a combination of solid and cavity masonry with random rubble stonework to the older, right-hand side, section of the elevation and coursed dressed stonework to the left-hand side of the elevation. The window and door surrounds are ashlar stonework. The masonry is slightly weather stained generally and some minor areas of defective pointing were noted to the stonework to the right-hand side of the elevation. These are not considered to be significant and can be remedied during the normal course of cyclical maintenance works.

Two substantial stone buttresses are provided to the centre of the elevation. A number of areas of defective pointing were noted to the buttresses and we would recommend that these are raked out and repointed. This will minimise the possibility of further water ingress to the buttresses and any disruption to the stonework. The elevation is otherwise sound with no significant cracks noted.

Rear Elevation

The main roof areas are constructed as previously described. Some slight deflection was noted to the ridge line of the main roof, but this was not excessive and is not unusual in properties of this age and type of construction. The ridge and hip cappings are weather stained, but are otherwise sound. Some slight deflection was noted to the main rear roof slope. This was not excessive and is not unusual in properties of this age and type of construction. The finish to the roof covering is denatured and weather stained and the roof coverings are supporting a quantity of moss growth. We would recommend that this is cleared off periodically to avoid a build-up of debris within the gutters. There is evidence of numerous previous repairs to the roof slopes in isolated locations, particularly to the centre rear roof slope. The roof coverings are sound and weathertight presently, but it is anticipated that ongoing repair and maintenance works will be required in the short to medium term. We would recommend that consideration be given to renewing the roof coverings completely in the medium to long term.






There is a small flat roof area above the rear external door at first floor level. This is provided with, what appears to be, a sheet lead lining. The lead roof covering, upstand details and parapet gutters have been overpainted with a waterproofing medium. The roof covering is weather stained, but appears otherwise to be sound.

A valley gutter is formed at the intersection of the main rear roof slope with the front roof slope of the rear part of the house. The valley gutter is provided with a sheet lead lining. The valley gutter lining was partially obscured by debris at the time of our inspection. We would recommend that the debris is cleared out to allow effective discharge of the rainwater. The valley gutter lining appears otherwise to be sound and no evidence of water ingress internally was noted.

The front roof slopes to the rear part of the house are constructed as previously described and are in similar condition.

Valley gutters are formed at the intersection of the front bays to the rear roof with the main roof slopes. These are provided with a sheet lead lining. The valley gutter linings are weather stained, but appear otherwise to be sound.

A parapet gutter is formed at the base of the main rear roof slope. This is constructed as previously described. A quantity of debris was noted within the valley gutter and the visible sections of the valley gutter lining are weather stained, but it appears otherwise to be sound and no evidence of water ingress internally was noted. We would recommend that the debris is cleared away to allow effective discharge of the rainwater.

The parapet gutter discharges through a lead chute in the parapet wall and onto the adjacent ground at the base of the elevation. We would recommend that consideration be given to the installation of a hopper and downpipe in this location to divert the rainwater away from the elevation of the property and minimise the possibility of water penetration to the masonry beneath the chute.

The roof to the single storey rear extension is flat and is provided with a single-ply membrane. Some ponding was noted to the right-hand side of the roof area, but this is not considered to be significant. The roof covering is weather stained, but is otherwise sound.

The roof covering is weathered to the upstand walls and the rear elevation with lead flashings. These are weather stained, but are otherwise sound.

A metal and PVCu framed lantern light is provided to the centre of the flat roof area. The lantern light is provided with sealed double-glazed fixed lights. The lantern light is slightly soiled, but is otherwise sound with no misting or condensation noted to the sealed units.

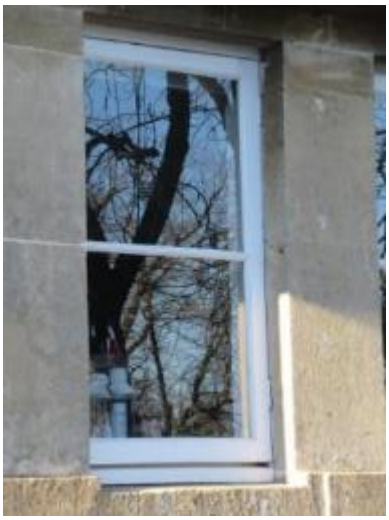
The gutters are half round PVCu with circular downpipes that discharge either into closed gulleys, or onto the flat roof area of the single storey extension. Brush leaf guards are fitted. The rainwater goods are slightly soiled and weather stained, but are otherwise sound with no evidence of any significant leaks noted.

The fascias and soffits are timber. The decorations to the fascias and soffits are soiled, but they are otherwise sound.

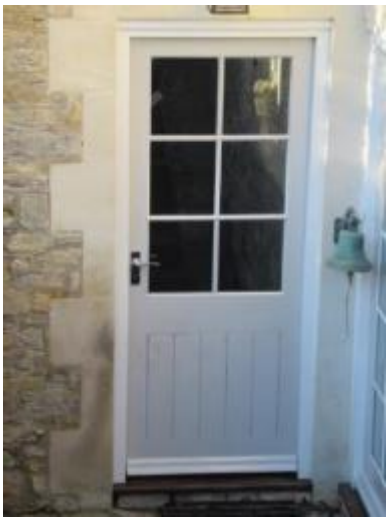
No eaves ventilation is provided.

The lintels to the window and door openings are stone. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed, single-glazed, casement type windows. The decorations to the windows are in fair condition only with some areas of flaking and otherwise defective paintwork. We would recommend that the windows are prepared and redecorated.



The external door is a solid timber multi-pane half-glazed door with sealed double-glazed units. This is in satisfactory condition.



A pair of solid timber, multi-pane, half-glazed doors are provided to the rear elevation of the single storey rear extension. These are in satisfactory condition.

No damp proof course was visible to the main older, sections of the elevation. A reinforced plastic type damp proof course is provided to the more recent rear extension.

The elevations are constructed as previously described. Some slight cracks were noted to the stonework above the rear external door at first floor level. There appears to have been some slight settlement of the masonry in this location. The movement appears to be historic and is not considered to be significant. A number of areas of defective pointing were noted in isolated locations, particularly to the left-hand side of the main rear elevation. We would recommend that these are raked out and repointed. The finish to the stonework is inconsistent in places where previous alterations have been carried out, window and door openings infilled, and extensions have been constructed. The masonry is slightly weather stained, but the elevations are otherwise sound.

Flat/Annex

Front Elevation

The roof is pitched and hipped with a covering of natural slates and lead cappings to the ridge and hips. Some undulation was noted to both the ridge line and the roof slopes. This was not excessive and is not unusual in properties of this age and type of construction. The undulation to the ridge line and roof slopes is largely a function of the original construction of the roof. The roof covering has been renewed completely in recent years. The roof covering is sound and in satisfactory condition.

There are three ‘conservation’ type rooflights to the roof slope. These are sound and in satisfactory condition.

The roof to the front bay is constructed as previously described. This is sound and in satisfactory condition.

Valley gutters are formed at the intersection of the front bay with the main roof slope. These are provided with a sheet lead lining. The valley gutter linings are weather stained, but they are otherwise sound.

A parapet gutter is formed at the base of the roof slope. The parapet gutter is provided with a sheet lead lining. The parapet gutter lining is weather stained and a quantity of debris

was noted within the parapet gutter. We would recommend that the gutter is cleared out and cleaned down.

Some spalling was noted to the coping stones to the front parapet wall. We would recommend that the spalled copings are repaired and made good to prevent further deterioration of the stonework.

There is an area of flat roof above the stairwell to the Coach House. This is provided with a single-ply membrane covering. The roof covering is weather stained, but is otherwise sound and no evidence of water ingress internally was noted.

A Coxdome type roof light is provided to the flat roof. This is weather stained, but is otherwise sound.

The parapet is constructed in ashlar stonework with a stone and concrete coping over. The masonry is weather stained, but the parapet is otherwise sound.

The lintels to the window and door openings are stone. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed, single-glazed, casement type windows. The decorations to the windows are in fair condition only with some areas of flaking and otherwise defective paintwork. We would recommend that the windows are prepared and redecorated.

The external doors to the garage/gym are solid timber framed ledged and braced plank type doors. The decorations to the doors are slightly soiled, but they are otherwise sound.

There is an external tap to the left-hand side of the elevation. This is not adjacent to a gulley. We would recommend that the tap is inspected periodically to confirm that it is not leaking.

No damp proof course was visible. It is likely that the building was constructed without the benefit of a damp proof course.

The elevation is constructed in solid masonry with random rubble stonework externally. The finish to the stonework is inconsistent in places where previous openings have been infilled and alterations carried out, and a number of areas of defective pointing were noted to the stonework, particularly at low level. We would recommend that any areas of defective pointing are raked out and repointed. The elevation is otherwise sound with no significant cracks noted.

Left-Hand Side Elevation

The roof is constructed as previously described. The hip lines are level and the roof slope is flat. The roof covering is slightly weather stained, but is otherwise sound.

There are two ‘conservation’ type rooflights to the upper part of the roof slope. A small quantity of moss growth was noted to the perimeter of the rooflights, but this is not considered to be significant and the rooflights are otherwise sound and in satisfactory condition.

The gutter is half round PVCu. A brush leaf guard is fitted. The rainwater goods are slightly soiled, but are otherwise sound with no evidence of any significant leaks noted.

The fascia is timber. This is in satisfactory condition.

The lintels to the window and door openings are stone. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The window is a timber framed, single-glazed, fixed glazed light. The decorations to the window are in fair condition only with some areas of flaking and otherwise defective paintwork. We would recommend that the window is prepared and redecorated.

The external door is a solid timber framed ledged and braced plank type door. This is binding slightly in the frame, but is otherwise sound. We would recommend that the door is eased and adjusted.

No damp proof course was visible. We would refer you to our previous comments regarding the damp proof course.

The elevation is constructed as previously described. Some areas of defective pointing were noted to the stonework, particularly to the right-hand side of the elevation. We would recommend that any areas of defective pointing are raked out and repointed. The elevation is otherwise sound with no significant cracks noted.

Left-Hand Side Elevation

The roof is constructed as previously described. Some deflection was noted to both the ridge line and the roof slope. We would refer you to our previous comments regarding this issue. This is not considered to be significant. The roof covering is slightly weather stained, but is otherwise sound.

The gutter is half round PVCu with a circular downpipe. A brush leaf guard is fitted. A slight leak was noted to the lower part of the rainwater downpipe. We would recommend that this is resealed. The rainwater goods are otherwise in satisfactory condition.

The fascia is timber. The decorations to the fascia are slightly soiled, but it is otherwise sound.

The lintels to the window openings are stone. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

No damp proof course was visible. We would refer you to our previous comments regarding the damp proof course.

The elevation is constructed as previously described. The masonry is weather stained and the finish to the stonework is inconsistent in places where previous openings have been infilled and alterations carried out.

The rear external wall is significantly bowed and out of plumb. We are advised that significant structural works have been carried out in recent years to stabilise the stonework and that documents are available to confirm the specification of these works. The elevation is otherwise sound with no significant cracks noted.

Chapel Cottage
Front Elevation

The main roof is pitched with a covering of interlocking clay tiles and angled clay tiles to the ridge bedded in cement mortar. Some slight deflection was noted to the ridge line, but this was not excessive and is not considered to be significant. The deflection is likely to be a function of the original construction of the roof and is not unusual in properties of this age and type of construction. The ridge tiles are adequately bedded. The roof slope is flat. One or two spalled tiles were noted in isolated locations and we would recommend that these are replaced. The roof covering is heavily weather stained and is supporting a quantity of moss growth, but is otherwise sound. We would recommend that the moss growth is cleared off periodically to avoid a build-up of debris within the gutters.

The roof to the bay to the left-hand side of the property is constructed as previously described. The ridge line is level and the ridge tiles are adequately bedded. The roof slope is flat. The roof coverings are heavily weather stained, but are otherwise sound.

A valley gutter is formed at the intersection of the roof to the bay with the main roof slope. This is provided with a sheet lead lining. The valley gutter lining is weather stained and a small quantity of debris was noted within the valley gutter, but it is otherwise sound and no evidence of water ingress internally was noted. We would recommend that the valley gutter is cleared out to allow effective discharge of the rainwater.

The verge to the bay is formed with a cement-fibre undercloak and the verge tiles are pointed in cement mortar. The verge detail is in satisfactory condition.

It should be noted that, given the age of the property, it is possible that the cement-fibre undercloak may contain asbestos. This presents minimal risk while this remains undisturbed, but should any significant maintenance, repair, or refurbishment works be carried out, we would recommend that the material is tested for the presence of asbestos and, depending upon the results obtained, that the appropriate safety precautions are taken.

The gutter is half round PVCu with a circular downpipe that discharges into an open gulley. The rainwater goods are soiled and there is evidence of some slight leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary.

The verge boards and fascias are timber. The decorations to the verge boards and fascias are in fair condition only and some areas of defective timber were noted to the verge boards. We would recommend that the verge boards and fascias are repaired as necessary, prepared, and redecorated.

The lintels to the window and door openings are formed with segmental stone or brick arches. The lintels are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed, single-glazed, double-hung, sliding sash windows. The decorations to the windows are in fair condition only with areas of flaking and otherwise defective paintwork. There is evidence of a number of previous repairs to the windows. We would recommend that the windows are repaired as required, eased, adjusted, overhauled, prepared, and redecorated.

The external door is a solid timber panelled door with chrome effect lever latch type furniture. The decorations to the door are slightly soiled and some minor areas of defective timber were noted to the lower part of the doorframe. We would recommend that local repairs are carried out to the doorframe. The door is otherwise sound.

It should be noted that the door is locked out of use presently.

No damp proof course was visible. It is likely that the property was constructed without the benefit of a damp proof course.

The elevation is constructed in solid masonry with random rubble stonework externally. Face brickwork detailing has been provided to some of the window surrounds. Some minor areas of defective pointing were noted to the stonework in isolated locations, particularly to the buttresses to either side of the entrance door. We would recommend that any areas of defective pointing are raked out and repointed.

A slight to moderate crack was noted to the stonework of the buttress to the right-hand side of the external door at the junction with the external wall. The movement appears to be historic, but we would recommend that this is monitored to confirm this. The masonry is slightly weather stained, but the elevation is otherwise sound.

Left-Hand Side Elevation

The roof is constructed as previously described. The ridge line is level and the ridge tiles are adequately bedded. The roof slope is flat. The roof covering is weather stained, but is otherwise sound.

There is a chimneystack to the centre of the roof slope. This is constructed in solid masonry with face brickwork externally. The chimneystack has a single flue which is provided with a terracotta pot with a metal flue cowl over. The masonry is weather stained and some minor areas of defective pointing were noted, but these are not considered to be significant and can be remedied during the normal course of cyclical maintenance works. The chimneystack is otherwise sound with no significant cracks noted.

The chimneystack is weathered to the roof slope with a lead flashing. This is slightly weather stained, but is otherwise sound.

The gutter is half round PVCu with a circular downpipe that discharges into an open gulley. The rainwater goods are soiled and weather stained, but are otherwise sound with no evidence of any significant leaks noted.

The fascia is timber. The decorations to the fascia are soiled, but it is otherwise sound.

The lintels to the window openings are formed with segmental stone arches. The lintels are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed, single-glazed, double-hung, sliding sash windows. The decorations to the windows are slightly soiled, but the windows are otherwise sound.

No damp proof course was visible. We would refer you to our previous comments regarding the damp proof course.

The elevation is constructed as previously described. The masonry is weather stained and some minor areas of defective pointing were noted, particularly at low level, but these are not considered to be significant and can be remedied during the course of normal cyclical redecoration works. The elevation is otherwise sound with no significant cracks noted.

Right-Hand Side Elevation

The verge to the main roof is constructed as previously described. Some slight cracks were noted to the verge pointing in isolated locations, but these are not considered to be significant and can be remedied during the normal course of cyclical maintenance works. The verge is otherwise sound.

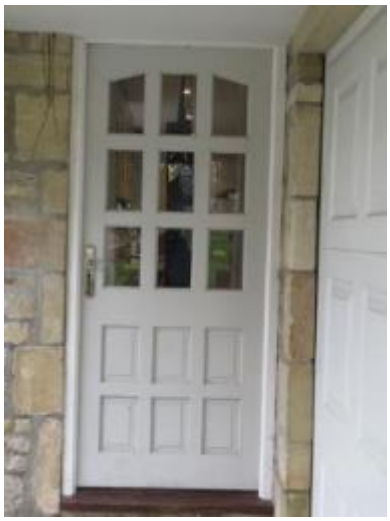
The lintels to the window and door openings are concrete that has been faced with reconstituted stone. Significant cracks and spalling were noted to the lintel of the ground floor window opening. No cracks or other defects were noted to the adjacent masonry, but it is likely that it will be necessary to replace the lintel. We would recommend that the stone facing is removed to confirm the condition of the lintel.

A reinforced plastic type damp proof course is provided. This is clear and at an appropriate level above the adjacent ground.

The windows are timber framed, single-glazed, casement type windows. The decorations to the windows are in poor condition generally with areas of flaking and otherwise defective paintwork, particularly to the ground floor window. There are also significant areas of defective timber to the cill of the ground floor window. We would recommend that the windows are repaired as necessary, prepared, and redecorated.

While it may be possible to repair and redecorate the ground floor window, you may wish to give consideration to replacing this window as this may be more cost-effective.

The external door is a solid timber panelled door with fixed glazed lights and chrome effect lever latch type furniture. The decorations to the door are slightly soiled, but it is otherwise sound.



There is an external tap to the right-hand side elevation of the property. This is not adjacent to a gulley. We would recommend that the tap is inspected periodically to confirm that it is not leaking.

The elevation is constructed as previously described. The masonry is weather stained, but the elevation is otherwise sound with no significant cracks noted.

Rear Elevation

The main roof is constructed as previously described. Some slight deflection was noted to the ridge line, but this was not excessive and is not considered to be significant. The ridge tiles are adequately bedded. The roof slopes are flat. The roof covering is heavily weather stained and is supporting a quantity of moss growth, but the roof coverings are otherwise sound. We would recommend that the moss growth is cleared off periodically to avoid a build-up of debris within the gutters.

The roof to the rear bay is constructed as previously described. The ridge line is level and the ridge tiles are adequately bedded. The roof slope is flat. The roof covering is heavily weather stained, but is otherwise sound.

A valley gutter is formed at the intersection of the roof to the rear bay with the main roof slope. This is provided with a metal sheet lining. The valley gutter lining is weather stained and a small quantity of debris was noted at the base of the valley gutter, but it is otherwise sound and no evidence of water ingress internally was noted.

The roofs to the dormers are constructed as previously described. The ridge lines are level. Some minor areas of defective bedding mortar were noted to one or two of the ridge tiles to the right-hand side dormer, but this is not considered to be significant and can be remedied during the normal course of cyclical maintenance works. The roof slopes are flat. The roof coverings are weather stained, but are otherwise sound.

Valley gutters are formed at the intersection of the roof slopes to the dormers with the main roof slope. These are provided with sheet metal linings. The valley gutter linings are weather stained, but they are otherwise sound.

A valley gutter is also formed at the intersection of the inner roof slopes to the two dormers to the left-hand side. This is provided with a sheet lead covering. The valley gutter lining is weather stained, but appears otherwise to be sound.

The verges to both the main roof and the dormer roofs are formed as previously described. Some minor areas of defective pointing were noted to the verges of the dormers in isolated locations, but these are not considered to be significant and can be remedied during the normal course of cyclical maintenance works.

The fascias, verge boards, and soffits are timber. The decorations to the external joinery, particularly to the verge boards and dormers, are in fair condition only with areas of flaking and otherwise defective paintwork. We would recommend that all of the external joinery is prepared and redecorated.

The gutter is half round PVCu with a circular downpipe that discharges onto the roof of the garage. The rainwater goods are soiled and weather stained and there is evidence of some slight leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary.

The lintels to the window and door openings are formed with a combination of segmental stone and brick arches. The lintels are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are a combination of timber framed, single-glazed, casement and timber framed, single-glazed, double-hung sliding sash windows. The decorations to the windows are in fair condition only with some areas of flaking and otherwise defective paintwork, particularly to the dormer windows and the cills of the ground floor windows. We would recommend that the windows are prepared and redecorated.

A pair of timber framed, multi-pane, glazed patio type doors are provided to the right-hand side of the elevation. The decorations to the doors are in fair to poor condition only with areas of flaking and otherwise defective paintwork and there is evidence of a number of previous repairs to the timber. We would recommend that the doors are repaired, prepared, and redecorated.

While it will be possible to repair and redecorate the doors in the short term, the previous repairs are quite extensive and you may wish to give consideration to replacing these doors in the medium term.

The elevation is constructed as previously described. There is evidence of an injected chemical damp proof course having been provided to the main, older, sections of the elevation. Some minor areas of defective pointing were noted in isolated locations, particularly at low level. The masonry is weather stained generally, but is otherwise sound with no significant cracks noted.

Garage – Front Elevation

The roof to the garage is flat and is provided with a GRP covering. The roof covering is weather stained, and some ponding was noted in a number of areas, but this is not considered to be significant. The roof covering is otherwise sound and no evidence of water ingress internally was noted.

The roof covering is weathered to the elevations and the parapet walls with lead flashings. These are weather stained, but are otherwise sound.

The lintel to the garage door opening is concrete that has been faced with reconstituted stone. The lintel is in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The garage door is a metal up-and-over type door. The decorations to the door are slightly soiled, but it is otherwise sound and operates satisfactorily.

The elevations are constructed in solid masonry with coursed dressed stonework externally. The elevation is sound and in satisfactory condition with no significant cracks or other defects noted.

Garage – Rear Elevation

The gutter is half round PVCu with a circular downpipe that discharges onto the adjacent ground. Some minor mechanical damage was noted to the gutter and it is soiled and weather stained, but appears otherwise to be sound with no evidence of any significant leaks noted.

The fascia is timber. This is in satisfactory condition.

The external doors are framed ledged and braced timber plank type doors. The decorations to the doors are soiled and some areas of defective timber were noted, particularly to the cill of the left-hand side door. The doors are binding slightly. We would recommend that the doors are eased, adjusted, overhauled, prepared, and redecorated.

The elevation is constructed as previously described. The elevation is sound and in satisfactory condition with no significant cracks or other defects noted.

Garage – Internal

The ceiling is boarded and painted. The ceiling is sound and in satisfactory condition.

The walls are a combination of painted rubble stonework and painted boarding. The walls are sound and in satisfactory condition.

The floor is of solid concrete construction overlaid with ceramic floor tiles. The floor is sound, flat, and level.

A free-standing butlers' sink is provided to the rear of the garage. Appropriate plumbing and electrical supplies are provided for a washing machine and tumble dryer.

Lighting and power are provided.

Cow Shed

Front Elevation

The roof is flat and is provided with a single-ply membrane covering. The roof covering is slightly weather stained, but is otherwise sound and no evidence of water ingress internally was noted.

The roof is weathered to the parapet walls with lead flashings. These are slightly weather stained, but are otherwise sound.

The flue for the woodburning stove and the boiler flue project through the flat roof. The flues are weathered with proprietary weathering collars. The flues and collars are in satisfactory condition.

The parapet wall is constructed in solid masonry with a concrete coping over. The masonry is slightly weather stained, but the parapet wall is otherwise sound.

The lintel to the door opening is formed with a segmental stone arch. This is in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintel.

The external door is a solid timber framed, ledged, and braced plank type door with fixed glazed sidelights and timber panels. The decorations to the door and sidelights are slightly soiled, but they are otherwise sound.

No damp proof course was visible. It is likely that the building was constructed without the benefit of a damp proof course, but it is anticipated that remedial damp treatment works would have been carried out during the course of the refurbishment.

The elevation is constructed in solid masonry with coursed dressed stonework externally. The elevation is sound and in satisfactory condition with no significant cracks or other defects noted.

Right-Hand Side Elevation

The parapet wall is constructed as previously described. The parapet wall is sound and in satisfactory condition.

No damp proof course was visible. We would refer you to our previous comments regarding the damp proof course.

The outlet for the kitchen extract fan is not provided with a grille. We would recommend that a grille is provided to the outlet to prevent ingress by birds or vermin.

The elevation is constructed as previously described. The elevation is sound and in satisfactory condition with no significant cracks or other defects noted.

Left-Hand Side Elevation

The parapet wall is constructed as previously described. The parapet wall is sound and in satisfactory condition with no significant cracks or other defects noted.

The rainwater from the flat roof area discharges through to lead lined chutes within the parapet wall. These are sound and in satisfactory condition.

The rainwater discharges into cast-iron hoppers and downpipes that, in turn, discharge into open gulleys. The rainwater goods are sound and in satisfactory condition with no evidence of any significant leaks noted.

The lintels to the window openings are formed with segmental stone arches. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed casement type windows with sealed double-glazed units. The decorations to the windows are soiled, but they are otherwise sound with no misting or condensation noted to the sealed units.

No damp proof course was visible. We would refer you to our previous comments regarding the damp proof course.

The elevation is constructed as previously described. The elevation is sound and in satisfactory condition with no significant cracks or other defects noted.

Rear Elevation

The parapet wall is constructed as previously described. The parapet wall is sound and in satisfactory condition with no significant cracks or other defects noted.

The lintel to the window opening is formed with a segmental stone arch. This is in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintel.

The window is a timber framed casement type window with sealed double-glazed units. The decorations to the window are slightly soiled, but it is otherwise sound.

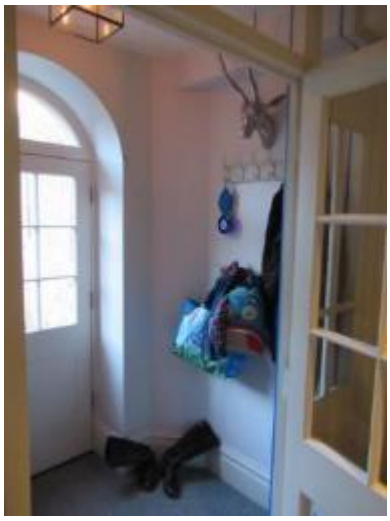
No damp proof course was visible. We would refer you to our previous comments regarding the damp proof course.

The elevation is constructed as previously described. The elevation is sound and in satisfactory condition with no significant cracks or other defects noted.

7. Internal condition of the property

In this section of our report, we summarise the defects noted and principal concerns regarding the internal condition of the property. It should however be noted that we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

The Coach House
Ground Floor
Entrance Porch



The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with a fully fitted carpet. The floor slopes downwards slightly away from the front elevation of the property, but is otherwise sound and flat.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

The internal door is a solid timber, multi-pane, glazed door with fixed glazed sidelights. This is sound and in satisfactory condition.

Hallway

The ceiling and walls are plastered and painted. A decorative coving detail has been provided to the perimeter of the ceiling and decorative timber panelling has been provided to the dado area of the walls. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with polished marble floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

Underfloor heating is provided throughout the ground floor.

Reception Room

The ceiling and walls are plastered and painted. A decorative coving detail has been provided to the perimeter of the ceiling. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with polished marble floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A free-standing wood burning stove is fitted to the rear of the reception room. This was not operating at the time of our inspection and we cannot therefore comment on its condition or effectiveness. We would recommend that the stove is inspected by a HETAS Approved installer.

Readings were taken with a hand held moisture meter to the internal faces of the external walls where these were accessible. The readings noted were low. This would indicate that there are no significant issues with damp in this location.

Playroom

The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with ceramic floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

The internal door to the playroom is a solid timber multi-pane glazed door with crystal effect knob turn type furniture. This is in satisfactory condition.

Readings were taken with a hand held moisture meter to the internal faces of the external walls where these were accessible. The readings noted were low. This would indicate that there are no significant issues with damp in this location.

Cloakroom

The ceiling and walls are plastered and painted. A decorative coving detail has been provided to the perimeter of the ceiling. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with polished marble floor tiles. The floor is sound, flat, and level.

The splashback areas are provided with ceramic wall tiling. This is in satisfactory condition.

The sanitaryware is white ceramic and comprises: a back to wall WC pan with concealed cistern, and wall mounted wash hand basin with chrome stand. The brassware is chrome finished. The sanitaryware is sound and in satisfactory condition.

The internal door to the cloakroom is a moulded timber six panel door with crystal effect knob turn type furniture. This is in satisfactory condition.

Utility Room

The ceiling and walls are plastered and painted. A decorative coving detail has been provided to the perimeter of the ceiling. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with a combination of polished marble floor tiles and a fitted carpet. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A range of wall and base units with a marble worktop over are provided. An inset Belfast type sink is provided.

The splashback areas are provided with ceramic wall tiling. This is in satisfactory condition.

Hall/Office

The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with polished marble floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A range of purpose built wall units and marble desk areas are fitted. These are in satisfactory condition.

Readings were taken with a hand held moisture meter to the internal faces of the external walls where these were accessible. The readings noted were low. This would indicate that there are no significant issues with damp in this location.

Kitchen

The ceiling and walls are plastered and painted. A decorative coving detail has been provided to the perimeter of the ceiling and decorative timber panelling is provided to the dado area of the walls. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with polished marble floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

The kitchen is fitted with a range of wall and base units with a marble worktop over. An electric hob, built-in electric ovens, and microwave are fitted. An integrated dishwasher and free-standing fridge-freezer are also fitted. We are not in a position to be able to comment on the condition of the appliances.

A stainless-steel extract hood is fitted above the hob. This appears to exhaust externally.

The splashback areas are provided with ceramic wall tiling. This is in satisfactory condition.

The internal door to the kitchen is a moulded timber, multi-pane, half-glazed door with crystal effect knob turn type furniture. This is in satisfactory condition.

Dining/Family Room

The ceiling and walls are plastered and painted. A decorative coving detail has been provided to the perimeter of the ceiling. Some slight damp staining was noted to the coving above the right-hand side external wall and some corrosion was noted to the angle beads to the head of the window reveals. It appears that there has previously been some water ingress in this location.

Readings were taken with a hand held moisture meter to the affected area. The readings noted were low. This would indicate that the damage is historic. This is likely to be a consequence of a previous water leak from the flat roof area above.

The floor is of solid concrete construction overlaid with polished marble floor tiles. The floor is sound, flat, and level.

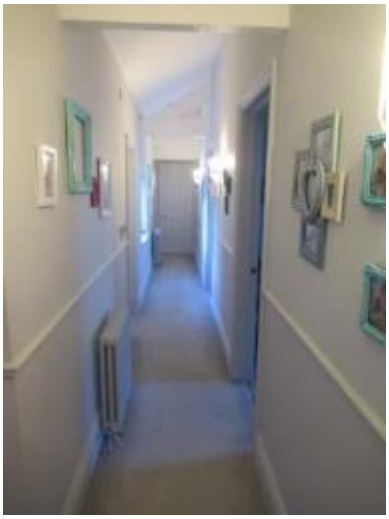
The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A free-standing wood burning stove is fitted to the left-hand side rear corner of the family room. This was not operating at the time of our inspection and we cannot therefore comment on its condition. We would recommend that the stove is inspected by a HETAS Approved installer.

Readings were taken with a hand held moisture meter to the internal faces of the external walls where these were accessible. The readings noted were low. This would indicate that there are no significant issues with damp in this location.

First Floor

Staircase and Landing



There is a staircase that provides access from the ground floor hall/office to the first floor landing and hallway. This is constructed in timber and is overlaid with a fully fitted carpet. The staircase is sound and in satisfactory condition.

A timber balustrade and handrail are provided to the staircase and landing. These are sound and in satisfactory condition.

The ceiling and walls are plastered and painted. Some of the roof timbers are exposed. The ceiling, walls, and exposed roof timbers are sound and in satisfactory condition.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level, but is otherwise sound and flat.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

The internal doors throughout the first floor are moulded timber six panel doors with crystal effect knob turn type furniture. These are generally in satisfactory condition.

Two decorative metal vertical column type radiators are fitted. These are in satisfactory condition.

Master Bedroom

The ceiling and walls are plastered and painted. A number of the roof timbers are exposed. Slight drying out cracks were noted to the wall plaster on the rear elevation, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

Two decorative metal vertical column type radiators each with TRV, are fitted. These are in satisfactory condition.

There is a chimneybreast to the right-hand side rear corner of the bedroom. The fireplace has been removed. The fireplace opening is for decorative purposes only.

Bathroom

The ceiling and walls are plastered and painted. Some slight decorating cracks were noted to the junctions of the walls and ceiling in isolated locations, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of suspended timber construction overlaid with polished marble floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

The sanitaryware is white ceramic and comprises: a close coupled WC pan and cistern, two wall mounted wash hand basins with chrome stands, a free-standing double ended stone resin bath, and a wet room type shower enclosure. A shower mixer valve with fixed and flexible overhead shower attachments is fitted to the shower enclosure. The brassware is chrome finished. The sanitaryware is sound and in satisfactory condition.

A chrome ladder type towel radiator is fitted. This is in satisfactory condition.

The splashback areas are provided with ceramic wall tiling. This is in satisfactory condition.

Mechanical extract ventilation is provided.

Dressing Room

The ceiling and walls are plastered and painted. The ceiling is vaulted and a number of the roof timbers are exposed. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of suspended timber construction overlaid with polished marble floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

There is a built-in cupboard to the left-hand side external wall of the dressing room. This has been provided with appropriate plumbing and electrical supplies for a washing machine and tumble dryer.

Bedroom One

The ceiling and walls are plastered and painted. Some slight decorating cracks were noted to the perimeter of the ceiling, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level, but is otherwise sound and flat.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A decorative metal vertical column type radiator with TRV is fitted. This is in satisfactory condition.

Dressing Room

The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

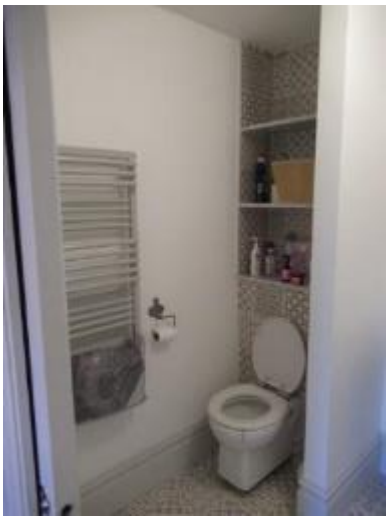
The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level, but is otherwise sound and flat.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A decorative metal vertical column type radiator is fitted. This is in satisfactory condition.

There is a hatch to the ceiling that provides access to the roof void.

En-Suite Shower Room



The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of suspended timber construction overlaid with ceramic floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

The sanitaryware is white ceramic and comprises: a back to wall WC pan with concealed cistern, wall mounted wash hand basin with chrome stand, and shower enclosure with acrylic tray and fixed glass screen. A shower mixer valve with fixed and flexible overhead shower attachments is fitted to the shower enclosure. The brassware is chrome finished. The sanitaryware is sound and in satisfactory condition.

A ladder type towel radiator with a grey epoxy finish is fitted. This is in satisfactory condition. The splashback areas are provided with ceramic wall tiling. Some staining was noted to the grouting of the wall tiling, particularly at low level within the shower enclosure, but the wall tiling is otherwise sound. We would recommend that the affected areas of grouting are raked out and re-grouted.

Mechanical extract ventilation is provided.

Bedroom Two

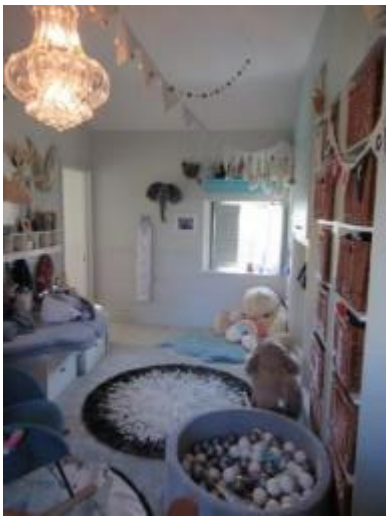
The ceiling and walls are plastered and painted. A number of the roof timbers are exposed. Some slight decorating cracks were noted to the junctions of the ceiling and walls, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A decorative metal vertical column type radiator with TRV is fitted. This is in satisfactory condition.

Bedroom Three



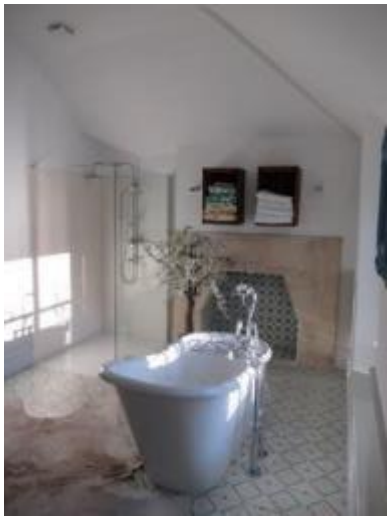
The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

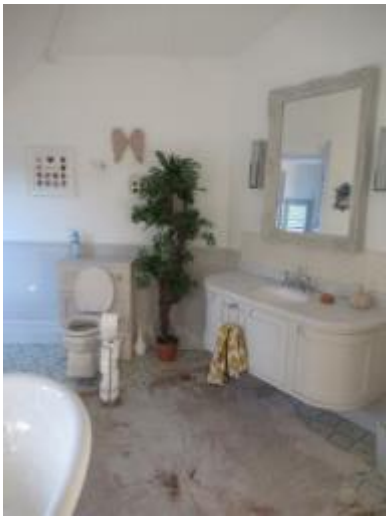
The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level, but is otherwise sound and flat.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A decorative metal vertical column type radiator with TRV is fitted. This is in satisfactory condition.

Bathroom





The ceiling and walls are plastered and painted. Some slight drying out cracks were noted to the ceiling and wall plaster, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of suspended timber construction overlaid with ceramic floor tiles. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

There is a chimneybreast to the rear external wall. The fireplace has been removed and the fireplace opening is for decorative purposes only.

The sanitaryware is white ceramic and comprises: a back to wall WC pan with concealed cistern, inset wash hand basin with vanity unit under, free-standing slipper bath and shower enclosure with acrylic tray and fixed glass screen. A shower mixer valve with fixed and flexible overhead shower attachments is fitted to the shower enclosure. The brassware is chrome finished. The sanitaryware is sound and in satisfactory condition.

A ladder type towel radiator with a grey epoxy finish is fitted. This is in satisfactory condition.

The splashback areas are provided with ceramic wall tiling. This is in satisfactory condition.

Mechanical extract ventilation is provided.

Roof Void

The majority of the roof void is inaccessible. A small section of the roof void above the dressing room to bedroom one is accessible. The roof structure is enclosed with painted plasterboard and rigid insulation batts. The majority of the roof structure is enclosed, but a small section of the hip rafter is exposed. There is evidence of some wood boring insect infestation to this roof timber. It appears that this may be active. We would recommend that the exposed roof timbers are inspected by a specialist timber and damp treatment firm with a view to obtaining quotations for any possible remedial works that may be required.

The roof void is boarded for storage. It is anticipated that some insulation has been provided, but we are not able to comment on whether this is of sufficient thickness to comply with current Building Regulation requirements.

Lighting is provided.

A fixed aluminium access ladder is fitted.

Annex

The ceiling is provided with timber butt and bead type panelling. Some slight deflection was noted to the panelling, but this was not excessive and the ceiling is otherwise sound.

The floor is of solid construction overlaid with clay stable block paviours that have, in turn, been overlaid with rubber matting and other floor coverings. The floor is out of level and uneven in places and was largely obscured by the occupier's goods at the time of our inspection, but the visible areas appear to be sound.

The lintels to the window and door openings are timber. There is evidence of some previous historic wood boring insect infestation to a number of the timbers, but this does not appear to be active presently and the lintels are otherwise sound.

The internal walls are of solid masonry construction that has been partially rendered and painted. Plasterboard panelling has been provided to the left-hand side external wall. The walls are sound and in satisfactory condition.

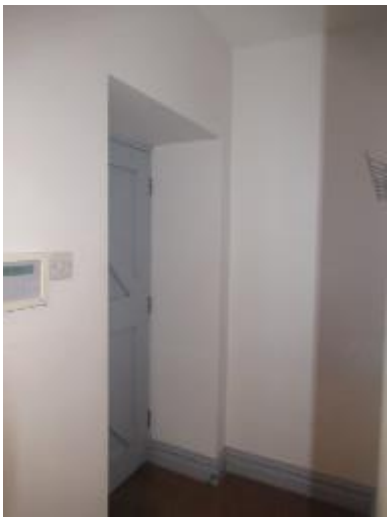
Lighting and power are provided.

There is a wall mounted butlers' sink to the right-hand side external wall. A brass bibcock is provided. There are plumbing and electrical supplies for washing machine and tumble dryer.

Flat/Annex

Ground Floor

Entrance Hallway



The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid construction overlaid with coconut type entrance matting. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

Kitchen/Dining Room

The ceiling and walls are plastered and painted. Some slight decorating cracks were noted to the perimeter of the ceiling, but these are not considered to be significant and can be

remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of solid concrete construction overlaid with a timber laminate type flooring. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

The kitchen is fitted with a range of wall and base units with a stone worktop over. An electric hob and built-in electric oven are fitted. An integrated dishwasher, washing machine, and fridge-freezer are also fitted. We are not in a position to be able to comment on the condition of the appliances.

A stainless-steel recirculating type extract hood is fitted above the hob. While no evidence of a significant build-up of condensation within the kitchen was noted, we would recommend that consideration be given to ducting the fan to exhaust externally. This would minimise the possibility of a build up of condensation and any subsequent damage to the decorations.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

Bathroom

The ceiling and walls are plastered and painted. Some slight decorating cracks were noted to the perimeter of the ceiling and the junctions of the walls, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of solid concrete construction overlaid with a timber laminate type flooring. The floor is slightly out of level, but is otherwise sound.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

The internal door to the bathroom is a solid timber framed ledged and braced timber plank type door. This is in satisfactory condition.

The sanitaryware is white ceramic and comprises: a close coupled WC pan and cistern, pedestal wash hand basin, and metal bath. A shower mixer valve with flexible overhead shower attachment and fixed riser rail is fitted above the bath. There is also a hinged glass screen. The brassware is chrome finished. The sanitaryware is slightly soiled, but is otherwise sound.

The splashback areas are provided with ceramic wall tiling. This is in satisfactory condition.

The silicone seal to the perimeter of the bath is soiled and defective in places. We would recommend that the silicone seal is raked out and resealed.

A chrome ladder type towel radiator is fitted. This is in satisfactory condition.

Mechanical extract ventilation is provided.

First Floor

Staircase and Landing

There is a staircase that provides access from the ground floor kitchen/dining room to the first floor landing and reception room. This is constructed in timber and is overlaid with a

fully fitted carpet. Some slight creaking was noted to the staircase treads, but this was not excessive and the staircase is otherwise sound.

A timber balustrade and handrail are provided to the staircase and landing. These are sound and in satisfactory condition.

The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

Living Room

The ceiling is vaulted and a number of the roof timbers are exposed. The ceiling is plastered and painted. The ceiling is sound and in satisfactory condition with no significant cracks noted.

It should be noted that headroom is restricted within the living room.

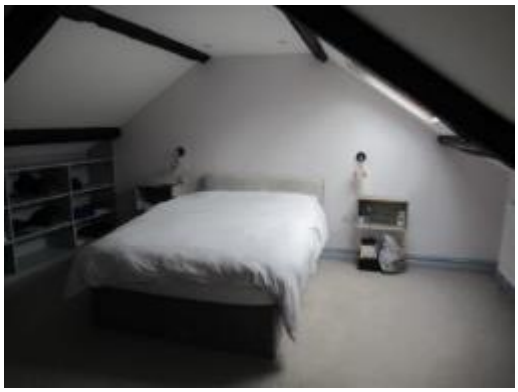
The walls are plastered and painted. Some slight board cracks were noted to the walls, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The walls are otherwise sound.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

Bedroom



The ceiling is vaulted and a number of the roof timbers are exposed. The ceiling is plastered and painted. The ceiling is sound and in satisfactory condition with no significant cracks or other defects noted.

It should be noted that headroom is restricted within the bedroom.

The walls are plastered and painted. A section of the front internal wall and the left-hand side internal wall are exposed stonework. The decorations to the walls are slightly marked and soiled in places, but they are otherwise sound with no significant cracks noted.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

It should be noted also that the door opening into the bedroom is not full height and access is restricted.

Chapel Cottage
Ground Floor
Kitchen

The ceiling and walls are plastered and painted. The decorations to the walls are slightly marked and soiled in places and some slight decorating cracks were noted to the wall plaster adjacent to the external door, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of solid concrete construction overlaid with a combination of engineered timber flooring and travertine type floor tiles. The floor is sound, flat, and level.

The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

The internal door is a solid timber half-glazed door with chrome effect lever latch type furniture. This is in satisfactory condition.

The kitchen is fitted with a range of wall and base units with a timber and post-formed worktop over. A free-standing electric cooker is fitted. There are spaces for appliances with appropriate plumbing and electrical supplies.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

A stainless-steel recirculating type extract hood is fitted above the cooker. While no evidence of a significant build up of condensation within the kitchen was noted, we would recommend that consideration be given to ducting the fan to exhaust externally. This would minimise the possibility of a build-up of condensation in the kitchen and any subsequent damage to the decorations.

The splashback areas are provided with ceramic wall tiling. This is in satisfactory condition.

Bedroom One

This room is presently being used as a dining room. The ceiling and walls are plastered and painted. The finish to the wall plaster is slightly inconsistent in places, but this is not considered to be significant and the ceiling and walls are otherwise sound with no significant cracks noted.

The floor is of solid concrete construction overlaid with a fully fitted carpet. The floor is sound, flat, and level.

The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

The internal door is a solid timber ‘cottage’ style door with chrome effect lever latch type furniture. This is in satisfactory condition.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

Readings were taken with a hand held moisture meter to the internal faces of the external walls where these were accessible. The readings noted were low. This would indicate that there are no significant issues with damp in this location.

Bathroom

The ceiling and walls are plastered and painted. Decorative timber panelling has been provided to the dado area of the walls. Some slight board cracks were noted to the ceiling, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of solid concrete construction overlaid with ceramic floor tiles. The floor is sound, flat, and level.

The internal joinery is painted softwood timber. This is in satisfactory condition with only general wear and tear noted.

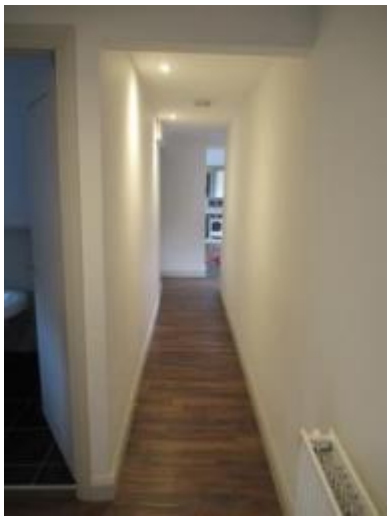
The internal door is a solid timber 'cottage' style door with chrome effect lever latch type furniture. This is in satisfactory condition.

The sanitaryware is white ceramic and comprises: a low level WC pan and cistern, pedestal wash hand basin, and free-standing acrylic bath. The brassware is chrome finished. The sanitaryware is in satisfactory condition.

A decorative metal vertical column type radiator is fitted. This is in satisfactory condition.

Mechanical extract ventilation is provided.

Inner Hallway



The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with a timber laminate type flooring. The floor is sound, flat, and level.

The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

Bedroom Two

The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with a fully fitted carpet. The floor is sound, flat, and level.

The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

The internal door is a solid timber ‘cottage’ style door with chrome effect lever latch type furniture. This is in satisfactory condition.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

Readings were taken with a hand held moisture meter to the internal faces of the external walls where these were accessible. The readings noted were low. This would indicate that there are no significant issues with damp in this location.

Living/Dining Room

The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with a timber laminate type flooring. The floor is sound, flat, and level.

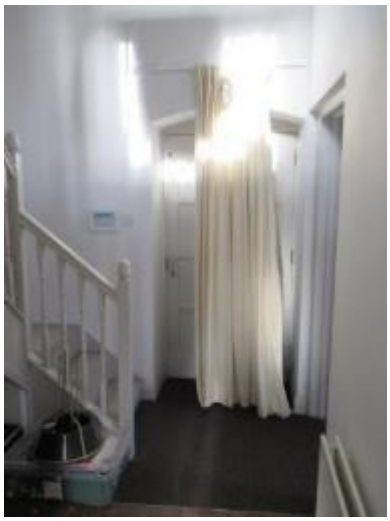
The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

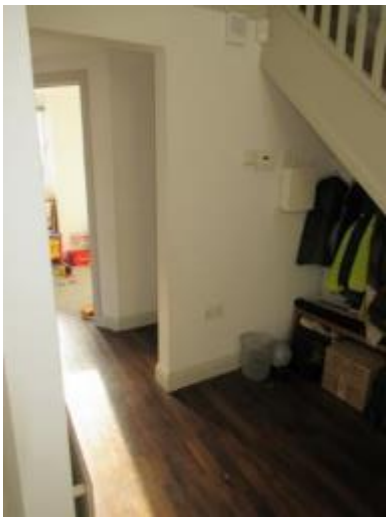
There is a chimneybreast to the left-hand side external wall. A stone fireplace with timber mantle and tiled hearth are provided. A woodburning stove is fitted to the fireplace opening. A cement-fibre flitch plate is fitted. The stove was not operating at the time of our inspection and we cannot therefore comment on its condition or effectiveness. We would recommend that the stove is inspected by a HETAS Approved Installer.

Two double panel pressed steel radiators, each with TRV, are fitted. These are in satisfactory condition.

Readings were taken with a hand held moisture meter to the internal faces of the external walls where these were accessible. The readings noted were low. This would indicate that there are no significant issues with damp in this location.

Entrance Hallway





The ceiling and walls are plastered and painted. The decorations to the walls are slightly marked and soiled in places, but the ceiling and walls are otherwise sound with no significant cracks or other defects noted.

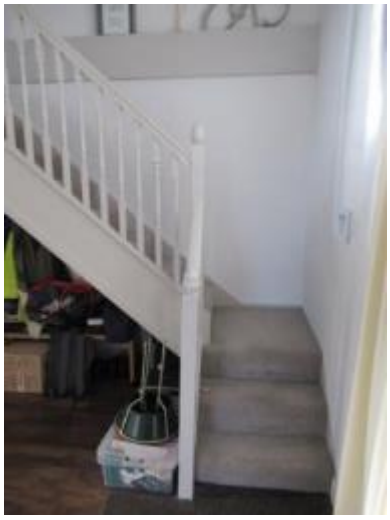
The floor is of solid concrete construction overlaid with a combination of timber laminate flooring and carpet tiles. The floor is sound, flat, and level.

The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

First Floor

Staircase and Landing



There is a staircase that provides access from the ground floor entrance hallway to the first floor landing. This is constructed in timber and is overlaid with a fully fitted carpet. The staircase is sound and in satisfactory condition.

A timber balustrade and handrail are provided to the staircase and landing. These are in satisfactory condition.

The ceiling and walls are plastered and painted. The ceiling is vaulted and a number of the roof timbers are exposed. The ceiling, walls, and exposed timbers are sound and in satisfactory condition.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

Bedroom Four

The ceiling and walls are plastered and painted. A number of the roof timbers are exposed. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

It should be noted that headroom is significantly restricted within this room.

Bedroom Three

The ceiling and walls are plastered and painted. A number of the roof timbers are exposed. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of suspended timber construction overlaid with a fully fitted carpet. The floor is slightly out of level and uneven in places, but is otherwise sound.

The internal joinery is painted MDF. This is in satisfactory condition with only general wear and tear noted.

A double panel pressed steel radiator with TRV is fitted. This is in satisfactory condition.

Shower Room

The ceiling is plastered and painted. The ceiling is sound and in satisfactory condition with no significant cracks or other defects noted.

The walls are tiled to full height with ceramic wall tiling. This is in satisfactory condition.

The floor is of suspended timber construction overlaid with a timber laminate type flooring. The floor is sound, flat, and level.

The internal joinery is painted MDF. This is in satisfactory condition.

The sanitaryware is white ceramic and comprises: a close coupled WC pan and cistern, pedestal wash hand basin, and corner shower enclosure with acrylic tray and hinged glass screen. A shower mixer valve with flexible overhead shower attachment and fixed riser rail is fitted to the shower enclosure. The brassware is chrome finished. The sanitaryware is slightly soiled, but is otherwise sound.

The silicone seal to the perimeter of the shower tray is extensively soiled and defective in places. We would recommend that this is raked out and resealed.

Some mould staining was noted to the ceiling, particularly above the shower enclosure. Mechanical extract ventilation is provided to the shower room, but this does not appear to be effective. We would recommend that the overrun time to the fan is extended. It is possible that it may be necessary to install a more effective fan.

A chrome ladder type towel radiator is fitted. This is in satisfactory condition.

Cow Shed

Living/Dining Room/Kitchen

The ceiling and walls are plastered and painted. Some slight decorating cracks were noted to the perimeter of the ceiling, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of solid concrete construction overlaid with a combination of timber effect ceramic floor tiles and entrance matting. The floor is sound, flat, and level.

The dado area of the walls is provided with ceramic wall tiling. This is in satisfactory condition.

The kitchen is provided with a range of wall and base units with a stone worktop over. A gas hob and built-in electric oven are fitted. An integrated washing machine and fridge-freezer are also fitted. We are not in a position to be able to comment on the condition of the appliances.

A charcoal grey painted extract hood is fitted above the hob. This appears to exhaust externally.

The splashback areas are provided with marble wall tiling. This is in satisfactory condition.

A free-standing woodburning stove is fitted adjacent to the rear internal wall of the living area. The stove was not operating at the time of our inspection and we cannot therefore comment on its condition of effectiveness. We would recommend that the stove is inspected by a HETAS Approved Installer.

Bedroom

The ceiling and walls are plastered and painted. Some slight board cracks were noted to the ceiling, but these are not considered to be significant and can be remedied during the normal course of cyclical redecoration works. The ceiling and walls are otherwise sound.

The floor is of solid concrete construction overlaid with timber effect ceramic floor tiles. The floor is sound, flat, and level.

Marble wall tiling is provided to the dado area of some sections of the walls and marble skirtings are provided in some other areas.

Readings were taken with a hand held moisture meter to the internal faces of the external walls where these were accessible. The readings noted were low. This would indicate that there are no significant issues with damp in this location.

Shower Room

The ceiling is plastered and painted. The ceiling is sound and in satisfactory condition with no significant cracks or other defects noted.

The shower is configured as a wet room. The floor is of solid concrete construction overlaid with timber effect ceramic floor tiles. The floor is in satisfactory condition.

The walls are tiled to full height with ceramic wall tiles. These are in satisfactory condition.

A shower mixer valve with flexible and fixed overhead shower attachments is fitted. The sanitaryware is in satisfactory condition.

Mechanical extract ventilation is provided.

Cloakroom

The ceiling and walls are plastered and painted. The ceiling and walls are sound and in satisfactory condition with no significant cracks or other defects noted.

The floor is of solid concrete construction overlaid with timber effect ceramic floor tiles. The floor is sound, flat, and level.

The sanitaryware is white ceramic and comprises: a back to wall WC pan with concealed cistern and counter top wash hand basin. The brassware is a combination of chrome and black painted finish. The sanitaryware is in satisfactory condition.

A ladder type towel radiator with a black epoxy finish is fitted. This is in satisfactory condition.

8. Services

Services are generally hidden within the construction of the property. This means we can only inspect the visible parts of the available services and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently, safely and meet modern standards.

Electricity

Safety warning: The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy, therefore if no recent test certificate is available, we would advise that the electrical system is checked and tested by a suitably qualified NICEIC approved Electrical Engineer. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

The Coach House

As a general note regarding services, we are not specialised in this field. We would therefore recommend that you seek specialist advice on all service matters. The items below should be regarded as a helpful comments and suggestions. They are not a full and complete assessment of any problems that may exist. You should request a copy of the most recent Electrical Safety Certificate through your legal advisers prior to exchange of contracts. In the absence of any paperwork, you should arrange for a suitably qualified Contractor to inspect the installation prior to entering into a legal commitment to purchase. You should obtain quotations for any upgrading works required.

It is not possible to fully assess the condition of an electrical installation based on a visual inspection only. There are many factors relating to the adequacy of electrical installations that can only be identified by a test that covers matters relating to resistance, impedance, and current.

The incoming electrical supply, service head, and meter are located within a proprietary cabinet that is fitted to the right-hand side return wall of the rear part of the main house. The incoming supply is a single phase 80amp supply. There is evidence of earth bonding. The visible wiring is in PVCu sheathed cable.

The consumer unit is fitted within a cupboard in the utility room. The consumer unit is fitted with miniature circuit breakers, but no RCD protection appears to have been provided. The electrical installation to the property appears to be relatively recent and we noted no obvious defects or significant disrepair to the electrical installation during our brief visual inspection.

We are advised that an NICEIC test Certificate is available for the installation and we would recommend that your legal advisers make enquiries to obtain a copy of the Certificate. If this is not available, we would recommend that the electrical installations throughout the property are inspected and tested by a suitably qualified NICEIC Approved Electrical Engineer and that any recommended remedial or upgrading works are carried out.

Flat/Annex

The incoming electrical supply to the property is located within a proprietary cabinet that is fitted to the right-hand side elevation of the Coach House. The incoming supply is an 80amp single phase supply. There is evidence of earth bonding. The visible wiring is in PVCu sheathed cable.

The electricity meter for the flat is located within the Coach House.

The consumer unit is located at high-level on the left-hand side external wall of the kitchen. The consumer unit is fitted with miniature circuit breakers and RCD protection is provided. There are several spare ways in the consumer unit.

We understand that the property is let presently and it is anticipated that a current NICEIC electrical test Certificate will be available for the electrical installation. We would recommend that your legal advisers make enquiries to obtain a copy of the test Certificate. If this is not available, we would recommend that the electrical installation throughout the property is inspected and tested by a suitably qualified NICEIC Approved Electrical Engineer and that any recommended remedial or upgrading works are carried out.

Chapel Cottage

The incoming electrical supply, service head, and meter are located within a proprietary cabinet that is fitted to the right-hand side external wall of the garage. The incoming supply is a single phase 100amp supply. There is evidence of earth bonding. The visible wiring is in PVCu sheathed cable.

The consumer unit is fitted at high-level on the right-hand side external wall of the kitchen. The consumer unit is fitted with miniature circuit breakers and RCD protection is provided. There are no spare ways within the consumer unit.

We understand that the property is let presently and it is anticipated that an NICEIC electrical test Certificate will be available for the electrical installation. We would recommend that your legal advisers make enquiries to obtain a copy of this Certificate. If a copy of the test Certificate is not available, we would recommend that the electrical installation to the property is inspected and tested by a suitably qualified NICEIC Approved Electrical Engineer and that any recommended remedial or upgrading works are carried out.

Cow Shed

The incoming electrical supply, service head, and meter are located within a cupboard in the kitchen next to the cooker. The incoming supply is a single phase 80amp supply. There is evidence of earth bonding. The visible wiring is in PVCu sheathed cable.

The consumer unit is located at high-level within a cupboard to the rear of the kitchen. The consumer unit is fitted with miniature circuit breakers and RCD protection is provided. There are no spare ways in the consumer unit.

The property is let presently and it is anticipated that a current NICEIC electrical test Certificate will be available for the installation. We would recommend that your legal advisers make enquiries to obtain a copy of the current NICEIC electrical test Certificate for the property. If this is not available, we would recommend that the electrical installation to the property is inspected and tested by a suitably qualified NICEIC Approved Electrical Engineer and that any recommended remedial or upgrading works are carried out.

Gas/oil

The Coach House

Safety warning: All gas and oil appliances and equipment should regularly be inspected, tested, maintained and serviced by a registered 'competent person' and in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.

There is no mains gas supply to the property.

The central heating is oil fired. The storage tank for the heating system is located to the left-hand side external wall of the main house. The oil tank is a double bunded plastic tank and is sited on a stand that is constructed with concrete blockwork plinths with a concrete paving flag base over.

We would recommend that your legal advisors make enquiries to obtain the current Oil Test Certification for the property. If this is not available, we would recommend that the oil installations throughout the property are tested and inspected by a suitably qualified OFTEC Registered Engineer.

Oil Tanks should be placed:

- 1.8m away from non-fire rated eaves of a building.
- 1.8m away from a non-fire rated building or structure (e.g., garden sheds).
- 1.8m away from openings (such as doors or windows) in a fire rated building or structure (e.g., brick-built house/garage).
- 1.8m away from oil fired appliance flue terminals.
- 760mm away from a non-fire rated boundary such as a wooden boundary fence.

- 600mm away from screening (e.g., trellis and foliage) that does not form part of the boundary.

See https://www.oftec.org.uk/ for more information.

The location of the oil tank does not appear to comply with the current Regulations. The Regulations are not retrospective, but we would recommend that the oil tank installations throughout the property are inspected by a suitably qualified OFTEC Registered Engineer. It is possible that some remedial works may be required.

Flat/Annex

There is no mains gas supply to the property.

The central heating boiler is oil fired. There is a double bunded plastic oil tank located to the rear elevation of the property. This is mounted on concrete plinths with a metal sheet over to support the oil tank. The oil tank appears to be a relatively recent installation and is generally in satisfactory condition.

We would refer you to our previous comments regarding the oil tank installations to the property generally.

Chapel Cottage

There is no mains gas supply to the property.

The central heating system is oil fired. The oil tank that supplies the central heating boiler is located within a small plant room to the rear of the garage. The oil tank is sited on a stand that is constructed with concrete blockwork plinths with a timber deck over. The tank is a double bunded plastic tank. The oil tank installation appears to be in satisfactory condition.

We would refer you to our previous comments regarding the oil tank installations to the property generally.

Cow Shed

There is no mains gas supply to the property.

Gas for the central heating system and cooker is supplied by means of bottled propane gas. The gas bottle installation is located within a purpose-built wire cage to the rear elevation of the property. The installation appears to be relatively recent and generally in satisfactory condition.

We would recommend that your legal advisers make enquiries to obtain a copy of the current gas test certification for the property. If this is not available, we would recommend that the gas installations throughout the property are inspected and tested by a suitably qualified Gas Safe Registered Engineer.

Water

The Coach House

The water supply is mains connected and supplied to various outlets (taps) under mains pressure. When rudimentary testing was carried out, by operating various taps and other appliances, the pressure noted was considered to be adequate for a property of this type.

Properties with a mains water supply require both internal and external stopcocks for a proper control of the incoming water supply. It is important to know the position of the stopcocks so the water can be turned off in an emergency and when carrying out alterations to the plumbing system. They should be periodically checked to ensure they open and close properly.

It is possible the supply to the property is common to this and neighbouring properties and therefore subject to demand related fluctuations in pressure.

It should be noted that we have not taken out any of the kitchen appliances and cannot verify the adequacy of connections. Leaks can occur at any time between the date of survey and your taking occupation. If leaks are found when you take up occupation you should not assume they were visible, accessible, or indeed in existence at the time of the survey. Any such leaks should be promptly rectified. Removal of appliances can reveal or cause defects in plasterwork and services. This must be accepted when proceeding with your purchase.

Flat/Annex

The water supply is mains connected and supplied to various outlets under mains pressure. When rudimentary testing was carried out, by operating various taps and other appliances, the pressure noted was considered to be adequate for a property of this type.

Chapel Cottage

The water supply is mains connected and supplied to various outlets under mains pressure. When rudimentary testing was carried out, by operating various taps and other appliances, the pressure noted was considered to be adequate for a property of this type.

Cow Shed

The water supply is mains connected and supplied to various outlets under mains pressure. When rudimentary testing was carried out, by operating various taps and other appliances, the pressure noted was considered to be adequate for a property of this type.

The incoming water supply and stop valve are located at the base of the rear elevation of the property.

Heating

The Coach House

The central heating is provided by means of the floor mounted, oil fired, boilers that are located within the plant room to the left-hand side elevation of the property. The boilers were operating at the time of our inspection and appear to be effective and provide adequate levels of heating to the property.

We noted no obvious defects or significant disrepair to either the boilers or the associated pipework and controls where these were visible.

The boilers serve a range of modern metal column radiators to the first floor. Heating to the ground floor is provided by means of a wet underfloor heating system. The manifolds for the heating system are located within the understairs cupboard.

We are not aware of any service agreement for the central heating system and would recommend that your legal advisers make enquiries to obtain copies of any such service or maintenance documents. If servicing to the central heating system has not been carried out within the last twelve months, we would recommend that you arrange for the central heating system to be inspected and tested by a suitably qualified OFTEC Registered Engineer. These comments will apply to the central heating installations to each of the properties described below.

Flat/Annex

The central heating is provided by the floor mounted, oil fired, combination boiler that is located within the plant room to the left-hand side elevation of the Coach House. The boiler was operating at the time of our inspection and appears to provide adequate levels of heating to the property. The boiler installation appears to be relatively recent and we noted no obvious defects or significant disrepair to either the boiler or the associated pipework and controls where these were visible.

The boiler serves a range of modern metal panel radiators located throughout the property. These are generally in satisfactory condition.

Chapel Cottage

The central heating is provided by the floor mounted, oil fired, combination boiler that is located within the plant room to the rear of the garage. The boiler was not operating at the time of our inspection and we cannot therefore comment on its effectiveness. The boiler installation appears to be relatively recent and we noted no obvious defects or significant disrepair to the boiler or the associated pipework and controls where these were visible.

The boiler serves a range of modern metal panel radiators located throughout the property. These are generally in satisfactory condition.

Cow Shed

Heating to the property is provided by means of the wall mounted, gas fired, combination boiler that is located within a cupboard on the rear internal wall of the kitchen. The boiler was not operating at the time of our inspection and we cannot therefore comment on its effectiveness.

We understand that the boiler provides space heating to the property by means of a wet underfloor heating system.

The boiler installation appears to be relatively recent and we noted no obvious defects or significant disrepair to either the boiler or the associated pipework and controls where these were visible.

Water Heating

The Coach House

Hot water is supplied from the unvented hot water cylinders that are located within a cupboard off the master bedroom. The hot water cylinders are each provided with integral insulation jackets. The hot water cylinder installation appears to be relatively recent and is generally in satisfactory condition.

Flat/Annex

Hot water is supplied direct from the combination boiler on demand. There is no provision within the property for stored hot water.

Chapel Cottage

Hot water is supplied direct from the combination boiler on demand. There is no provision within the property for stored hot water.

Cow Shed

Hot water is supplied direct from the combination boiler on demand. There is no provision within the property for stored hot water.

Lighting

Significant changes and recommendations are now being made for interior lighting of properties including the use of low energy efficient light bulbs and further specialist advice should be sought in this regard.

Drainage

The Coach House

Without extensive exposure work we unable to confirm the layout of the underground drainage system.

Your legal advisers should make the usual checks in respect of the drainage system.

The property is connected to a cesspit. The cesspit is located within the walled garden area to the rear of the property. We are advised that the cesspit is emptied annually and that invoices are available to confirm this.

Flat/Annex

Without extensive exposure work we are unable to confirm the layout of the underground drainage system.

The property is understood to be connected to a cesspit that is located within the walled garden area to the rear of the Coach House.

We are not aware of any issues with the underground drainage system.

Chapel Cottage

Without extensive exposure work we are unable to confirm the layout of the underground drainage system.

The property is understood to be connected to a cesspit that is located within the walled garden area to the rear of the Coach House.

There are three inspection chambers located at the base of the front elevation of the property. We were able to lift the cover to the inspection chamber to the left-hand side of the elevation. The inspection chamber is constructed in solid masonry and the benching is formed in cement mortar. The drainage pipework is PVCu. A metal frame and cover are fitted. A quantity of effluent was noted within the inspection chamber. We would recommend that the drains are rodded and flushed through to confirm that they are operating effectively.

Cow Shed

Without extensive exposure work we are unable to confirm the layout of the underground drainage system.

The property is connected to a cesspit that is located to the rear of the property. A quantity of debris was noted within the cesspit and the cover is loose and displaced presently. This presents a risk to health and safety. We would recommend that the cover to the cesspit is repaired and reinstated.

Geology

Our desktop study revealed the property to be constructed upon subsoil that can be subject to seasonal change. It is therefore important to ensure drainage connections are sound and trees and shrubs within influencing distance of the property are regularly maintained in order for ground conditions to remain as stable as possible.

9. Grounds (external areas)

The grounds of the property extend to approximately 32 acres and comprise formal garden areas, pastures, wooded areas, and areas of scrub. There are paved and unpaved access tracks that serve the main residential buildings and the ancillary buildings including the stables, barns and menages. The grounds include a number of hard and soft landscaping features including Grade 1 Listed archway (adjacent to the stables), a walled garden area and a number of natural ponds. A detailed survey of the grounds to the property is outside the scope of this survey, but some comments about the formal areas of garden associated with the residential buildings is included below.

It is anticipated that the cost of the maintenance of the access tracks and boundary fences etc. associated with the let properties will be borne by, or shared with, the tenants of these properties. However, the grounds are extensive and the cost of maintaining the access tracks and boundary fences etc. will be significant.

The Coach House

Front Garden

There is a courtyard to the front of the Coach House. This is surfaced with clay stable block type paviours. An Aco type drainage channel is provided to the right-hand side of the paved area. It is anticipated that this is connected into the surface water drainage system. The surface of the paving undulates noticeably. This is likely to be a consequence of some settlement of the sub-base due to the vehicular traffic over the courtyard. This is not considered to be significant, but some local repairs will be required in the short to medium term.

The courtyard area is bounded to the left-hand side by the front elevation of the Annexe. The front and right-hand side boundaries are formed with solid masonry walls that are constructed in random rubble stonework with a stone coping over. A number of areas of loose and displaced stonework were noted and there are a number of areas of defective pointing. We would recommend that any areas of loose and displaced stonework are

repaired and re-bedded as required and that any areas of defective pointing are raked out and repointed.

There is a small garden area to the front of the courtyard. This is mainly laid to lawn with a mature tree to the centre of the lawn and decorative borders to the perimeter.

There is a shared parking area to the right-hand side of the main entrance driveway. The parking area is bounded by a solid masonry wall that is constructed in reconstituted stone blockwork with a concrete coping over. The parking area is surfaced in compacted MoT Type One. The masonry is weather stained, but the wall is of relatively recent construction and is in satisfactory condition. Some degradation was noted to the surfacing and some isolated repairs are required, but the parking area is generally sound.

Access to the rear garden is controlled by means of a timber paling type gate. The finish to the timber is denatured, but the gate is otherwise sound.

There is a pedestrian path at the base of the right-hand side elevation of the property. This is surfaced with riven stone paving flags. The surface of the paving is weather stained, but it is otherwise sound.

Rear Garden

The rear garden is bounded by the wall of the Walled Garden. This is constructed in solid masonry with random rubble stonework and a stone coping over. A number of areas of loose, displaced, and otherwise defective stonework were noted and there are a number of areas of defective pointing. We would recommend that any areas of loose, displaced and defective stonework are repaired and re-bedded as required and that any areas of defective pointing are raked out and repointed.

The garden area is raised above the ground floor of the property and is retained by solid masonry walls. These are constructed as described for the Walled Garden and are in similar condition. We would recommend that any areas of loose, displaced and defective stonework are repaired and re-bedded as required and that any areas of defective pointing are raked out and repointed.

The majority of the garden is laid to lawn. This is generally level and flat. There are pedestrian paths running across the lawn areas that are surfaced with loose laid random paving flags. The paths are in fair condition only and some repairs are required.

There is an orchard to the south of the rear garden. This is grassed and planted with a range of mature fruit trees. The orchard is bounded by timber post and rail fences. These are in satisfactory condition. There is also a further grassed area to the west of the orchard that is presently used as a children's play area.

The Walled Garden

There is a walled garden to the rear of the main house. The walls to the garden are constructed in a combination of random rubble, coursed dressed stonework and face brickwork. A stone coping is provided to the stonework sections of the wall. The main wall to the rear of the main house is largely intact and is generally sound, although some maintenance and repair works are required as described above. However, the remaining

boundary walls to the walled garden are in a very poor state of repair and require complete reconstruction.

A ménage has previously been constructed within the walled garden area. However, this is not being used for its intended purpose presently. It would be reasonably straightforward to refurbish the area for use as a ménage, although this would involve some levelling and resurfacing works and the provision of a boundary fence.

There is an area of timber decking at the base of the front wall to the walled garden. This appears to be a relatively recent installation and although the decking is weather stained the decking area appears to be generally sound.

We are advised that there is a swimming pool beneath the decking area, although this is clearly not in use presently and it is anticipated that significant refurbishment works would be required to reinstate the swimming pool.

The area to the left-hand side of the decking is landscaped. The garden area is partly laid to lawn with a number of decorative flower beds and borders that are planted with a range of mature shrubs, small trees, and other plants. The garden area is reasonably well maintained and in satisfactory condition.

Flat/Annex

There are no garden areas associated with the property.

Access to the property is by means of a shared driveway and a pedestrian path provides access from the driveway to the front external door of the property. The path is surfaced in decorative stone chippings. A set of steps are provided at the left-hand side elevation of the property. These are surfaced in concrete paving flags. The surface of the paving flags is weather stained, but the steps are otherwise and serviceable.

No balustrade of handrail are provided to the landing area or the steps. This presents a slight risk of falls from the landing area. We would recommend that consideration be given to the installation of a handrail and balustrade.

Chapel Cottage

Front Garden

The front garden is largely open plan.

There is a driveway to the right-hand side of the front garden. The lower part of the driveway is shared. The driveway is surfaced in asphalt. The surface of the driveway undulates slightly and a number of slight cracks and construction joints were noted. The driveway surface is sound and serviceable presently, but is anticipated that some local repair works will be required in the short to medium term.

The majority of the front garden is laid to lawn. This slopes downwards moderately away from the front elevation of the property.

A number of decorative flower borders and beds are provided to the perimeter of the lawn area. These are planted with a range of mature shrubs and other plants. The garden area is reasonably well maintained and generally in satisfactory condition.

There is a pedestrian path that provides access from the driveway to the front external door. This is surfaced in cast in situ concrete. The surface of the paving is weather stained, but the path is otherwise sound and serviceable.

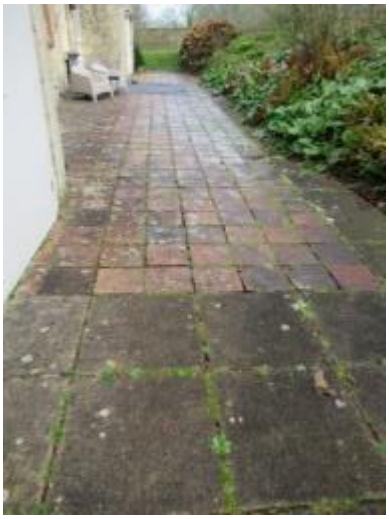
There is a decorative flower bed to the right-hand side of the entrance driveway. This is bounded by timber sleepers and is planted with a range of mature shrubs, small trees, and other plants. This is generally in satisfactory condition.

Rear Garden

The right-hand side boundary is formed with a timber post and waney edged plank type fence. The fence panels are weather stained and denatured, but the fence is otherwise sound.

The front, rear and left-hand side boundaries of the rear garden are formed with a timber post and horizontal rail fence with wire mesh. The finish to the timber is weather stained and denatured, but the fences are otherwise sound and in satisfactory condition.

There is a hardstanding area at the base of the rear elevation of the property. This is surfaced in a combination of plain concrete and terracotta paving flags. The surface of the paving is generally out of level and uneven and some vegetation growth was noted to the joins in the paving. The surface of the paving is weather stained generally, but it is otherwise sound and serviceable.



The majority of the rear garden is laid to lawn. This rises upwards steeply away from the rear elevation of the property. The area immediately adjacent to the rear of the hardstanding is planted with a range of mature shrubs, small trees and other plants. The garden areas are reasonably well maintained and in satisfactory condition.

Cow Shed

Front Garden

There is a set of steps to the front of the property that provide access from the access track to the front elevation of the property. These are surfaced in riven stone paving flags. Two of the paving flags to the upper step are loose and displaced presently. We would recommend that these are re-fixed and re-bedded. The steps are otherwise sound.

There is a hardstanding area at the base of the front elevation of the property. This is surfaced in riven stone paving flags. The surface of the paving is weather stained, but it is otherwise sound.

There is a further hardstanding area to the left-hand side elevation of the property. This is surfaced in compacted granite chippings. This is in satisfactory condition.

Decorative flower borders are provided to the perimeter of the paved areas. These are planted with a range of shrubs and other plants. The garden areas are reasonably well maintained and in satisfactory condition.

Outbuildings

Garage - Front Elevation

The verge to the main roof is provided with proprietary concrete verge tiles. These are heavily weather stained, but are otherwise sound.

The lintel to the main garage door opening is timber. There is evidence of extensive historic wood boring insect infestation to the outer face of the lintel. The lintel is weather stained and there is also some evidence of previous decay. However, the wood boring insect infestation appears to have been treated previously and is not active presently. There is some evidence of ongoing timber decay to the lintel. We would recommend that any areas of defective timber are cut out and treated. The lintel appears to be sound presently and it should be possible to arrest the decay, but if these works are not carried out it is possible that it would be necessary to replace the lintel completely in the medium term.

The garage door is a metal up-and-over type door. The decorations to the door are slightly soiled, but it is otherwise sound and operates satisfactorily.

No damp proof course was visible. It is likely that the building was constructed without the benefit of a damp proof course.

The elevation is constructed in solid masonry with coursed dressed stonework externally. The masonry is weather stained and some very slight cracks were noted to the stonework, particularly above the right-hand side of the lintel, but these are not considered to be significant and the elevation is otherwise sound.

Garage – Right-Hand Side Elevation

The roof is pitched with a covering of interlocking concrete tiles and half round concrete tiles to the ridge bedded in cement mortar. The roof covering is almost completely obscured by moss growth and other debris and a detailed inspection of the roof covering was not possible. The ridge line is level. The ridge tiles appear to be adequately bedded. The roof slope is flat. The roof covering appears to have been renewed within the last 15 years and is in satisfactory condition, but as noted above, a detailed inspection was not possible.

The gutter is half round PVCu with a circular downpipe that discharges onto the roof of the adjacent building. A brush leaf guard is fitted. The rainwater goods are slightly soiled and weather stained, but are otherwise sound with no evidence of any significant leaks noted.

The fascia is timber. The finish to the fascia is denatured, but it is otherwise sound.

The lintels to the window openings are formed with segmental stone arches. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed fixed glazed lights. The decorations to the timber frames are in poor condition with extensive areas of flaking and otherwise defective paintwork. The windows are otherwise sound. We would recommend that the windows are prepared and redecorated.

A reinforced plastic type damp proof course is provided. This is largely pointed in, but it is at an appropriate level above the adjacent ground.

The elevation is constructed as previously described. The masonry is weather stained, but the elevation is otherwise sound with no significant cracks noted.

Garage – Left-Hand Side Elevation

The roof is constructed as previously described. The ridge line is level and the ridge tiles are adequately bedded. The roof covering is heavily weather stained and is largely obscured by extensive moss growth and other debris, but the visible sections appear to be in satisfactory condition although, as noted above our inspection of the roof coverings was limited.

The gutter is half round PVCu with a circular downpipe. A brush leaf guard is fitted. The rainwater goods are soiled and weather stained and the downpipe is displaced presently. This is allowing rainwater to discharge over the face of the external masonry which will lead to water penetration internally in time. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary and the displaced downpipe reinstated.

The elevation is constructed in solid masonry with a smooth render finish externally. The masonry is extensively weather stained and a moderate vertical crack was noted to the left-hand side of the elevation. A slight to moderate raking crack was noted internally. This was not visible externally as the rear elevation of the property is largely obscured by ivy growth. It appears that there has been some slight settlement of the foundations to the left-hand side rear corner of the building. This is likely to be a consequence of damage to the foundations by the roots of the trees that are immediately adjacent to the rear elevation of the building and the fact that rainwater is discharging over the face of the masonry and directly onto the soil at the base of the elevation. It is not clear whether the masonry to the rear elevation of the building is properly tied in to the masonry on the side elevation.

We would recommend that the cracks are monitored to confirm whether they are progressive. It is considered likely that it will be possible to introduce remedial ties to the masonry to restrain the block and stonework and arrest any further movement without undertaking significant underpinning works. However, this would depend upon the outcome of the monitoring.

Garage – Rear Elevation

The verge to the main roof is provided with concrete verge tiles. These were largely obscured by vegetation, but the visible sections appear to be in satisfactory condition.

The elevation is constructed as previously described. Slight to moderate raking cracks were noted to the masonry to the right-hand side of the elevation. This is likely to be a consequence of damage to the foundations by the roots of the trees immediately adjacent to the rear elevation of the garage as described previously. We would refer you to our previous comments regarding this issue.

Garage – Internal

The roof is of traditional construction with cut and pitched timber rafters. Bolted timber collars are provided to each of the rafters. There is evidence of significant previous repairs to the rafter ends to the left-hand side elevation of the building. Additional sections of timber have been planted onto the rafter ends. It is anticipated that these have previously been decayed. The roof structure is sound and in satisfactory condition with no significant deflection of the roof timbers noted.

The roof covering is underdrawn with a breathable membrane. This is in satisfactory condition with no significant tears or rips noted.

The walls are rendered and painted. A slight vertical crack was noted to the left-hand side of the rear elevation. This is likely to be a consequence of the damage to the footings noted earlier in the report. The internal walls are otherwise sound.

The floor is of cast in situ concrete construction. The floor was largely obscured by the occupier's goods at the time of our inspection, but the visible areas appear to be otherwise sound and flat.

Lighting and power are provided.

The property is let presently and it is anticipated that a current NICEIC test Certificate will be available for the electrical installations. We would recommend that your legal advisers make enquiries to obtain a copy of this Certificate. If the test Certificate is not available, we would recommend that the electrical installation to the garage is inspected and tested by a suitably qualified NICEIC Approved Electrical Engineer and that any recommended remedial or upgrading works are carried out.

Helicopter Hangar

The roof is pitched with a covering of profiled metal sheets and a proprietary metal capping to the ridge. The finish to the profiled metal sheets is denatured and they are heavily weather stained. There is significant mechanical damage to the front part of the left-hand side roof slope. This is likely to be a consequence of a branch from one of the adjacent trees falling onto the roof. We would recommend that the damaged roof sheets are replaced. The roof covering is otherwise sound.

Helicopter Hangar – Front Elevation

The lintel to the main door opening is steel. This is in satisfactory condition.

An electrically operated roller shutter door is provided. This did not appear to be operating at the time of our inspection and some minor mechanical damage was noted to the lower part of the roller shutter door. The finish to the roller shutter door is denatured and weather stained. It is anticipated that significant maintenance and repair works will be required to the roller shutter door.

The building is of steel frame construction. Some corrosion was noted to the roller shutter doorframe and the steel columns, but this is superficial and is not considered to be significant. We would recommend that any exposed structural members are prepared and redecorated.

Helicopter Hangar – Right-Hand Side Elevation

The gutter is half round PVCu. A brush leaf guard is fitted to the gutter. The rainwater goods are soiled and weather stained and there is evidence of some leaks to the joints in a

number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as required.

The elevation is constructed with a steel framework with profiled metal sheet cladding externally. The finish to the profiled sheet cladding is denatured and heavily weather stained. Some corrosion was noted in some areas. This corresponds with the leaks to the rainwater goods noted above. We would recommend that the cladding panels are cleaned downed and local redecoration works are carried out.

Helicopter Hangar – Rear Elevation

The verge is provided with a proprietary metal capping. This is in satisfactory condition.

The elevation is constructed as previously described. The profiled metal sheet cladding is soiled and weather stained, but is otherwise sound.

The rainwater downpipe traverses the elevation. This is in satisfactory condition.

Helicopter Hangar – Left-Hand Side Elevation

The gutter is half round PVCu with a circular downpipe that discharges onto the adjacent ground. A brush leaf guard is fitted. The rainwater goods are soiled and weather stained and there is evidence of some slight leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary.

The rainwater downpipe from the rear elevation discharges onto the adjacent ground at the left-hand side of the left-hand side elevation. The lower part of the rainwater downpipe is missing and rainwater is presently discharging over the face of the profiled metal sheets. We would recommend that the rainwater downpipe is extended.

The elevation is constructed as previously described. The finish to the profiled metal sheet cladding is denatured and weather stained and some mechanical damage was noted to the profiled metal sheets and the corner capping to the right-hand side of the elevation. We would recommend that the damaged sheets and cappings are replaced as required.

Helicopter Hangar – Internal

The roof is constructed as previously described. Some surface corrosion was noted to the steel roof members. This is not considered to be significant and the roof structure is

otherwise sound. We would recommend that any exposed steelwork is prepared and redecorated.

Insulated cladding panels are provided to the soffit of the roof. These are soiled generally and some mechanical damage was noted to the panels beneath the section of damaged roofing. We would recommend that these are replaced.

The walls are provided with insulated cladding panels. The helicopter hangar is presently being used for log storage, and there is significant mechanical damage to the cladding panels, particularly at low level. We would recommend that consideration be given to providing protection to the cladding panels to minimise further damage.

The cladding rails are timber. These are generally in satisfactory condition.

The floor is of cast in situ concrete construction. The floor was largely obscured by debris and the occupier's stored goods at the time of our inspection. A significant crack was noted across the width of the concrete floor. It appears that there has been some settlement of the sub-base in this area.

Lighting and power are provided, although the electrical installation did not appear to be operational at the time of our inspection. We would recommend that the electrical installation to the building is inspected and tested by a suitably qualified NICEIC Approved Electrical Engineer as part of the overall inspection of the electrical installations to the property.

No vehicular access is presently provided to the building. There are some areas of concrete hardstanding adjacent to the building, but these are in very poor condition with extensive cracks and areas of displaced and otherwise defective concrete. We would recommend that consideration be given to the construction of appropriate vehicular access to the building.

There also appears to be an issue with surface water drainage adjacent to the building. We would recommend that further survey and investigation works are undertaken to allow the

design of an appropriate drainage scheme for disposal of the surface water drainage in this area.

The helicopter hangar building and the adjacent hardstanding and soft landscaping areas are generally in poor condition and significant maintenance, repair and landscaping works are required.

Small Barn

The roof is pitched with a covering of profiled metal sheets with a proprietary metal capping to the ridge. The finish to the profiled metal sheets is denatured and they are extensively weather stained. Significant moss growth was noted to the rear roof slope. The roof to the barn is in fair condition only and there is evidence of water ingress internally through the fixings to the cladding sheets. Some mechanical damage was noted to the verge cappings to the right-hand side rear roof slope. We would recommend that the roof is cleared off and cleaned down and that the fixings and caps to the roofing sheets are replaced to minimise the possibility of water ingress through the roof covering.

Small Barn – Front Elevation

The gutter is half round PVCu with a circular downpipe that discharges into an open gulley which appears to discharge onto the adjacent ground within the wooded area behind the barn. A brush leaf guard is fitted. The rainwater goods are heavily soiled and weather stained and there is evidence of some slight leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary.

The lintels to the bays are timber. The finish to the timber is denatured and the beams are heavily weather stained, but they are otherwise sound.

The barn is of steel portal frame construction. Some corrosion was noted to the surface of the majority of the steel members, but this is not considered to be significant. We would recommend that the steel work is prepared and redecorated. The steel frame is otherwise sound.

Small Barn – Right and Left-Hand Side Elevations

The verge capping to the right-hand side elevation is damaged as previously described. we would recommend that the damaged sections of capping are replaced.

The elevations are provided with profiled metal sheet cladding. The finish to the profiled metal sheet cladding is denatured and heavily weather stained. Some minor areas of mechanical damage were noted to the cladding sheets to the left-hand side elevation. There is evidence of corrosion internally to a number of the cladding panels, particularly on the right-hand side elevation. This is largely a consequence of the fact that the external ground levels are noticeably above the base of the elevation. The cladding panels are serviceable presently, but it will be necessary to undertake some replacements in the medium term.

Small Barn – Rear Elevation

The gutter is half round PVCu with a circular downpipe that discharges into an open gulley. A brush leaf guard is fitted. The rainwater goods are soiled and weather stained and there is evidence of some slight leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary.

The elevation is constructed as previously described. The finish to the cladding panels is weather stained and denatured and some minor mechanical damage was noted to the right-hand side of the elevation, but the elevation is otherwise sound.

Small Barn – Internal

The cladding rails and purlins are timber. As noted above, there is evidence of water ingress internally through the fixings to the roof cladding panels and there is some water staining to a number of the purlins. The purlins and cladding rails are sound and serviceable presently, but if the water ingress to the roof covering is not addressed in the near future this will lead to decay to the purlins and a loss of structural strength.

The internal face of the cladding panels is heavily soiled and weather stained and as noted above, there is some corrosion to the lower part of the panels on the right-hand side elevation.
The floor to the barn is compacted earth. This undulates significantly.

Lighting and power are provided.

The incoming electrical supply, service head, meter and consumer units are located within proprietary cabinets that are fixed to the right-hand side internal wall of the barn. The incoming supply is a single phase 100amp supply. There is evidence of earth bonding. The visible wiring is in PVCu sheathed cable.

The consumer unit is fitted with miniature circuit breakers, but no RCD protection is provided. There are a number of spare ways in the consumer unit. Significant corrosion was noted to the consumer unit housing and the electrical installation appears to be in a slightly dilapidated condition generally. We would recommend that the electrical installation to the barn is inspected and tested as part of the overall inspection of the electrical installations to the property.

Small Stable Block

The roof to the stable is pitched with a covering of bitumen-fibre profiled sheets with profiled plastic rooflights. A proprietary capping is provided to the ridge. Significant deflection was noted to the ridge capping and the roof panels. This is likely to be a consequence of distortion caused by sunlight. There is evidence of some water ingress internally. The roof covering is in fair condition only.

No rainwater goods are provided and the rainwater is presently discharging over the face of the rear elevation of the building. This is causing some decay to the timber cladding.

The stable block is of timber frame construction with timber shiplap type cladding externally. The finish to the timber cladding is extensively weather stained and denatured and some areas of defective timber were noted, particularly to the rear elevation.

Ledged and braced timber plank type stable doors are provided to the front elevation. These are heavily weather stained, but appear to operate satisfactorily.

There is evidence of water ingress internally.

The stable block is constructed on a concrete hardstanding. Significant cracks were noted to the concrete hardstanding. It is likely that there has been some settlement of the sub-base.

The stable block is in a dilapidated condition generally and significant maintenance, repair, and redecoration works are required.

The settlement of the sub-base has caused some deflection of the roof covering and the structural frame to the right-hand side of the front elevation.

Ménage

The ménage is enclosed with a timber post and horizontal rail fence. The fence is in fair condition only. The timber is extensively weather stained and denatured and significant areas of defective timber were noted, particularly to the gravel boards. A number of the posts are loose and displaced. The fence is serviceable presently, but significant maintenance and repair works are required in the short to medium term.

The ménage is surfaced with a combination of sand and rubber chippings. The surface of the ménage is generally level and flat and it appears to be reasonably well drained.

Stables

Feed Store

The roof is a shallow pitched roof with a covering of profiled metal sheets supported on timber rafters that span across the width of the building. The roof covering is heavily soiled and weather stained and is presently supporting a quantity of debris. There is evidence of water ingress internally. We would recommend that the roof covering is cleared off and cleaned down and that the fixings to the cladding panels are sealed to prevent water ingress.

The roof is weathered to the elevation of the adjoining garage with a lead flashing. This is heavily weather stained, but appears otherwise to be sound.

The gutter to the rear of the roof slope is half round PVCu. A brush leaf guard is fitted. The rainwater goods are soiled and weather stained, but appear otherwise to be sound with no evidence of any significant leaks noted.

The majority of the roof structure appears to have been renewed in previous years, but some sections of the original timber rafters remain. Some decay was noted to the older sections of the timber and these will require replacement.

The right-hand side and rear elevations of the building are constructed in solid masonry with a smooth render finish externally. The finish to the render is heavily soiled and weather stained, but the elevations are otherwise sound with no significant cracks noted.

The floor is of cast in situ concrete construction. This is noticeably out of level, but is otherwise sound.

Lighting is provided.

Stables – Centre (Right-hand Side)

The roof is constructed as previously described. However, there has previously been significant water ingress to the roof covering and additional protection has been provided. We are advised that this comprises a single-ply membrane covering that has, in turn, been overlaid with a tarpaulin which is presently restrained with timber battens. While the roof covering appears to be weathertight presently, we would recommend that consideration be given to renewing the roof covering completely in the medium term.

The gutter is half round PVCu with a circular downpipe that discharges into the gutter of the adjacent building. A brush leaf guard is fitted. The rainwater goods are heavily soiled and weather stained and there is evidence of some leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary.

The fascia is timber. The finish to the fascia is denatured, but it is otherwise sound.

The roof covering is supported on timber rafters that span across the width of the building. A number of the rafters are in poor condition with significant areas of decay. Some temporary works have been carried out to strengthen the rafters, but the roof timbers will require replacement in the medium term.

The lintels to the window and door openings appear to be concrete faced with reconstituted stone. These are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed fixed glazed lights. The decorations to the timber frames are in poor condition with extensive areas of flaking and otherwise defective paintwork. We would recommend that the window frames are prepared and redecorated.

The external doors are timber framed ledged and braced plank type stable doors. These have been faced with galvanized metal sheets internally. The decorations to the doors are in poor condition with extensive areas of flaking and otherwise defective paintwork, but they are serviceable.

The elevations are constructed in solid masonry with a smooth render finish externally. The front elevation has been redecorated relatively recently and is generally in satisfactory condition. The rear elevation is heavily soiled and weather stained.

The floor is of solid concrete construction. This is generally sound.

There is evidence of water ingress through the external walls at low level to the rear of the building. The stable block abuts a steep embankment and it is considered likely that surface or ground water is penetrating through the blockwork at low level.

Stables - Blanket Store and Storeroom

The roof is pitched. The front roof slope is provided with a covering of cement-fibre slates. The rear roof slope is provided with a covering of profiled metal sheets. A lead capping is provided to the ridge. Both the front and rear roof slopes are heavily soiled and weather stained and a number of cracked, broken, and slipped slates were noted to the front roof slope. We would recommend that any cracked, broken, or slipped slates are replaced to minimise the possibility of water ingress in these locations.

Significant mechanical damage was noted to the profiled metal sheet roof covering to the right-hand side of the rear roof slope. The area was partly obscured by debris at the time of the inspection, but it appears that there is a hole in the roof covering which will be allowing water ingress. We would recommend that the damaged roof sheets are replaced.

The roof slopes are weathered to the elevation with lead flashings. These are weather stained, but are otherwise sound.




The gutter is half round PVCu with a circular downpipe that discharges onto the adjacent ground. The rainwater goods are soiled and weather stained and there is evidence of some slight leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary.

The lintels to the window and door openings are a combination of concrete that has been faced with reconstituted stone, and timber. The lintels are in satisfactory condition and no cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed fixed glazed lights. The decorations to the window frames are in poor condition with extensive areas of flaking and otherwise defective paintwork. We would recommend that the windows are prepared and redecorated.

The internal doors are solid timber plank type doors. The decorations to the doors are soiled, but they are otherwise sound.

The elevations are constructed in solid masonry with a smooth render finish externally. The front, right-hand side and internal faces of the external walls are painted. The decorations to the render are soiled and weather stained. A very significant vertical crack was noted to the centre of the rear external wall. This appears to be a consequence of some slippage of the earth to the embankment behind the building. This has pushed the concrete blockwork retaining wall into the masonry of the rear external wall. It is considered likely that it will be necessary to carry out significant earthworks to the embankment to stabilise it and subsequently reconstruct both the retaining wall and the external wall of the stable building.

The floor is of cast in situ concrete construction. This is in satisfactory condition.

Stable Block (Left-Hand Side)

The roof is pitched with a covering of cement-fibre slates and lead cappings to the ridge. There are two bays to the front elevation, one to each end of the stable block. Some slight deflection was noted to the ridge line, but this was not excessive and is not unusual in properties of this age and type of construction. The roof slopes are generally flat. The roof

coverings are heavily soiled and weather stained and are supporting significant quantities of moss growth. We would recommend that the moss growth is cleared off periodically to avoid a build of debris within the gutters.

Our inspection of the right-hand side and rear roof slopes was limited due to the quantity of moss growth on the roof coverings, but they appear to be sound.

It should be noted that, given the age of the property, it is possible that the cement-fibre slates may contain asbestos. This presents minimal risk while they remain undisturbed, but should any significant maintenance, repair, or refurbishment works be carried out we would recommend that the material is tested for the presence of asbestos and, depending upon the results obtained, that the appropriate safety precautions are taken.






Valley gutters are formed at the intersection of the roofs to the bays with the main roof slope. These are provided with sheet metal linings. The valley gutter linings are weather stained and a significant quantity of debris was noted within the majority of the valley gutters. This limited our inspection. The valley gutters appear to be sound and no evidence of significant water ingress internally was noted.

The gutters are half round PVCu with circular downpipes that discharge onto the adjacent ground. Brush leaf guards are fitted. The rainwater goods are soiled and weather stained and there is evidence of leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary.

The fascias and soffits are timber. The decorations to the fascias and soffits are in poor condition generally with areas of flaking and otherwise defective paintwork and some defective timber. We would recommend that the fascias and soffits are repaired, prepared, and redecorated.

We were not able to identify the lintels to the window and door openings. It is anticipated that these would have been provided in either steel or concrete. No cracks or other defects were noted to the masonry that would indicate there are any issues with the lintels.

The windows are timber framed glazed lights with opening louvres. The windows are heavily soiled and weather stained and the decorations to the frames are in poor condition with extensive areas of flaking and otherwise defective paintwork. We would recommend that the windows are cleaned down, prepared, and redecorated.

The stable doors are constructed as previously described. The decorations to the timber sections of the doors are soiled and weather stained and some minor areas of defective timber were noted, but the doors generally appear to be sound and serviceable.

The external doors to the store room and rug room are solid timber ledged and braced plank type doors. The decorations to the doors are in fair to poor condition only with areas of flaking and otherwise defective paintwork. We would recommend that the doors are prepared and redecorated.

The elevations are constructed in solid masonry with a painted render finish externally. A number of vertical and raking cracks were noted to the external walls, particularly to the left-hand side return wall of the right-hand side bay, the right-hand side elevation, the left-hand side of the rear elevation and the right-hand side of the rear elevation.

It appears that the building has been constructed on a concrete raft that has, in turn, been cast on compacted hardcore, but no trench fill or strip concrete foundations have been provided. It appears that there has been some settlement of the ground and sub-base which has resulted in the concrete raft cracking and becoming displaced which has, in turn, resulted in the cracks to the external masonry. While it may be possible to repair the cracks and arrest the movement it is considered likely that further cracks will occur and that the existing cracks may reopen.

We understand that you may wish to consider converting the stable block to alternative accommodation in the medium term. It is considered unlikely that this will be possible without significant underpinning works to the existing structure.

The floors are of cast in situ concrete construction. The floors within the stables themselves are obscured by rubber matting and sawdust, but it is anticipated that there will be corresponding cracks to the floor.

Stable - Office

The ceiling is vaulted and is provided with varnished timber cladding. This is in satisfactory condition.

The internal walls are rendered and painted. With the exception of the crack to the left-hand side external wall, the walls are sound and in satisfactory condition.

The floor is of cast in situ concrete construction. The floor is noticeably out of level, but is otherwise flat.

There is a cloakroom to the left-hand side of the office. The sanitaryware is white ceramic and comprises: a close coupled WC pan and cistern. The sanitaryware is slightly soiled, but is otherwise sound.

A single panel pressed steel radiator is fitted. This is in satisfactory condition.

Central heating is provided to the office and cloakroom. The central heating is provided by means of a floor mounted, oil fired, combination boiler that is located on the rear external wall of the office. The boiler was operating at the time of our inspection and appears to provide adequate heating levels to the office and cloakroom.

The boiler serves pressed steel metal panel radiators located within the office and cloakroom respectively. The decorations to the radiators are in a fair condition only, but they are otherwise sound.

We are not aware of any service agreement for the central heating system and would recommend that your legal advisers make enquiries to obtain copies of any such service or maintenance documents. If servicing to the central heating system has not been carried out within the last twelve months, we would recommend that you arrange for the central heating system to be inspected and tested by a suitably qualified OFTEC Registered Engineer.

Gas/Oil

There is no mains gas supply to the building.

The oil for the central heating boiler is supplied from a double bunded plastic tank that is located on a concrete hardstanding to the left-hand side elevation of the property.

Electrical Installation

The incoming electrical supply is located at low level within the Small Barn. The consumer unit is fitted at high-level on the internal face of the front external wall. The consumer unit is fitted with miniature circuit breakers and RCD protection is provided. There is a single spare way in the consumer unit.

The property is let presently and it is anticipated that a current NICEIC electrical test Certificate will be available for the electrical installation. We would recommend that your legal advisers make enquiries to obtain a copy of this Certificate. If the electrical test

Certificate is not available, we would recommend that the electrical installation to the property is inspected and tested by a suitably qualified NICEIC Approved Electrical Engineer and that any recommended remedial or upgrading works are carried out.

Water

The water supply is mains connected and supplied to various outlets under mains pressure. When rudimentary testing was carried out, by operating various taps and other appliances, the pressure noted was considered to be adequate for a property of this type.

Water Heating

Hot water is supplied direct from the combination boiler on demand. There is no provision within the property for stored hot water.

Drainage

Without extensive exposure work we are unable to confirm the layout of the underground drainage system.

The building is connected to a cesspit. The cesspit is located immediately adjacent to the rear elevation of the property. There appear to be two settlement tanks for the cesspit with an outfall that discharges onto the adjacent ground. The settlement tanks are provided with a combination of precast concrete lintels and timber sleepers to cover the tanks. The tanks appear to have been crudely constructed and are in fair condition only.

This installation does not appear to comply with current Building Regulation requirements. As noted above, the Building Regulations are not applied retrospectively, but the cess pit installation is in poor condition and significant maintenance and repair works are required.

If it is intended to convert the stable buildings to an alternative use, it will be necessary to provide a new drainage installation in the form of a septic tank.

There is an access roadway that runs between the two stable block buildings. This is surfaced in asphalt. The surface of the asphalt is uneven, out of level, and degraded in places, but is serviceable. It is anticipated that some local repairs will be required in the short to medium term.

A pair of decorative galvanised metal vehicular gates are provided to the entrance. The gates are soiled and weather stained and, although previously electrically operated, are not working presently.

There is a stone archway at the front entrance to the property. The arch is Listed Grade II. The List Entry Number is XXXX.

10. Matters for legal advisers' attention

Building regulations

The property has been the subject of extensive refurbishment and alteration works in recent years. We would recommend that your legal advisors confirm that the appropriate planning and Listed Building Consents (LBC) consents (if required) and Building Regulation approvals were obtained. It should be noted that our survey is a non-intrusive residential building condition survey for property purchase based on a visual inspection. Our survey does not include any snagging inspection, intrusive inspection, design checks or any compliance checks/review of completed works, or of any subsequent alterations which may compromise earlier approved works. No guarantee, warranty or certification is provided or implied by our reporting. Your legal advisers must check that:

- all the relevant local authority notifications and approvals for the works have been issued and obtained where required.
- all statutory inspections have been made during the course of the works.
- all works have been completed in accordance with statutory approvals and any conditions attached.
- all relevant professional/consultants' certificates, collateral warranties and commissioning certifications are in place.

If regulations or requirements have been breached or work carried out without, or not in accordance with the necessary approvals and/or requirements, then extensive and costly alteration works may well be needed to ensure compliance.

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

Planning permission

We have not been requested to investigate and set out in detail the planning history of this property and we have not been provided with any Planning documents on which to comment. Consequently, from our inspection, we cannot comment on the existence or otherwise of any infringements of any Planning Consents or conditions attached to such Consents. We assume that this matter will be considered by your legal advisors.

It is assumed that there are no public rights of way running over the property and this detail should be confirmed by your legal advisers in advance of exchange of contracts.

We are not aware of the content of any environmental audit or other environmental investigation or survey that may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. In undertaking this instruction, it is assumed that no contaminative or potentially contaminative use has ever been carried out on the property.

No investigation has been carried out into past or present uses on either the property, or any neighbouring land, to establish whether there is any contamination, or potential for contamination, to the subject property from these uses or sites and we have, therefore, assumed that none exists.

You should confirm that the alterations to the property have appropriate Planning Consent and Building Regulation Certification, where applicable. Please note that a lack of adequate documentation can lead to problems on resale.

Planning general

We would recommend that your legal advisers make formal enquiries of the Local Authority prior to purchase to determine whether there is any recorded evidence of noise pollution with the area which, if known to you at this time, would lead you to reconsider your purchase of the property.

In addition, as part of the pre-contract search enquiries, your legal advisers should determine whether there are any proposals for adjacent development or alteration to transport facilities (road, rail, and air) that could impinge upon your quiet enjoyment of the property.

Your legal advisers should make enquiries in regard to any special planning derogations in the locality, such as Areas of High Landscape Value, or Conservation Area status, that may affect local development opportunities.

You should immediately pass a copy of this report to your legal adviser with the request that, in addition to the necessary standard searches and enquiries, they check and confirm each of the items referred to above.

Heritage Consents

A review of the Historic England website indicates that the property is included in the National Heritage List for England of Listed Buildings (NHLE). The property is Listed Grade II and the List entry number is XXXX.

There is a stone arch to the east of The Coach House at the entrance to the stable block. This is also included in the National Heritage List for England of Listed Buildings (NHLE). The structure is Listed Grade II and the List entry number is XXXX.

The listing of buildings or structures imposes certain legal obligations on the owners of such properties. It will be necessary to obtain statutory consents for either planned or previously completed works. We would recommend that your legal advisors confirm that any necessary consents have been obtained for previously completed works, and that all works have been completed in accordance with any conditions contained within those consents.

Properties located near a medieval parish may be affected by chancel repair liability obligations. Your legal advisors should investigate this and comment on whether a chancel repair insurance policy is advisable.

Conservation Areas, areas of outstanding natural beauty and article 4 direction

Your legal advisors should check whether the property is in a conservation area, an area of outstanding natural beauty, or is affected by an article 4 direction. If the property is found to be in any of these protected areas, planning consent is likely be required for significant works to, or the demolition of, any buildings, even if they are unlisted. This consent is addressed through applications for Planning Consent.

Statutory

- Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.
- Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, down pipes and chimneys should be established.
- The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.
- Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.
- Obtain any certificates or guarantees, accompanying reports and plans for damp-proof course and timber treatment, which may have been carried out in the property.
- Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.

- Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- Where there are trees in the adjacent gardens, which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.
- Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your legal advisors.
- You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course, etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.
- The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.
- Confirmation should be obtained that all mains services are indeed connected.
- Confirmation should be obtained by the provision of service documentation, of when the electric and gas installations were last tested.

Mining

The property is not located in a Coal Mining Reporting Area (CRA).

Rights of Way, Easements, Shared Services, etc.

Your legal adviser should check:

- boundary positions and the responsibilities
- responsibility and access rights for the shared driveway.

Guarantees/Warranties

Where work has been carried out to the property previously, it is recommended that guarantees be obtained prior to a legal commitment to purchase. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Confirmation should be obtained as to the residue of the guarantee and that a transfer will occur upon change in ownership.

Legal enquiries should be made to confirm whether any testing of the electrical, gas and heating appliances have been undertaken, with any testing of service records being obtained prior to a legal commitment to purchase.

Thermal Insulation and Energy Efficiency

As part of the marketing process current regulations require the provision of an Energy Performance Certificate.

We have reviewed the EPCs for the various buildings.

The Coach House

The property has an Energy Efficiency Rating of E 44. This is low, but acceptable. However, while we would agree with some of the measures recommended to improve the thermal efficiency of the property, we would question the practicality of some of the recommended improvements such as internal and external wall and floor insulation, solar water heating, solar P.V. panels, and a wind turbine. The payback periods for these would also be extensive.

The Annex/Flat

The property has an Energy Efficiency Rating of D 56. This is satisfactory. However, while we would agree with some of the measures recommended to improve the thermal efficiency of the property, we would question the practicality of some of the recommended improvements such as internal and external wall and floor insulation, and double-glazed windows. The payback periods for these would also be extensive.

Chapel Cottage

The property has an Energy Efficiency Rating of D 56. This is low, but acceptable. However, while we would agree with some of the measures recommended to improve the thermal efficiency of the property, we would question the practicality of some of the recommended improvements such as internal and external wall and floor insulation, solar water heating, and solar P.V. panels. The payback periods for these would also be extensive.

The Cow Shed

The property has an Energy Efficiency Rating of E 50. This is low, but acceptable. However, we would question the practicality of the recommended improvements which include solar water heating, solar P.V. panels, and a wind turbine. The payback periods for these would also be extensive.

From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to start a new tenancy lease on a residential property with an F or G rating on an Energy Performance Certificate. The regulations extend to all leased residential properties with a valid EPC, regardless of when the tenancy started, from 1 April 2020. This report does not provide extended advice on Minimum Energy Efficiency Standards (MEES) Regulations (2015) and is not designed to be used as evidence for the PRS Exemption

Register. The responsibility for complying with MEES is allocated to the landlord and/or owner of the property.

Additional matters for the legal advisor's attention

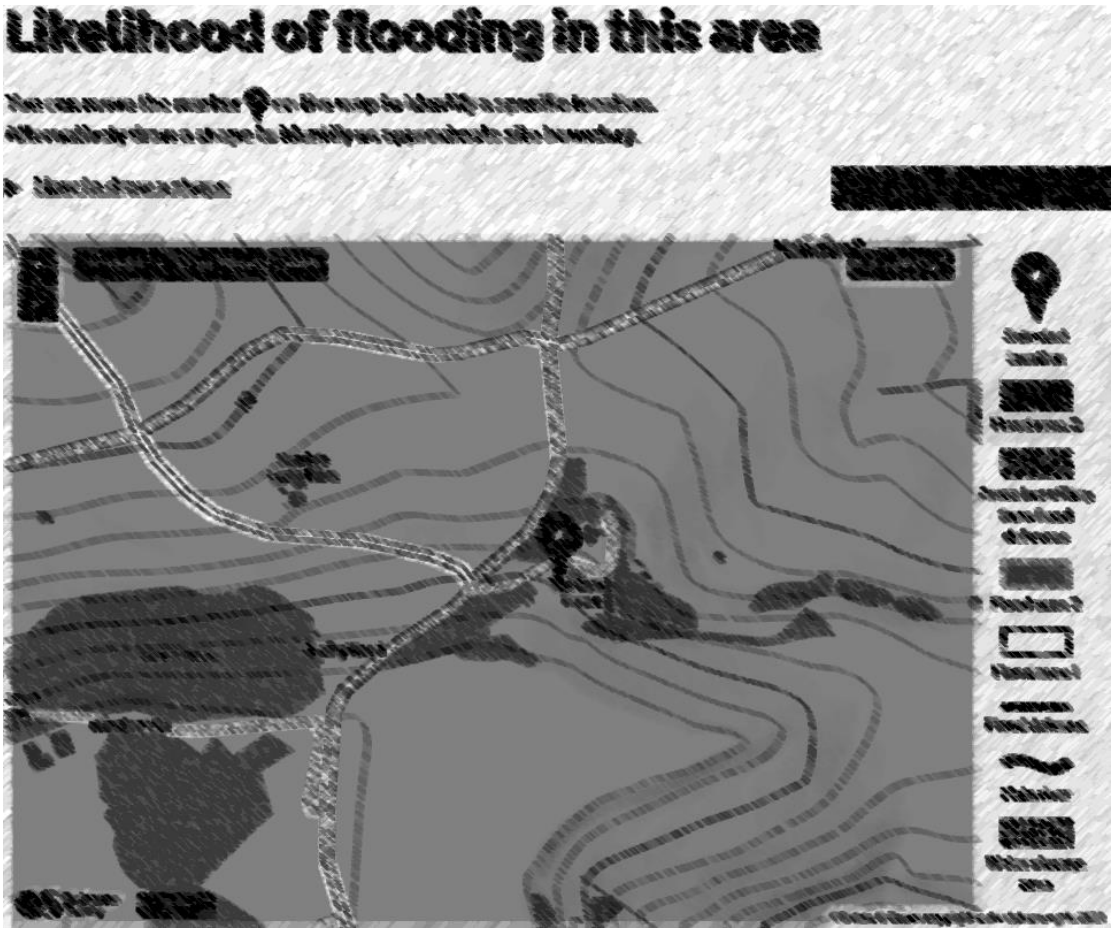
- Evidence of multiple occupation, tenancies, holiday lettings and Airbnb
- Future use of property
- Rights of light, restrictions to occupation, tenancies
- Vacant possession, easements, servitudes and/or wayleaves
- Details of any building insurance claims
- Presence of protected species (for example bats, badgers and newts) and

11. Environmental hazards

We indicate below our findings and advice regarding certain issues of an environmental nature. The issues identified below should not be considered an exhaustive list of matters to be considered.

Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, we have consulted the website at *www.environment-agency.gov.uk* of the Environment Agency and their information regarding the potential for flooding suggests that the area is not at risk from flooding.



Fire

There is no external wall cladding at the property.

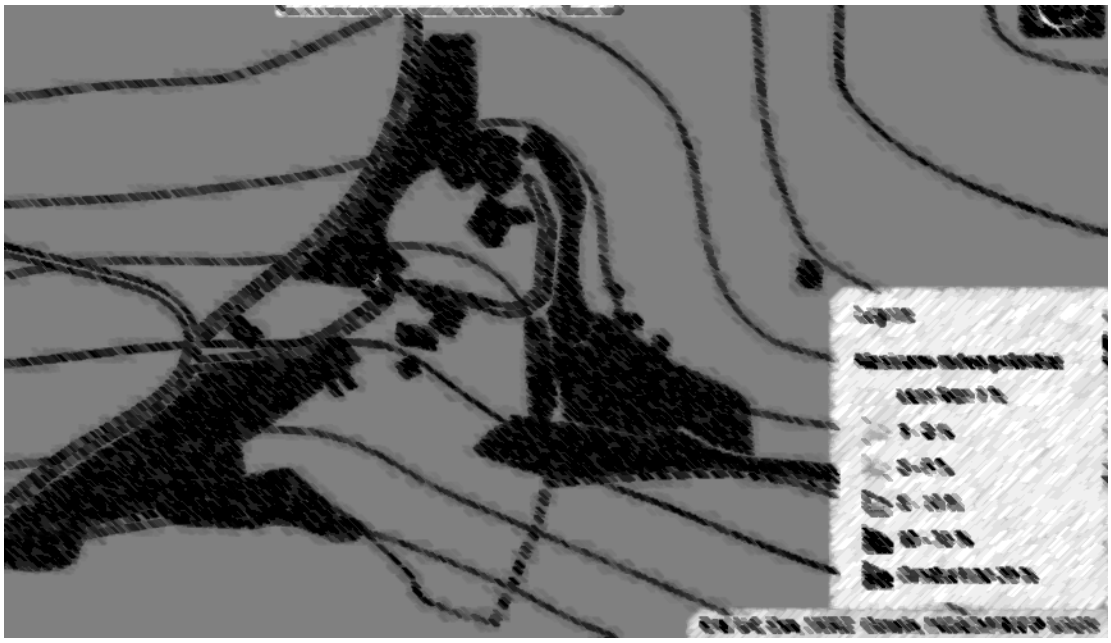
Tree proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on:

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

There are trees in close proximity to The Coach House, the Garage, the Stables, the Small Barn, and the Helicopter Hanger. No damage was noted to the structure of The Coach House that would be attributable to the proximity of the trees, but we would recommend that the growth of these trees is monitored and, if necessary, controlled in due course. There are structural defects to the Garage, Stables, and Small Barn some of which may be attributable to the proximity of the trees. We would recommend that the growth of these trees is monitored and, if necessary, controlled in due course.

Radon risk



Our desktop survey revealed the property to be located within an area where radon levels may be elevated. It is not possible in the course of a building survey to determine whether radon gas is present in any given building, as the gas is invisible and odourless. Tests can be carried out to assess the level of radon in the building at a small charge. It is understood there is a testing period, possibly lasting several months and further investigations should be completed as a precaution.

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from Public Health England. Their website address is https://www.gov.uk/government/organisations/public-health-england

Following the legal searches, if Radon, as an environmental hazard, is something that you are particularly sensitive to, further investigations and, if necessary, testing should be considered for an assessment of the site's exposure.

Neighbouring Use

We have not carried out a thorough inspection of the surrounding area for non-residential land use, or due diligence survey/analysis, or environmental searches, all of which fall beyond the scope of our survey and no inspection was completed beyond the site limits and our survey is notably for a brief period on a single day and may not reflect normal conditions.

No obvious indications of any significant issue were noted.

Electromagnetic fields and microwave exposure

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.

It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.

Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building can affect its value and liquidity in addition to the health of those occupying the property.

For this reason, during our inspection we looked for any visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority.

We did not note any high voltage cabling in the vicinity of the property, but such cabling might exist below ground out of sight.

Invasive vegetation

We did not note the existence of any Knotweed or Hogweed around the property. However, we have not carried out a thorough inspection of the whole garden.

Japanese Knotweed was introduced into the UK in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.

Wood Boring Insects (Woodworm)

Woodworm may manifest itself in a number of varieties ranging from 3mm in size to 25mm. Eggs are laid on or in the timber and the larvae that hatch feed and bore into the timber which consequently results in weakening of timbers and a risk to the structural integrity of the property. Treatment of active woodworm involves applying insecticides to the timbers. In extreme cases where the timbers structural integrity has been compromised by the attack, replacement may be the only solution.

Fungal Decay (Dry Rot and Wet Rot)

We have not undertaken a detailed investigation into the potential for Fungal Decay. However, at the time of our inspection no decay was noted to any of the inspected timbers and all timber floors felt firm underfoot indicating that all floor timbers were free from fungal decay.

Moist and damp conditions provide an ideal environment for fungal attack. In cases where the moisture content is over 20% this is classified as 'dry rot'. Fine grey strands of fungus spread through wood and other materials developing into sporophores which give off spores which in turn spread the fungus further. Timber suffering from dry rot becomes very dry and brittle and begins to fracture to such an extent that it can be broken and crumble by hand. When the moisture content is higher than 40% to 50% this is classified as 'wet rot'. The presence of wet rot in timber is recognised by a dark brown staining colour and splitting or longitudinal cracking.

Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

Damp

Tests were conducted at appropriate positions throughout the property (except where impermeable surface finishes, furniture, fitted cupboards and stored goods prevented access to take readings).

No readings were noted that would indicate there are any significant issues with either rising or penetrating damp to The Coach House, Annex/Flat, Chapel Cottage, or The Cow Shed.

The external face of walls, rainwater fittings, and edges around windows and doors should be maintained to a satisfactory condition in order to reduce the amount of rain penetration within the wall area.

Legionnaire's Disease

Legionnaires' disease is a type of pneumonia, caused by a bacterium called legionella pneumophila which is found naturally within the environment. Legionella bacteria require suitable temperatures and nutrients from a water source to multiply. Humans normally catch Legionnaires' disease by inhaling the bacteria contained in small droplets of water suspended in the air.

Certain conditions increase the risk of legionella growing and spreading. These include:

- a suitable temperature for growth, between 20 and 45°C. The optimum temperature for legionella bacteria is 35°C
- lack of disinfectant in the water system or water treatment
- irregular water flows and/or long-term stagnation of the water
- a favourable substrate or biofilm. A biofilm is formed where groups of microorganisms adhere to each other on the surface of a material, which can happen on any kind of surface. Even perfectly hygienic potable water contains bacteria and the nutrients that fuel their growth, and biofilms develop in all water-conveying systems, irrespective of the material used
- the use of equipment which aerosolises (creates droplets) from the water.

Particular risks at a domestic property level are associated with private water supplies, pools, water features and fountains, irrigation systems and sprinklers, water softeners, air-

conditioning systems and spas. These systems should be regularly cleaned and flushed though.

The risks can be greater to those in susceptible groups of the population, such as immunosuppressed patients and those with underlying diseases or conditions.

There are some general approaches that can be taken to avoid legionella growth that we would advise. These include:

- keeping cold water cold (below 18°C) (including in pipework runs where possible)
- keeping hot water hot (above a minimum of 55°C), throughout the plumbing network during normal use
- designing and installing the drinking water system in such a way that stagnation of the water under normal use conditions is avoided
- removing sediment, which can support the growth of Legionella, on a regular basis
- minimising the formation of biofilm by ensuring cleanliness during installation and start-up and reducing scaling and corrosion as much as possible. This can be achieved through the choice of appropriate system design, materials and maintenance regime
- regular servicing and cleaning of mechanised water treatment/movement systems and points of water droplet formation (e.g., spray/shower heads).

Further information can be found by visiting:

https://www.hse.gov.uk/legionnaires/legionella-landlords-responsibilities.htm
https://www.hse.gov.uk/pUbns/priced/l8.pdf

If this is something that you are particularly sensitive to, further independent professional investigations and specific risk assessment may be completed by a suitably qualified and experienced Legionella Consultant.

Asbestos

Possible asbestos containing materials were noted in the following areas:

- Roof coverings
- Roof linings (bitumen under-felt)
- Tile undercloak

We have not undertaken an asbestos survey at the property and it is important to note that any property up to the year 2000 may have within it asbestos containing materials (ACMs). We have tried to point out any obvious possible asbestos containing materials at a property, however ACMs can be covered within ducting or hidden by decorative finishes. For example, these can include roofing felt, roof sheets, plastic floor tiles, ceiling tiles, fireproof

linings, eaves, soffits, gutters, drainpipes, etc. Asbestos waste has also been identified within lofts and floors, sometimes installed by owners as insulation.

Should asbestos be of a particular concern to you we would recommend that a survey is carried out by an appropriately qualified asbestos surveyor.

The HSE provides a very helpful website on asbestos, where it can be found and how to manage it http://www.hse.gov.uk/asbestos/index.htm.

Other hazards to be considered

- None noted.

12. Summary of findings and anticipated costs

It is important that the report should be considered in its entirety before proceeding. If there are any points in the report which require clarification or on which you require further advice, please do not hesitate to contact us. Whilst we do not attempt here to reiterate all of the points contained in the main body of the report, the following synopsis of the more significant matters and associated costs may be of some assistance:

The Coach House

The Coach House has been the subject of extensive refurbishment in recent years, both externally and internally, and is generally sound and satisfactory condition. Externally repairs have been carried out to the roof coverings and the windows to the front elevation have been replaced. Internally the property has been completely refurbished and redecorated.

As noted above, a number of repairs have been carried out to the roof covering and it is anticipated that further repairs will be required in the short to medium term. However, the repairs that may be required are within the scope of normal maintenance works for a property of this age. The finish to the cement-fibre slates is denatured and you may wish to give consideration to replacing the roof covering completely in the medium to long term.

The decorations to the windows on the side and rear elevations are in fair condition only and we would recommend that consideration be given to preparing and redecorating the windows and other external joinery in the short to medium term. The cost of these works is likely to be in the region of £6,000 - £7,000.

A number of areas of defective pointing were noted to each of the elevations in isolated locations and we would recommend that any areas of defective pointing are raked out and re-pointed. It is difficult to quantify the extent of these works, but we would recommend that a Provisional Sum (PS) of £3,000 is allowed for these works.

No other significant maintenance, repair, or redecoration works are required externally.

No significant, maintenance, repair, or redecoration works are required internally.

Flat/Annexe

The flat and annex have been the subject of extensive refurbishment works in recent years, both externally and internally, including the renewal of the roof coverings, and no significant maintenance, repair, or redecoration works are required either externally or internally.

Chapel Cottage

The property is generally sound, but some maintenance, repair, and redecoration works are required, particularly externally.

The decorations to the external joinery, including the windows and external doors are in fair condition only with some areas of flaking and otherwise defective paintwork. Some areas of defective timber were noted to a number of the windows and the window to the ground floor right-hand side elevation is in very poor condition. We would recommend that all of the external joinery is repaired as required, prepared, and redecorated. Costs in the region of £6,000 to £8,000.

The rainwater goods are soiled and weather stained and there is evidence of some leaks to the joints in a number of locations. We would recommend that the rainwater goods are cleared out, cleaned down, and overhauled with any leaking joints made good as necessary. Costs in the region of £650.

The reconstituted stone facing to the lintel to the window on the right-hand side elevation is extensively cracked and spalled. No cracks or other defects were noted to the masonry that would indicate that it has failed, but we would recommend that further investigations are carried out to confirm the condition of the lintel. It is possible that it may be sufficient to repair the facing, but if it is found necessary to replace the lintol, the costs are likely to be in the region of £1,500 - £2,000.

No other significant maintenance, repair, or redecoration works are required internally.

Internally the property is generally in satisfactory condition, although the decorations are marked and soiled in places. You may wish to give consideration to redecorating some areas of the property in the medium term. The costs of these works would depend upon the nature, scope and extent of the works instructed.

No other significant maintenance, repair, or redecoration works are required internally.

The gardens and grounds are reasonably well maintained and generally in satisfactory condition and no significant maintenance or landscaping works are required.

Cow Shed

The Cow Shed has been the subject of extensive conversion, alteration, and refurbishment works in recent years, both externally and internally, and is generally sound and in satisfactory condition throughout.

No significant maintenance, repair or redecoration works are required either externally or internally.

The Stables

The Stables are reasonably well maintained by the present tenant, but the buildings are basic in construction and in poor condition throughout. There are significant issues with the structure of all of the buildings within the stable complex.

The cracks to the rear wall of the buildings to the right-hand side (as viewed from the stone arch) are a consequence of some slippage of the embankment that has, in turn, pushed the return section of the retaining wall into the rear wall of the building resulting in significant cracking and displacement of the masonry. In order to remedy this issue, it will be necessary to undertake significant remediation works to the embankment to stabilise it.

The cracks to the external walls of the stable buildings to the left-hand side are a consequence of some settlement of the concrete slab on which the buildings are constructed. The slab appears to have been laid over a small quantity of compacted hardcore, but no proper foundations have been provided. The sub-soil beneath the slab appears to have settled resulting in settlement of the concrete slab and the subsequent cracks to the external walls. We understand that the cracks to the stable buildings are monitored and would recommend that your legal advisors make enquiries to obtain copies of the monitoring results. These may inform what remedial works are required, if any, in the short term.

The buildings are serviceable presently, but we understand that you may wish to convert the buildings for an alternative use in the medium term. The extent of the remedial works that will be required will depend on the nature and scope of the proposed redevelopment, but it is likely that very significant remedial works will be required and it may be more cost-effective to take down the existing buildings and provide new.

Garage

The Garage is largely sound, but there is a significant vertical crack to the rear external wall. This appears to be a consequence of some settlement of the footings and/or damage to the footings caused by the roots of the trees that are in close proximity to the building. We would recommend that the growth of the trees is monitored and controlled. It is considered likely that it will be possible to introduce remedial ties to the masonry to arrest the movement of the wall and repair the cracks. The cost of these works is likely to be in the region of £1,500 - £2,000.

The rainwater goods are in poor condition and the downpipe to the rear of the Garage is displaced presently. We would recommend that the rainwater goods are cleared out and

cleaned down with any leaking joints made good and any missing or defective fittings replaced as necessary. Costs in the region of £550.

Helicopter Hanger

The Helicopter Hanger is in a slightly dilapidated condition generally. It is unclear whether the roller shutter door operates and there is some mechanical damage to the roof covering. The rainwater goods are in poor condition with a number of missing and defective fittings There appear to be issues with surface water drainage around the building. The extent of any repairs that are undertaken will be informed by the proposed use of the building, but the cost of repairs to render the building weathertight and serviceable is likely to be in the region of £6,000 - £8,000.

Small Barn

The Small Barn is serviceable, but is in a slightly dilapidated condition generally. There is evidence of water ingress to the roof covering and there is corrosion to the cladding panels to the walls. The rainwater goods are in poor condition with a number of missing and defective fittings. The extent of any repairs that are undertaken will be informed by the proposed use of the building, but the cost of repairs to render the building weathertight is likely to be in the region of £3,000 - £4,000.

Small Stable

The Small Stable is in a dilapidated condition generally. There is evidence of water ingress to the roof covering and the cladding to the building is weather stained and denatured with areas of defective timber. The rainwater goods are in poor condition with a number of missing and defective fittings. There has been some settlement of the concrete slab on which the building is sited resulting in significant cracks to the slab and deflection of the external walls. It appears that the footings to the building are inadequate. We would recommend that consideration be given to taking down the existing building and concrete base, construction new foundations and floor slab, and erecting a new stable block in the medium term. The cost of these works would depend upon the nature, scope, and specification of the works instructed.

Gardens and Grounds

The formal gardens and grounds adjacent to the main residential buildings are reasonably well maintained and in satisfactory condition with only minor maintenance and landscaping works required.

However, significant maintenance and landscaping works are required to the walled garden area, the various service roads, access tracks, wooded areas, pastures, scrub areas, and boundary fences throughout the grounds to the property.

Note: *at this time, we can offer little more than preliminary estimated costs for the works indicated above. However, based upon our experience of similar schemes we consider the estimated costs to be reasonable. These costs do not include any allowances for possible items of external/internal decoration. We must strongly advise against basing a firm financial judgement entirely upon the estimated costs stated. They are intended purely as a guide and must be treated with caution until detailed tender documents have been prepared and competitive quotations have been obtained. We recommend that quotations for the works are invited from reputable contractors. They should carry all necessary Liability Insurance and be affiliated to a recognised trade association and be prepared to provide an underwritten warranty relating to the quality of their workmanship. Agreement regarding the provision of such warranties should be obtained before entering into a Contract for the works.*

13. Conclusion

The main residential buildings to the property are generally sound and in satisfactory condition with only minor maintenance, repair, and redecoration works required externally.

Internally, no significant maintenance repair, or redecoration works are required to The Coach House, the Flat/Annexe, or the Cow Shed. Some maintenance, repair and redecoration works are required to The Old Chapel.

Significant maintenance, repair and redecoration works are required, both externally and internally, to all of the ancillary buildings, particularly the Stables.

The formal gardens and grounds adjacent to the main residential buildings are reasonably well maintained and in satisfactory condition with only minor maintenance and landscaping works required.

Significant maintenance and landscaping works are required to the walled garden area, the various service roads, access tracks, wooded areas, pastures, scrub areas, and boundary fences throughout the grounds to the property.

14. Rights of originator

Allcott Associates LLP will consider the re-issue of the report in its original form to a third party within 6 months of the original report date for an administrative fee (currently £50.00 excl. VAT). Upon the lapse of a 6-month period the report can only be re-issued following a full re-inspection, which will attract a full inspection fee.

We reserve the right to refuse copies of the report to any third party (other than those named above). We also reserve the right to amend our opinions in the event of additional information being made available at some future date. The Contracts (Rights of Third Parties) Act 1999 shall not apply to this agreement.

15. Surveyor's declaration

"I confirm that I have inspected the property and prepared this report"

Signature	XXXX
Surveyor's name	XXX
Surveyor's RICS number	XXXX
Surveyor's qualifications	MRICS

For and on behalf of
Allcott Associates LLP
www.allcottassociates.co.uk
info@allcottassociates.co.uk

Disclaimers

This report has been prepared by a surveyor ('the Employee') on behalf of a firm or company of surveyors ('the Employer'). The statements and opinions expressed in this report are expressed on behalf of the Employer, who accepts full responsibility for these.

Without prejudice and separately to the above, the Employee will have no personal liability in respect of any statements and opinions contained in this report, which shall at all times remain the sole responsibility of the Employer to the exclusion of the Employee.
In the case of sole practitioners, the surveyor may sign the report in his or her own name unless the surveyor operates as a sole trader limited liability company.

To the extent that any part of this notification is a restriction of liability within the meaning of the Unfair Contract Terms Act 1977 it does not apply to death or personal injury resulting from negligence.

RICS gives no representations or warranties, express or implied, and no responsibility or liability is accepted for the accuracy or completeness of the information inserted in the document or any other written or oral information given to any interested party or its advisers. Any such liability is expressly disclaimed.

16. What to do now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should obtain reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do
- request that the contractors put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who should you use for these further investigations?

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government approved schemes. If you want further advice, please contact the surveyor.

What the further investigations will involve:

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

In order to access the Terms of Engagement and Description of Service please copy and paste this link on your browser:

https://www.allcottassociates.co.uk/buildingsurveyterms/

17. Maintenance tips

Outside the property

You should check the condition of your property at least once a year and after unusual storms. Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

Chimneystacks: Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.

Roof coverings: Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life and is at risk of cracking and blistering. You should not walk on a flat roof. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

Rainwater pipes and gutters: Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.

Main walls: Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proofing (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

Windows and doors: Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and cills and window boards for any damage.

Conservatories and porches: Keep all glass surfaces clean and clear all rainwater gutters and down pipes. Look for broken glazing and for any leaks when it is raining. Arrange for repairs by a qualified specialist.

Other joinery and finishes: Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

Roof structure: When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.

Ceilings: If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem, particularly for older ceilings.

Walls and partitions: Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.

Floors: Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.

Fireplaces, chimneybreasts and flues: You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.

Built-in fittings, woodwork and joinery: Check for broken fittings.

Services

Ensure all meters and control valves are easy to access and not hidden or covered over.

Arrange for an appropriately qualified Gas Safe Engineer or Registered Heating Engineer to check and test all gas and oil services, boilers, heating systems and connected devices once a year.

Electrical installations should only be replaced or modified by a suitably qualified electrician and that a periodic inspection and testing is carried out at the following times: for tenanted properties every 5 years or at each change of occupancy, whichever is sooner; at least every 10 years for an owner-occupied home.

Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation is adequate particularly as winter approaches.

Lift drain covers annually to check for blockages and clean these as necessary or seek advice from a Certified Drainage Contractor. Check any private drainage systems annually and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Grounds

Garages and outbuildings: Follow the maintenance advice given for the main building.

Japanese knotweed or other non-native species: seek advice from an 'appropriately qualified person or company' such as an accredited member of an industry recognised trade association.

18. Allcott Associates Residential Services

We offer a range of residential services in addition our building and homebuyer surveys.
If you are planning on carrying out any building works at your current or future property, our IStructE chartered structural engineers and RICS surveyors can help.

Extensions, loft conversions, bi-fold door installation and structural alterations
If you are making significant alterations or extensions to your property, you are likely to need to install supporting beams (usually RSJs/I-beams) and connections between new and old beams. Professional calculations of beam, padstone and column requirements by a chartered structural engineer not only ensure that your property remains structurally sound they are also needed for getting Building Regulation approval.

Our engineers will always visit site ensuring that the most suitable beam is designed the first time. They will check the loadings involved and review the structure of the surrounding building to check its suitability. Furthermore, our service does not end at the point of submission; if your building control officer has any queries about the design, our structural engineers will provide help and advice.

Solar panel installation
If you are thinking of installing solar panels, you may require structural roof calculations to determine the load capacity of the roofs. Our engineers will determine whether the roof structure can take the extra weight of the solar panels and provide certification.
Our structural engineer will guide you through the process, work closely with your suppliers and provide a comprehensive assessment of the suitability of the roof structure for PV/solar panel installations.

Beam Calculations
We offer design and calculations for steel, timber and concrete beams and columns, including:

- RSJs/I-Beams
- Steel floor beams
- Steel ridge beams
- Dormer roof front support beams
- Rafters
- Roof joists
- Posts and columns
- Wind posts

- Structural ridges and more

We work closely with the appointed architects, builders and homeowners to ensure conformity of design.

For further information please visit our website (www.allcottassociates.co.uk/residential-services/), call us on 0333 200 7198 or email info@allcottassociates.co.uk.

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