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Chartered Surveyors

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BUILDING SURVEY OF

3 Coastguard Cottages
Snowhill
West Wittering
Chichester
PO20 8AT



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1. PRELIMINARIES

1.1 PROPERTY ADDRESS: 3 Coastguard Cottages
Snowhill
West Wittering
Chichester
PO20 8AT

1.2 CLIENT: Mrs Sarah Caroline Caldecott

1.3 PREPARED BY: Richard Pocock MSc MRICS

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Contact no 07430 771756

1.4 INSPECTION DATE: 15th September 2020

1.5 REPORT DATE: 17th September 2020

1.6 CIRCUMSTANCES OF THE INSPECTION

Occupation:

Vacant

Persons present:

Vendor to open up at the beginning

Furnishings:

Securely fixed and fitted floor coverings/overlays throughout
Unfurnished

Weather during inspection:

Dry

Directions:

As facing the elevation depicted on the title page

Principal aspect:

Approximately south

Inspection Limitations:

We remind you of our COVID-19 protocol in that touching surfaces was avoided where possible, and therefore very few of the windows and doors were tested, and opening cupboards was avoided unless essential to report on the condition.

The rear flat roof was inspected indirectly with a pole camera and the images viewed subsequently on a computer monitor. However, as discussed after the survey, the sunlight was such that suitable images were hard to obtain.

2. INTRODUCTION

Thank you for the instructions to prepare a building survey report. The inspection and this report have been prepared in accordance with the terms and conditions of engagement agreed by you and attached in the appendix for reference.

We understand the property is to be used for rental purposes.

The report provides a general view on the overall condition of the property at the date of the inspection and is not intended as a specification of works required or an inventory of every defect.

Building surveys by nature can seem negative. For example, photographs usually illustrate a defect as opposed to a positive attribute. The findings should be taken in context with the age and character of the building; at any given time, there are usually a few repairs required to any property.

To understand our recommendations and suggested priority of repairs or other works recommended, as a general rule we categorise works with the terms *Immediate*, *Urgent*, *Necessary* and *Desirable*. As a rule these terms can be defined as follows:

- *Priority 1 - Immediate:* Work that should commence without delay for public safety or health and safety reasons, to prevent imminent damage or to arrest rapid deterioration. This can include immediate further investigation.
- *Priority 2 - Urgent:* Work that should be carried out within weeks or months, and within 18 months at most. Failure to do so would be likely to result in significant further damage or deterioration and increased cost.
- *Priority 3 - Necessary:* Work that should be carried out within 3 to 5 years, for which there is time to plan, and which can be integrated with other work. This is work that is due in order to keep the building in a state of good repair and to maintain its value and usefulness. Most repair work falls within this category.
- *Priority 4 - Desirable or Longer-Term:* Work that is desirable, if not strictly necessary, but that might improve the functioning or performance of the building or enhance its architectural or aesthetic qualities. Alternatively, work that is not due, but is likely to become so within 5 to 10 years or so and can sensibly be incorporated with other work.

These timescales should not be regarded as set in stone. Sometimes deterioration can accelerate unexpectedly, on other occasions, elements in seemingly poor condition can continue to perform effectively for many years.

It is hoped you find the report informative and clear. Inevitably it has been necessary to use some technical language and extensive description. If there are any elements that seem unclear or ambiguous, please call for further explanation. There is a typical house diagram featured in Appendix I to illustrate where you may find some of the building elements referred to in the report.

3. DESCRIPTION OF THE PROPERTY

3.1 Property Type and Location

The house comprises a very late Georgian terraced worker's cottage forming part of the accommodation for coastguards and lifeguards in the area (hence the name). The house is understood to have been built in 1834.

The property is listed Grade II. The listing was made in 1986. A copy of the online listing entry is set out in Appendix III and the implications explained in section 12.

The house is close to West Wittering village. This is a busy but residential area focussed on the nearby beach. During high season, the area closer to the village can be extremely crowded. The house is slightly off the beaten track, however, up a private road.

This is otherwise a semi-rural position with few nearby larger amenities, and car ownership is probably essential.

No doubt you have carried out your own research on the locality and are fully informed as to the facilities available in the area, and this information is not reiterated here.

3.2 Tenure

The property is assumed to be freehold and sold with vacant possession. If this is found not to be the case, the implications on repair responsibilities and the potential for other charges such as escalating ground rents should be explained by your conveyancer and if necessary, the matter referred back to us in case additional repair responsibilities are inferred.

The housing for the loft ladder comprises a flying freehold, albeit a very minor one.



This occurs when one freehold ownership extends above or below another. Your solicitor should confirm the existence of the flying freehold, that it is explicit within the title deeds and that your freehold rights are in place. Ideally, both parties should be fully obligated to each other in respect of rights of access and repair, together with appropriate insurance. This arrangement is known as cross covenanting. However often, for something as small as this, either moving the ladder housing, or having a simple agreement with the neighbour may be all that is needed.

3.3 Accommodation

There was no agent's plan provided. Accommodation comprises a front lounge and rear kitchen, with a bathroom and lean-to utility to the rear and a small storage shed porch to the front. The first floor has three bedrooms.

The property has, according to the EPC, an internal floor area of approximately 62 sq. m. The measurements have not been checked for accuracy.

3.4 Service Connections

The property is connected to mains electricity, water and the main sewer.

There is no mains gas supply to the house, but gas is supplied to the locality.

We have not been provided with details of broadband widths and reliability.

3.5 Building Setting and Site Conditions

The house is part of a terrace which lies fairly close to the coastline and is on moderately high ground. Whilst there is a little screening from the south and west, this coastal environment subjects the structure to wind driven salt laden air that has a number of implications. Rain can drive through crevices and vulnerable joints, metals are prone to accelerated corrosion, and decorative factory finishes tend to fade. You should anticipate that external maintenance will be, perhaps, a more pressing priority in the longer term than other similar buildings in inland positions.

According to the British Geological Survey map of the area sub-soils are of London Clay, silt and sand, on superficial soils comprising undifferentiated river terrace deposits of sand, silt and clay. London Clay is, notoriously, prone to significant volume changes caused by changes in moisture content, usually due to weather, and a degree of seasonal movement is commonplace in these circumstances. More notable movement can arise during prolonged dry weather, especially if there are trees or extensive vegetation with a high moisture demand.

During the conveyancing process, you may receive an environmental report highlighting a ground stability risk of subsidence as moderate to high. These are generic reports compiled from various data sources but not based upon an inspection of the subject property at the time of your purchase. They are also not property specific. This condition report overrides the environmental report in this respect, as we have undertaken a physical inspection of the property and set out our findings as advised in section 4 below.

The only sure way to know the sub-soil and conditions at the subject site is to undertake an intrusive site investigation, which is not justified in this instance.

It is however advisable to ensure that trees and vegetation around the property be appropriately managed to discourage excessive water demand and soil shrinkage/heave under the building footing. Furthermore, the superficial soils are susceptible to washout, for example near running water from underground rivulets, leaking drains etc., so appropriate rainwater management is also important.

The footing of this building is likely to be shallow, potentially just a few centimetres deep in places.

The extension foundation depth and design no doubt was influenced by the Building Inspector and the soil type and conditions encountered during excavation.

3.6 Construction and Past Alterations

The house was built in the mid-1830s as a two up and two down cottage, with no internal plumbing or WC/bathroom areas. There was a parlour entered from the front door to the ground floor and a small kitchen (around 2/3 the size) to the rear and two bedrooms above. In the 1960s the property (along with most others in the terrace) was extended to accommodate a bathroom to the ground floor and a bedroom above in the form of a projecting rear addition.

The original property is constructed from solid masonry walls. Some of these walls are flint faced, lime bound masonry with brick string coursing and quoins. Other parts may be more standard brick coursed masonry, but with the majority of the property rendered, it is not possible to tell without unnecessary invasive investigation.

The extension is modern cavity masonry.

Cavity construction normally consists of two separate walls, often referred to as skins or leaves, which are united at regular intervals by ties which are normally of metal. Correctly constructed, a cavity wall will prevent rainwater from penetrating to the interior of the building.

The ties can corrode causing a weakness in the structure, especially in exposed positions. Usually, wall tie corrosion can be confirmed only by endoscopic inspection of the cavity, which has not been possible. In this instance, there is no obvious evidence of a problem, but the inspection limitations should be appreciated.

The roof is a simple rafter frame with a ridge board, but no lateral, or other bracing to the rafters (next photo below).

The rafters are mostly of a reasonable size and, indeed, appear likely in many cases to have been replaced on the rear slope. Those of the front slope are clad.

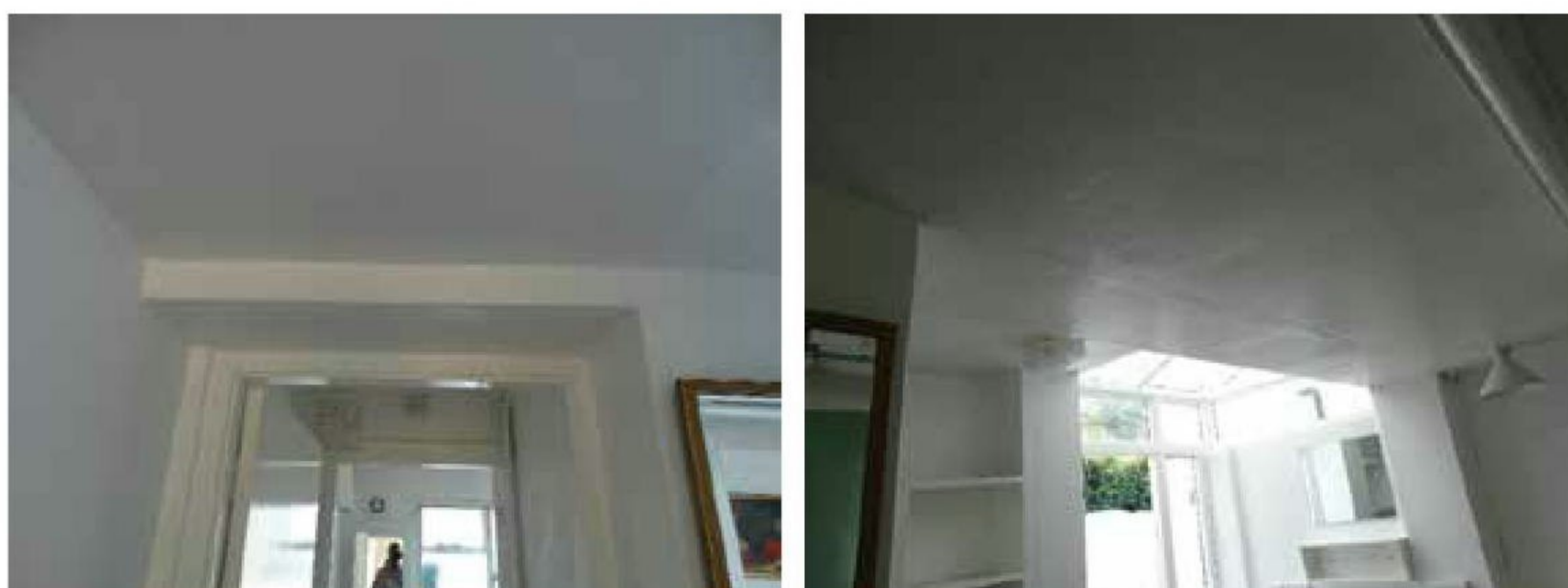
The lack of bracing is not an issue due to the very lightweight roof covering of natural slate. Notwithstanding the listing not permitting it, any heavier tile such as a modern concrete tile would overload the roof structure.



Loadings are transferred from the upper parts to the building footing via the external walls and internal partitions.

Elements of the rear slope of the roof partially enclose the rear bedroom creating sloped ceilings. This design is such that roof structures can spread and impose outward pressure on the walls at high level causing bulges and distortion. This is countered in this instance by the buttressing effect of the modern extension.

A load-bearing wall has been removed at the rear of the property to allow access to the slightly enlarged kitchen and extension. Projections below the ceiling suggests beams have been installed to support the structures above and there is a structural pier forming part of the partition between the kitchen and the corridor to the bathroom behind. The beams are masked.



Similarly, an opening has been formed on the first floor in the rear wall to allow access to the extension bedroom.

The supports above these openings are masked. Without exposing the fabric, we cannot confirm the load bearing capability of the beams installed. Clearly the alterations have been in place for some time without evidence of major problems so a deficiency seems highly unlikely. The inspection limitations should, however, be appreciated.

A chimneybreast in the rear part of the house has been removed down through the house. The images below show the position of the former breast.



It is not clear how the corresponding structure above is supported, if at all, as the area of the loft where support could be ascertained is now fully plasterboard clad for fire break reasons.



There is no apparent disruption to suggest pending failure and clearly the situation has existed for many years, but ideally the means of support should be checked. If the arrangement is found wanting, additional steps should be taken to ensure stability. This could entail installing a supporting cross beam or bracketing.

During the 1960s alterations, the layout of the stairs was also changed. The stairs originally rose on the flank wall of the rear room adjacent to the west wall. Indeed, the stair string outline can still be discerned in the plaster. New stairs were inserted laterally in 1962, involving some alteration to floor joisting.

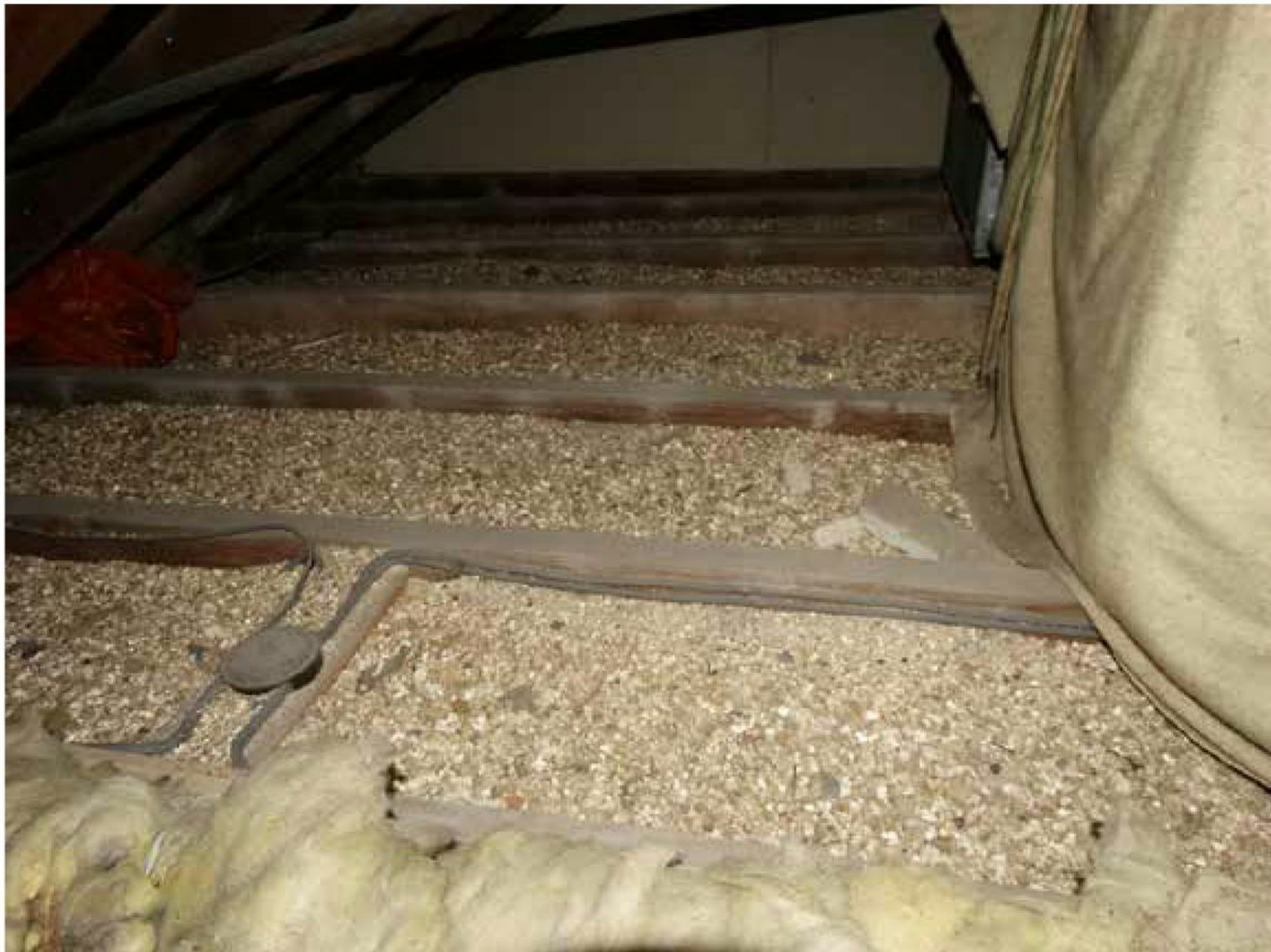


3.7 Thermal Insulation

The property is of an age where thermal qualities will be relatively poor.

Insulating a building of this age and construction can prove challenging. A holistic approach must be taken. For example in the first instance every attempt should be made to ensure walls and floors consistently evaporate moisture, as damp masonry is a poor insulator. This can be achieved by ensuring all repairs carried out to the building are in breathable materials, for example, the use of lime mortars when repointing masonry. Further comment on this is made later in this report both in respect to dampness and the listing. Improving draught seals to windows can make quite a difference.

The loose-fill insulation material within the roof void is of a vermiculite type, which has been known in very rare cases to contain elements of asbestos.



The risk is not mentioned in the Asbestos Information Centre website which suggests the risk is extremely low. See our further advice under Section 11. Vermiculite is generally a fairly poor insulator compared to modern materials.

The front slope has been clad with bitumen sarking under the rafters, with an unknown thickness of mineral fibre insulation pushed between the rafters.



This is not a very effective means of insulation, as the roof is not uniformly insulated in this way and heat from the rooms below can still effectively escape elsewhere through the more poorly insulated parts of the loft.

This could be left in place, but additional insulation added to the loft floor to stop heat escaping from the rooms below.

If you increase loft insulation, ensure the roof remains well ventilated.

Insulation in the flat roof, if any, is hidden but unlikely to meet modern standards. This will be a significant area of heat loss.

The concrete rear room floor will not incorporate insulation unless upgrading works have been carried out. Upgrading would entail major works or raising of surface levels which is generally impractical in most cases.

Additionally, it is unlikely that Listed Building Consent would be forthcoming especially as installing insulation layers can result in moisture-related problems.

Thermal qualities of the suspended timber floor to the front room could be improved by supporting insulation material under the boards between the floor joists. If steps are taken to insulate the floor in this way, it is vital the perimeter airbricks in the external walls are effective in dispersing moisture and condensation that might otherwise develop and increase the risk of decay and beetle infestation in the floor timber. If necessary, additional sub floor ventilation should be created and the existing air bricks checked for blockages and cleared if necessary.

Ideally floor insulation in the timber floors of older buildings should comprise breathable materials such as treated sheep's wool, as opposed to insulation board or mineral fibre which will tend to encapsulate moisture and encourage potential decay and beetle infestation.

The insulating qualities of the solid walls will, in theory, be inferior to that of modern property. However, the thermal mass qualities of thick solid walls can prove quite effective at stabilising internal room temperatures and reducing heat loss, provided the masonry is not damp; more reason to encourage consistent evaporation with the use of breathable finishing renders, plasters and paints as described throughout this report.

The Society of the Protection of Ancient Buildings have released advice relating the thermal efficiency of solid walls and retrofitting of insulation.

https://www.spab.org.uk/sites/default/files/images/MainSociety/Advice/Energy_Efficiency_FINAL.pdf

We have not been able to verify if the wall cavities have been injected with insulation, but we believe this not to be the case.

We would advise against injecting the cavities in this instance as there might be an increased risk of damp penetration.

We refer to section 5.2 regarding the increased risk of internal damp penetration where walls are injected with post-construction insulation.

We would advise against replacing the remaining timber windows purely for thermal reasons; it is doubtful that Listed Building Consent would be forthcoming anyway. These have proved highly sustainable and the wood has seasoned well. A joiner can overhaul to a high standard and incorporate proprietary draught-proofing leaving them easily operational but relatively draught-free.

Some protection from heat loss is provided by adjacent property.

3.8 Energy Efficiency

The estimated energy rating of this property, prepared using a standard frame of reference, is set out in the sales details/Energy Performance Certificate. We refer to the previous section on thermal efficiency which should be read in the context of the EPC.

The EPC can be accessed online here. You will need to agree the site terms and enter the post code of the address.

<https://www.epcregister.com/searchReport.html>

From 1 April 2018 all rented property with new tenancies must have an EPC rating of 'E' or above. From 1 April 2020, this legislation will apply to all existing tenancies. It will be unlawful to rent a property which breaches this requirement, potentially resulting in penalties and the need to upgrade the property to meet the minimum standards, unless there is an applicable exemption. Additionally, you should be aware that Energy Performance Certificates have been known to be inaccurate, potentially not reflecting the true rating for the property.

We have not carried out a detailed review of the EPC, but most of the suggested improvements may not prove practical. For example, many of the suggestions would not obtain consent under the listing, such as replacement windows and wall insulation. Furthermore, many would be detrimental to the building methodology of the house, causing retained damp and rot to develop. The report has also not identified that the front room floor is suspended timber. We would advise treating the EPC recommendations with a good degree of scepticism.

Emphasis on reducing CO₂ emissions is of increasing importance. Investment in alternative energy sources has seen a steep rise that is likely to continue. Green energies can prove expensive to install in comparison to traditional fossil burning systems, but the options are becoming increasingly affordable. Nevertheless, the various alternatives should be properly researched before any decision is taken to make significant changes to the way your home energy is sourced.

There are no apparent green energy power sources at this property.

Listed Building Consent will be necessary if you plan to mount solar panels or other visible green energy installations.

4. STRUCTURAL CONDITION AND MOVEMENT

In common with most houses of this age, the building has undergone initial settlement which has triggered associated disruption of the upper fabric which typically is somewhat insubstantial by modern standards, causing minor distortion of the upper parts.

For example, door openings are slightly distorted where floor joists supporting partitions have deflected marginally under the weight probably shortly after construction.

A timber bearing beam has been placed under the floor supporting the front lounge, due to deflection to the joists. This is notable in the front bedroom.



The matter is minor and the floor is fairly solid.

There is also minor separation of the porch store from the main house frontage. This is typical rotation and poor bonding and of no significant consequence.



There are likely to be embedded timber lintels in the walls above window and door openings. Often solid masonry walls of substantial thickness incorporate concealed timber intended as a binder or as a fixing for linings. Over the years these timbers do deteriorate, for example by death-watch beetle, or decay due to persistent dampness. Early stages of such damage can become apparent by loosening of

plaster and bowing of the window heads internally, but this is often subsequently masked by decorative work. No obvious such weakness was observed but this is a contingency repair that should be allowed for in the future.

5. THE CONTROL OF DAMPNESS AND TIMBER DECAY

5.1 Understanding the Relationship between Timber Defects, Dampness, Insulation and Ventilation

Most common building defects derive from water. Saturation of the fabric, for example due to banked soil against walls, defective rainwater goods, roof leaks and so on, has knock-on effects. Decay of embedded timbers or ironwork can arise, frost can cause saturated masonry to crumble, and so on.

The more recent parts of the building are designed with modern barriers to dampness, including wall cavities, damp courses in the walls, damp membranes in solid floors (although this is an assumption as the membrane is now masked).

The older parts pre-date the introduction of these materials, and instead rely on breathability of the fabric and decorative materials to facilitate consistent evaporation of moisture.

Often dampness derives from activities in the building. If accommodation is not sufficiently ventilated, moisture laden air created by the lifestyle of occupants will condense on cold surfaces, causing mould, and can permeate to cold voids such as loft spaces and floor voids, creating damp conditions that support beetle infestation and decay. This problem is often exacerbated where thick insulation introduced without sufficient ventilation of the cold space created beyond the insulation.

A balance of heat and ventilation, therefore, is essential to avoid potential condensation and humidity. Indeed, condensation can be more damaging than commonly overstated deficiencies such as rising dampness. Rising damp rarely develops into a significant problem if the moisture can evaporate consistently.

Many tradespeople recommend works that address only the symptom and not the cause, often with inappropriate unhealthy chemicals to treat beetle infestation, and hard sand and cement materials that simply mask and trap dampness causing a more significant problem at a later date, leading to further cycles of misdiagnosis and inappropriate damaging works.

Instead, we recommend the use of breathable materials such as lime mortars, lime plasters and mineral paints in combination with a balance of heat and ventilation. This holistic approach together with appropriate building maintenance facilitates consistent evaporation of masonry and reduces moisture content in timbers.

In these conditions, beetle infestation or more serious fungal decay will simply die off; all life requires moisture to survive. A dry wall is also warmer and therefore more thermally efficient and less susceptible to condensation than a wet wall.

As described in the next section, subsequent repair and maintenance works with non-breathable materials such as cementitious renders have been carried out that potentially disrupt this process. For example, there is evidence of hard cementitious render to the front wall.

The implications of inappropriate works are discussed in section 5.2.

With this in mind, we would make the following observations regarding the level of dampness and associated defects affecting this property, and the steps that should be taken to address any damp related problems observed.

5.2 Dampness and Moisture Control

The property is broadly dry and there are no serious areas of dampness noted.

However, the front wall has some low level internal dampness mostly around the front door. When viewing this area, the door reveal is noticeably mottled and there is typical hygroscopic salting and paint disruption from the ceiling junction down.



There is little evidence externally, or internally of an issue due to modern decorative and render materials. The door reveal is, however, lime based. We suspect that the fillet flashing to the porch roof above is allowing a little penetrative dampness into the door head and this is transferring down the wall in this position, evaporating where it can. The fillet looks to be in good visual order, but the area should be checked during wet weather.



The dampness in this position and lower down the wall is hindered by the hard cementitious render which now coats much of the front wall. This material is not usually permitted on listed buildings and is certainly contrary to good practice in building maintenance. Whilst removing it is not always practical, you will have to ensure that the house remains well aired and continue to use evaporative materials inside to allow moisture somewhere to evaporate from the wall.

The original part of the property will not likely have any form of damp-proof course (DPC). At the front, the ground level has been kept moderately low, but it is still probably 150-200mm higher than when the house was built (as evidenced by the single air brick visible). A small channel has been dug at the foot of the wall to try and control moisture against the wall.



Also, there has been a rather sensible choice to route the rainwater discharge downpipe well away from the foot of the wall, which assists both with the known ground conditions and also the potential for dampness at the base of the wall.



The rear ground levels are also a little high.

Readings around the house show either low, or moderate levels of dampness.

A degree of dampness in older properties is inevitable and this level of moisture can be tolerated and managed. We simply recommend that a process of continual evaporation is encouraged initially by redecorating using mineral paints. The paints can be reapplied periodically if staining develops.

In our opinion, managing the dampness as described above will prevent significant problems developing. You should also ensure that an adequate balance of heat and ventilation is maintained.

If however, staining develops due to a lack of evaporation, a reassessment will be necessary, and alternative steps taken to reintroduce the evaporation process. This may involve localised re-plastering in breathable lime materials.

If you need a mortgage for the purchase or for future refinancing, your lender will usually commission a valuation surveyor to inspect the property. In our experience, valuation surveyors are risk-averse and often recommend further inspections by specialist damp-proofing firms to investigate and advise on modern forms of treatment. Inevitably the specialist is keen to sell the product, and the advice is often contrary to traditional dampness management techniques advocated by building surveyors, as described above. If you find yourself in this situation, it is recommended that the advice we provide in this report is forwarded to the lender.

This should avoid potential lengthy delays, retention of funds and the need for unnecessary, potentially costly and destructive, inappropriate treatment.

We do not believe the cavity walls have been injected with insulation. Damp penetration arising from retro-fitted cavity wall insulation is increasingly commonplace.

As the property is in an exposed position, we would recommend against filling the cavity.

The single air brick is indicative of the floor construction in the front room.



It is a little blocked and obscured and is the single point of air entry to the sub floor.

Dampness and poor ventilation can cause decay in timber floors. The floor is reasonably firm underfoot but certain assurances on the condition cannot be given until the structure is exposed. The risk of a major defect is considered small but a provision for patching would be advisable and in the meantime, additional ventilation is strongly recommended.

Where possible all flues including those that are redundant should be swept to clear any blockages, for example, old nesting, and enhance ventilation to discourage potential dampness.

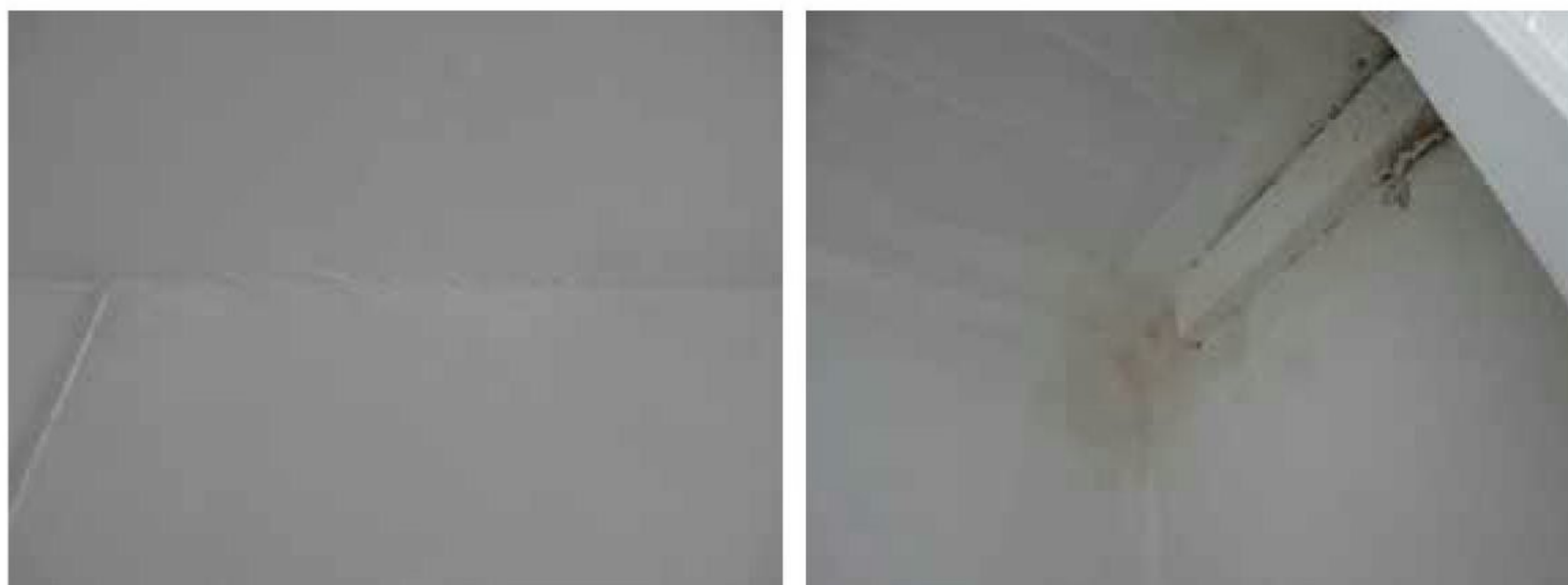
There is minor penetrative dampness to the lean-to utility roof to address, which is caused by the flashing abutment above.



There was a historic roof leak affecting decoration in the back bedroom. The leak has been addressed, but the decorative repair remains unaddressed.



There is also a small amount of penetration around the top of the first floor chimney breast.



This will very likely be related to seepage from around the flashing detail, or leaks from the flaunching. As the internal area within the loft void was clad in this position little can be ascertained from inside. If the situation persists, you will need to gain access within the void and external access close to the chimney stack to investigate the matter further.

There are no obvious significant condensation problems but you should ensure that there is sensible management of heat and ventilation.

There is an extractor fan in the bathroom. It should be ensured this is maintained in operational condition. There is no hob extraction and this should ideally be considered as a future installation.

5.3 Timber Decay and Beetle Infestation

No significant timber infestation or other timber defect is apparent in visible timbers.

There is however no access to all wood that could be affected.

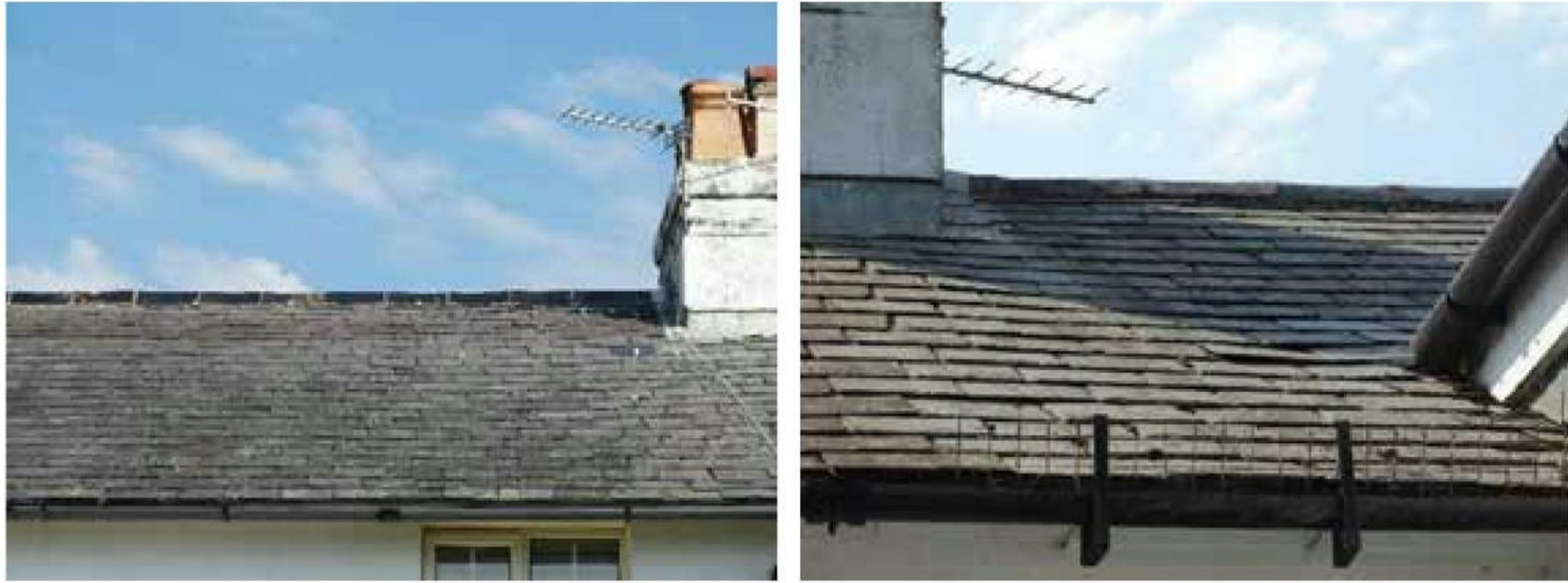
Common furniture beetle, historic or otherwise, is often present in properties of this age and infestation in hidden timbers should not be discounted. As previously discussed, all forms of beetle infestation die off if the wood is dry. Provided the building is appropriately maintained as described in section 5.2, there is no reason why any widespread infestation should recur.

6. EXTERIOR FIXTURES AND FINISHES

6.1 Roof

6.1.1 Pitched Roof Coverings

The main roof is covered in natural slate.



The condition is fair, but with signs of a number of past repairs (below) which are now somewhat poorly clipped with loose tingles (the clips holding the re-inserted slates in place).



The lower eaves also have evidence of moderately severe wind damage, with disrupted slates and shattered examples along the eaves.



The roof does not require wholesale replacement, although the cladding and sarking does disguise the condition of the nails in this instance which can, in coastal areas, suffer from a little nail sickness/corrosion.

A general programme of refurbishment to both the front and rear slopes should be carried out, along with an inspection of a selection of the nail fixings to ascertain condition.

The porch roof is also slated and remains in acceptable condition.



6.1.2 Flat Roofs

There is a flat roof above the rear extension covered with mineral felt. Such roofs can have a limited life, and can fail with little warning. Durability is dependent on workmanship, a good slope to prevent pooling and regular maintenance.

A view of the roof was very difficult. Due to the angle and strength of the sunlight during the inspection, we were unable to obtain a good image of the roof and there was no safe access to directly inspect it.

The age would appear to be around 15 to 20 years and the roof can be considered around the end of its natural life. Given how suddenly these roofs fail, you should ideally budget for replacement in around the next three years.

There is no apparent ventilation to disperse any moisture that could develop in the flat roof structure, as we suspect the roof to be a cold deck example. Poorly ventilated flat roofs are prone to decay in humid conditions. When the roof cover is next renewed, the decking and joists should be inspected for any damage such as decay caused by trapped condensation or leaks, repaired if necessary, and additional ventilation provided to reduce the risk of damage in the future.

6.2 Chimney Stacks

The property is served by a central stack. It remains generally plumb and free from significant distortion and twisting.



Some flues are open to the elements. Appropriate terminals should be connected to allow continued use where required, but to prevent rain penetration and nesting by birds, which would hamper use of the fireplaces and trap moisture in redundant flues.

Lead flashings are well designed and appear broadly effective. However, previous comments in Section 5.2 about the penetration around the base of the stack should be heeded.

The stack supports aerial masts. These impose a loading on the stack, especially in high winds, and can also work loose and fall. Allow for occasional inspection.

The stack render is cracked and blown in places and some light repair will be warranted within the next two, or three years.

6.3. Rainwater Fittings

Rainwater goods are uPVC gutters and pipes. Plastic gutters tend to fade, buckle and leak at the joints. They have a limited life and are less sustainable than cast iron which would be the preferred replacement material in the longer term.

Overall however the condition is adequate.

It was not raining during the inspection so we cannot confirm the performance of the installation.

More detailed inspection should be carried out during wet weather so any shortcomings can be pinpointed and addressed.

The use of plastic materials on listed buildings is addressed later in this report.

6.4 Wall Surfaces

Wall surfaces are generally in good order with no evidence of deterioration that would warrant remedial measures at the present time.

The render, as noted, is at least partly replaced in cement. This material should not be used further and the rear of the building should ideally not be rendered in the future.

6.5 Fenestration

The building has a mixture of window types.

The only original example is the first floor rear bedroom, which retains its casement window. This is well seasoned and in good general order, but will need a little decorative maintenance.

Remaining windows are either uPVC, or Crittall type replacements.

Plastic double glazing is usually installed to reduce maintenance liabilities but has a limited life expectancy in comparison to sustainable wood, which can last indefinitely if maintained appropriately. Short-term savings are soon countered by the need for periodic repair and eventual replacement. Over the years, air seals fail, latches become damaged, loose and worn, hinges stiffen etc.

This installation is serviceable but probably at least 12-15 years old and increasing maintenance is likely to be necessary.

The use of uPVC is not usually permitted on listed buildings.

Crittall windows are prone to warping and corrosion and can become seized over time. Good decorative maintenance and catching any corrosion early will be key to ensuring that the units remain in functional order.

The Crittall windows will pre-date the listing and should not be an issue.

The main front door into the lounge is original and is a lovely survivor. Whilst heavily covered in old paint, it appears sound.

Both the utility and rear kitchen vestibule are softwood framed lean-to glazed extensions. Both frames remain in good order, with no serious rot. The plastic (polycarbonate) roof has trapped condensation which affects the appearance but has no adverse effect on the performance of the roof. The material has become discoloured and appears quite brittle.

Plastic roofs often leak at the junction to the wall and the need for repairs in this position should also be anticipated occasionally.



The vertical sections of polycarbonate glazing to the utility are poorly sealed with bitumen to the lower parts where it abuts the wood store against the boundary wall (image above left). Again, whilst the area is dry at present, this repair is rudimentary and cannot be expected to last long.

6.6 Decorative Condition

The external decorative condition of the walls is generally good. Painting a building of this size is a significant element of maintenance, and if neglected can lead to more significant deterioration of the fabric. We recommend redecorating at around four-seven yearly intervals, especially in this exposed position.

As the property seems to have been painted in rather heavy acrylic paint, which is not breathable, during redecoration loose and bubbled areas should be removed and replaced with breathable materials.

6.7 Other External Features and Attached Structures

The front porch is, other than the mild separation from the house, in good order.



7. INTERIOR FIXTURES AND FINISHES

7.1 Ceiling and Wall Surfaces

Ceilings and some wall finishes comprise a combination of lath and plaster and more commonly used plasterboard. Most wall surfaces are wet plastered directly.

Lath and plaster can crack, loosen and dislodge over the years.

In this instance, no significant loosening is apparent and the plaster would be best left undisturbed. There are some very minor loose areas in the front bedroom that may need localised stabilisation in the future (below).



If you carry out major changes, or for example install spotlights, you may need to replace or overlay with plasterboard.

The existing plasterboard surfaces are in satisfactory order.

7.2 Fireplaces and Flues

Only the front examples are in place. The ground floor example is open and in use. The flue shows moderate soot build up, but no serious issues.



Soot staining over the fireplace aperture suggests the fire smokes a little. This often arises where the chimneybreast is against a cold outer wall, especially if north facing, or (as in this case) there is insufficient draw from the stack above. Various steps can be taken to address that matter, for example, the provision of insulated lining or a motorised cowl fan. If the problem persists we recommend approaching a certified Heating Equipment Testing and Approval Scheme tradesman.

The upper floor example is now decorative and has not been used for many years.



The first floor fireplace has a damper that has been closed for some time. No attempt was made to open it due to the risk of falling debris. It would, however, be advisable to sweep flues periodically as any trapped debris and nesting material will potentially give rise to internal damp staining.

If you intend to use the fireplaces, especially those that have been redundant for some time, the flues should be tested. In some instances, it is necessary to install a liner.

We refer to section 5.2 regarding the importance of ventilating and sweeping redundant flues.

7.3 Floor Surfaces

Most floor surfaces are masked by fitted coverings.

7.4 Internal Joinery and Fittings

A detailed description of internal joinery and fixtures is not necessary; suffice to report that the type and condition is typical of the age and character with no significant defects noted.

There a satisfactory range of kitchen units and work surfaces. The stairs and balustrade are secure.



Other features, secondary glazing etc., are in satisfactory order.

7.5 Sanitaryware

Sanitary fittings are operational, but quite basic.



7.6 Decorative Condition

The internal decorative condition is reasonable but fixtures and fittings probably mask numerous blemishes. Allow for a degree of redecoration.

7.7 Roof Void

There is ample space for storage within the roof void. However, the old disconnected galvanised water tank still takes up some space.

The flooring is only partially boarded and care should be taken in this respect.

The lofts used to be connected across the terrace, but have now been separated with plasterboard partitions, to provide suitable fire breaks between the properties.

8. SERVICES

Services have been inspected within the limitations explained in the conditions of engagement.

8.1 Electricity

The property has a typical domestic single-phase 230/240-volt electrical supply.



This is a fairly modern installation with two small plastic (as opposed to entirely up-to-date metal cased) consumer units incorporating residual and miniature circuit breakers, PVC-sheathed cabling where visible.

There are a number of power points throughout, but modern usage may require more.

The circuits have not all been labelled and identified within the boards and identification is recommended.

Regulations controlling the installation of domestic electricity are under regular review and most installations more than a few years old do not comply entirely. It is sensible to arrange periodic tests and certainly on every change of ownership, and such a test therefore would be advisable, with quotations for any remedial measures required.

8.2 Gas and other Fuel Supplies

There are supplies to the locality, but this house has not yet been connected. It would seem to be feasible to connect the property, if you so wish.

8.3 Plumbing and Cold Water

Mains water enters from the rear.

The internal isolation valve is in the bathroom under the WC.



The incoming water main at the stopcock is copper, but the actual incoming main material is not visible. It probably comprises cast iron, as it rises within the 1960s extension. You should allow for replacement with plastic.

Where visible the installation comprises copper distribution pipework with a plastic header tank with overflow pipe. The tank is basic and does not have a lid. The tank should be drained, cleaned and lidded and the overflow connection checked, as this is a common area of leaks and water damage.



Depending on your plans for the heating system as set out in the next section, there may be the potential to remove roof tanks entirely.

The majority of pipework is hidden within the structure of the property or concealed by linings and ducting, but where visible pipework is of copper tube. There may also be some lead piping present and still in use. Older pipes such as iron and lead will typically be at or approaching the end of their useful life and lead pipes pose a potential health hazard. In the circumstances you should allow for a degree of re-plumbing during refurbishment or when upgrading of services is planned. In the meantime, the potential health hazard and risk of leakage should be appreciated.

All water services are providing good pressure throughout, but variations will be experienced when more than one tap is opened at a time.

8.4 Heating and Hot Water

Heating is not well provided for. It is provided by fixed electric night storage units, but the upper floor has one example on the landing and no source of heat within the adjacent bedrooms.

It is very likely that the house will require other sources of heating during the coldest days/nights, especially in the bedrooms.

Such installations have limited flexibility and output can prove insufficient as the day passes to evening. The electrical element that heats up the storage blocks inside the casing can fail over time. Typically, the whole unit then requires replacement.

It is recommended you set aside a contingent for upgrading the storage heaters when faults arise in the future, or connecting the property to gas and installing a combination boiler, for instance. There are more modern designs of storage heater now available, if you decide to stay with electrical power only, that provide more flexible controls, to include daytime override functions. This avoids rooms cooling off during late afternoons and evenings in winter periods.

Some old storage heaters contain asbestos materials. To avoid disturbance of the material, they should not be dismantled but removed in their entirety and taken to a dump that handles such material.

The following guide provides a list of units known to contain asbestos:

<https://www.aic.org.uk/storage-heaters-asbestos/>

Hot water is via a tiny immersion heater under the worktop in the kitchen.



The capacity will be very limited and the pressure is limited.

Whether you decide to connect the property to gas or not, consideration could be given to upgrading this system by installing a new pressurised hot water cylinder. This may however necessitate bringing in a new water main, but would allow you to remove the loft tanks. In the meantime, there is no reason why the existing system cannot be retained for a while, but the benefits of pressurised hot water are significant and a worthwhile improvement.

8.5 Other Services

There is a hard-wired smoke detection and alarm system. Confirmation should be obtained that this is operational.

Installation of carbon monoxide detectors near all carbon fuel burning appliances, for example by any future boiler, should be regarded as essential.

9. THE SITE

9.1 Gardens and Boundaries

There is a small area of courtyard to the rear. Boundary walls are structurally sound.



There is a shared path to the rear, the rights of way and access should be confirmed by your conveyancing solicitor.



The front garden is fairly long and thin and maturely planted, with the main part laid to lawn.

Fences and other hedged boundaries are in reasonable order and the front gate is operable and well seasoned.



9.2 Surface Water Drainage

Surface water is discharged through sealed gullies in the front and rear. Care should be taken to ensure these are clear and drain sufficiently to avoid potential water penetration. However, this is not always easy with sealed examples.

Generally land drains away from the house with no obvious surface water problems. A definitive view, however, can be provided only in wet weather.

Surface water from the rainwater pipes and gullies may be taken to soakaways, especially at the front. The effectiveness of such systems can be established only by inspecting during prolonged wet weather. It is not uncommon for gullies and soakaways to become clogged over time. A patch of boggy ground is often a potential sign of an ineffective soakaway.

Periodic jet washing of the gullies and drains is recommended. A clogged soakaway, however, usually requires re-excavating or an alternative surface water drainage arrangement.

9.3 Foul Waste Disposal

Foul waste is connected to the mains drainage system and combined with surface water disposal at the rear.

The condition of the drain under the house cannot be confirmed, but an adequate flow of water was observed when sanitary fittings were operated. If drains under the building are defective it is sometimes possible to reline without disturbing the interior.

10. ENVIRONMENTAL MATTERS

10.1 Noise

There are unlikely to be any significant sound insulation issues affecting this property. As for many dwellings in the south, there is occasional air traffic noise.

Usual noise transfer between the dwellings should be expected.

10.2 Flooding



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ● Location you selected

The screenshot inserted above is of a map taken from online data produced by the Environment Agency. The map assesses the risk of flooding from rivers and sea near the property.

The map displays nearby light blue highlighting indicating the flood risk is low. We recommend you approach the agency and other relevant authorities for more detail.

Localised problems such as surcharged drains and excess surface water, etc., can never be fully anticipated, however.

The screen shot provides a record of the risk at the date of our report. The risk can change. Records are updated but are not always entirely accurate. We recommend you check the online records periodically.

10.3 Other Matters

There is no obvious major outbreak of Japanese Knotweed but we have not carried out a detailed examination of the site. This is a particularly invasive and damaging species that is classed as 'controlled waste'. The potential damage that can be caused by the plant has been somewhat overstated, but due to public perception,

property values can be affected adversely and other potentially hazardous species such as Giant Hogweed are, as a consequence, increasingly in the spotlight.

Home and landowners can also be held liable for costs incurred from the spread of Knotweed into adjacent properties and for the disposal of infested soil off site. You should ensure you or your gardeners can identify the plants and take appropriate action in accordance with current regulations.

There is no obvious evidence of roosting bats, but sometimes conservation officers will assume they are present unless proved otherwise. Bats are legally protected and cause no damage to the property. They should be left undisturbed, which may restrict the times of year certain works can be carried out on the building. For further advice contact the Bat Conservation trust. The following web site provides useful advice: http://www.bats.org.uk/pages/living_with_bats.html

11. HEALTH AND SAFETY

11.1 Asbestos

Asbestos is a hazardous material that was used by the building industry for many years and is often found in materials such as textured paints, soffits, ceilings, corrugated roofs to name just a few. The material is often present in houses built before the late 20th century when its use was finally banned.

The material is a health hazard only in situations where there is a risk the fibres could become airborne and inhaled, for example, when used as a loose insulation. In its most common form, for example, in asbestos cement, the fibres are embedded and the material can simply be left undisturbed.

From superficial examination, loose asbestos was not apparent to visible areas but we suspect the vinyl tiles under the stairs may contain embedded fibres and the boards cladding the under stairs area and also the porch ceiling may also contain the material (although we consider this less likely and the boarding could well be a fibreboard type material). This can be left undisturbed. If, however, you intend to remove the material or hazardous asbestos is discovered when you open up the structure, information on how to proceed can be found on the government Health and Safety website www.hse.gov.uk.

11.2 Fire Precautions and Means of Escape

There are no specific fire precautions over and above the usual that would be considered appropriate for this property. There is relatively easy means of escape from most habitable rooms to the outside without having to enter other habitable rooms. It is recommended fire blankets, domestic fire extinguishers etc. are positioned conveniently and close to high risk areas.

We would expect the property was updated to meet fire regulations when the building was used for short term lets for a while, hence the provision of a hard-wired heat detection system, and we see no reason for further improvement.

11.3 Glazing

We suspect some glazing does not incorporate toughened glass and care should be taken in this respect.

11.4 Radon

Radon is a naturally occurring gas with potential health implications, emitted with variable intensity by different ground types; granite commonly creates the highest level, hence higher risks in the West Country and parts of Scotland. In south-east England, Chalk areas have slightly elevated emissions. The actual level of radon within a dwelling can be measured for a small cost. This involves detectors being placed within the property for at least three months.

If this is an issue of concern to you, it is recommended you contact official government sources for advice. The following website gives links to relevant further pages. If you have received an environmental report warning of radon levels, be sure to check the official sources for better understanding. Much of the country is affected, but always has been. <https://www.gov.uk/government/collections/radon>

11.5 Other Matters

The property is of an age where lead paint may have been used in the past. Any disturbance during repairs or routine maintenance could release lead-containing dust, which may present a health hazard to the occupants of the property and those carrying out the work. In the circumstances, before undertaking any maintenance or renewal of the painted surfaces, you should follow the recommendations and precautions advised by the Health and Safety Executive, which can be found on their website or obtained by contacting them.

As with many properties of this type, the sill heights, clearances etc. are outside the recommended parameters under current Building Regulations. While Building Regulations matters cannot be applied retrospectively, care should be taken, for example when children are present.

12. MATTERS FOR YOUR LEGAL ADVISER

12.1 Planning and Building Regulations

The property lies outside the Wittering Village Conservation Area, but we have been unable to confirm if the property lies within a further conservation area. Conservation Areas impose additional planning stipulations, by restricting, or removing Permitted Development rights. Furthermore, within Conservation Areas, locally tailored and specific planning controls called 'Article 4 Directions' can arise which restrict changes to certain building elements that do not usually require planning applications to alter, such as the replacement of windows and doors.

As the level and extent of planning control for Conservation Areas is locally imposed, you are advised to seek clarification from your Local Planning Authority (LPA) over the extents and whether the property does indeed rest within a Conservation Area.

The property is within the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Often additional planning restrictions apply over and above those applicable elsewhere. The local planning authority will take into account the views of the AONB planning unit where appropriate. We recommend initial enquiry be made to the authority to establish the extent of restrictions that might apply.

During the inspection, there was significant building activity in the vicinity. Ongoing disturbance during these works should be anticipated. In the meantime, usual enquiries should be made of the appropriate authorities regarding any other pending

developments, planning applications and consents that might impact enjoyment of the property.

For a definitive view, we recommend engaging devassist.co.uk; this company specialises in assessing the likelihood of future development nearby.

The property was built before current Building Regulations came into force and consequently does not and cannot comply with all modern standards or expectations. Regulations are not retrospective and Building Control cannot enforce changes to meet current design and detail criteria unless the breach or detail is likely to cause danger or construed as a Health and Safety issue.

The property appears virtually unaltered in recent years and there are unlikely to be any outstanding planning or Building Regulations matters, subject to normal solicitors' search enquiries.

The property is Listed with a designation of Grade II. Usually, everything within and including the boundary forms part of the listing.

Making unauthorised changes to a listed building is a criminal offence and the owners are responsible for all unauthorised works including those by past owners and have a liability to return the building to the previous form, assuming the property was listed at the time. It is essential you inform the Listed Buildings Officer of any planned changes you are making, even if these are simple repairs, for example, potentially damaging lath and plaster or wattle and daub finishes. The officers often consider past changes an integral part of the building history even if those elements seem out of keeping; that is, the Listing "freezes" the building at the date of Listing. You cannot, therefore, assume they will allow removal of apparently poorly designed features.

The online listing provides only sketchy details about the property at the time of the Listing. Without studying records held at the planning office, we cannot be certain of the conditions that existed at the time of the Listing, but the following are possible non-conformant changes carried out since that might need to be addressed.

It should be appreciated however that we cannot guarantee this is an exhaustive list:

1. Use of plastic rainwater goods.
2. Installation of uPVC windows.
3. Use of cement materials on the main walls.
4. The rear utility structure, along with the polycarbonate roofing.

12.2 Roads

The road frontage is private and part made. Maintenance and access arrangements should be clarified.

12.3 Guarantees

There are no known guarantees with the property.

12.4 Boundary Issues

Ownership and maintenance responsibilities for boundary walls and fences should be confirmed.

12.5 Party Wall Matters

If you intend to carry out structural changes, under the terms of the Party Wall etc. Act, you may be obliged to issue your neighbours with a formal notice of your intentions and thereafter carry out additional procedures.

The act applies if works are planned that could affect shared structures or nearby buildings. Even if a building is detached, the Act applies if excavation is carried out near neighbouring structures.

Likewise, your neighbours will be obliged to inform you of any plans they have.

The law is intended to protect all parties and avoid disputes and usually requires the input of a surveyor or similarly qualified person.

A further explanation can be found here:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

Our partners can provide advice on party wall matters if needed.

13. SUMMARY & REPAIRS

13.1 Summary

This is a very charming period cottage. In general, the inspection has revealed no significant building failure but some repairs and improvements are required.

In particular, we recommend that roofing is now addressed.

Provided the matters set out in this report are attended to appropriately, there seems no reason why any significant difficulties should be experienced during ownership or on re-sale.

13.2 Repairs

13.2.1 Recommended pre-contract enquiries and further investigation: -

1. Confirmation of items set out in section 12, matters for your legal adviser.

13.2.2 Immediate: -

1. Address dampness and balance of heat, ventilation and thermal insulation as discussed.
2. Improve the sub-floor ventilation.
3. Cost out and put into place a programme of repair for the main roof slates.
4. Repair the abutment flashing to the kitchen vestibule polycarbonate roof junction.

13.2.3 Urgent: -

1. Review the heating and hot water provision.
2. Address the fillet flashing to the porch roof, where some rainwater is penetrating.
3. Cap chimney pots.

13.2.4 Necessary attention: -

1. Have the flues checked and swept.
2. Have the water tank checked.

13.2.5 Desirable/Longer term: -

1. Carry out render and minor repairs to the main stack.
2. Replace the flat roof to the rear.

13.2.6 Maintenance and longer-term issues: -

There are no particularly obvious onerous maintenance issues affecting this property.

An understanding of how a period property should be repaired and managed is essential to avoid potentially damaging ill-conceived works. For example, the use of Portland cement should be avoided. This material traps moisture and has no flexibility which in turn leads to damage to masonry. It is recommended all masonry repairs are carried out with lime-based materials, including mortar to the stone and brickwork and lime plaster internally. So-called specialist damp-proofing should be avoided at all costs.

There are no major damp issues, but small areas of moisture can be alleviated easily by removing non-porous decorative finishes and damaged plaster, replacing with a lime-based plaster and natural paints which allows moisture to evaporate consistently. In time, dampness should virtually disappear.

13.3 Additional Recommended Action before Proceeding with the Purchase

You should now arrange the further investigation recommended and obtain estimates for repairs required so you are fully aware of your liability before proceeding. It is appreciated such action is not always practical, but the estimates might give grounds to renegotiate the purchase price and if you proceed without them there is a risk of unforeseen problems and costs in the future.

You should also budget for issues of a personal choice that affect your ability to enjoy the property in the future. For example, the costs of replacement kitchens and bathrooms vary considerably depending on the quality desired.

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.

Please read and absorb this report in full. This summary and conclusion alone does not highlight all the issues discussed and will not provide you with the full picture of your prospective purchase.

14. INSURANCE COVER / REINSTATEMENT COST

It is recommended the property is insured for a minimum of £260,000.00. This figure should be reviewed at least annually.

Please note this figure is exclusive of VAT.

Recent case law has muddied the water with regard to VAT charges on reinstatement works. To avoid the potential for underinsurance, we recommend you request the insurers advise whether they require the 20% VAT to be added to the basic construction costs.

The RICS guidance note does not include VAT on rebuild costs.

Insurers should be informed if major works are planned, and the sum insured should be recalculated at such a time.

15. LIMITATIONS

The survey and report has been prepared in accordance with the terms and conditions previously agreed in the attached appendix.

This report is solely for the purpose stated above. Liability for opinions expressed in this report are restricted to you as the instructing client and not extended to any third party who may become acquainted with its contents without the prior knowledge or consent of Desbruslais Chartered Surveyors. Any such parties rely upon this report at their own risk. Neither the whole nor any part of this report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and context in which it may appear.

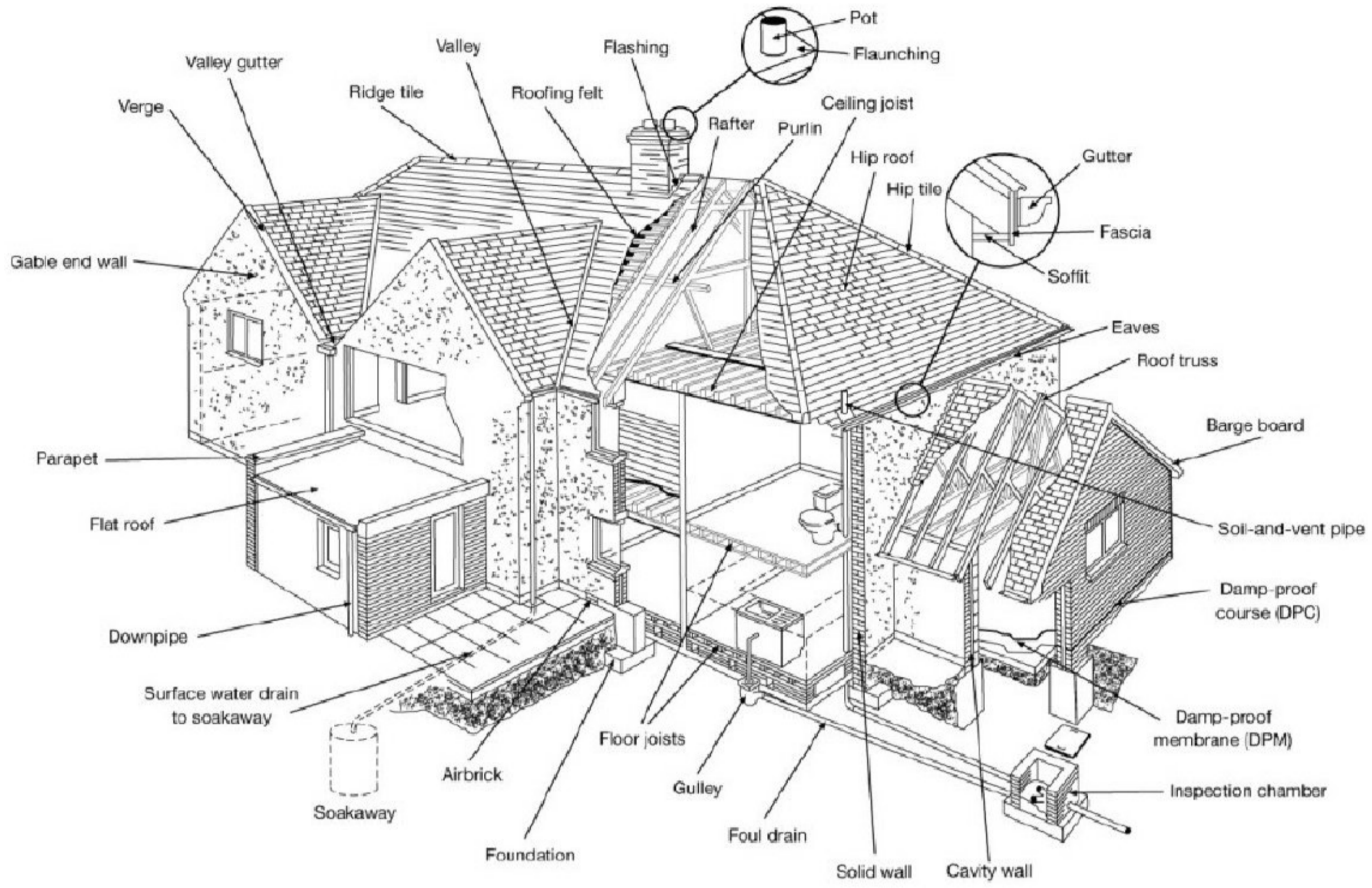


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APPENDIX I

TYPICAL HOUSE DIAGRAM

This diagram illustrates where you may find some of the building elements referred to in the report.



APPENDIX II

TERMS & CONDITIONS OF ENGAGEMENT FOR BUILDING SURVEYS -RESIDENTIAL PROPERTY

Please note: These Terms & Conditions of Engagement form part of the contract between the surveyor (Desbruslais Chartered Surveyors) and the client. Where these terms are sent to the client by email, they can be accepted and agreed by reply email from the client. The form at the end of these terms does not need to be returned or completed if the said email is sent.

Subject to express written/email agreement to the contrary and any agreed amendments/additions; the Terms and Conditions upon which the Surveyor will undertake the Building Survey is set out below.

1. General

(a) Based on an inspection as defined below, the Surveyor, who will be a Qualified Building Surveyor and Associate or Member of the RICS, will advise the client by means of a written report describing the construction of the property and giving his/her opinion of the visible condition and state of repair of the subject property.

(b) Before the inspection, the client will inform the surveyor of any concerns or questions which he or she may have about the property, and provide any additional instructions.

(c) If the property is listed, the surveyor will inspect the online description on the English Heritage on line list.

2. The Service

The Surveyor's main objective is to give the client professional advice which will assist them as follows:

- To make a reasoned, informed judgement on whether to proceed with the purchase.
- To be clear what decisions and actions should be taken before exchange of contracts.
- Comment on future maintenance liabilities.
- Explain past alterations made to the property
- Advise on feasibility of any proposed alterations
- If the property is listed or in a conservation area, provide an opinion on possible non-conformant past changes.
- In the case of complex and listed property, provide advice on how to manage defects, such as dampness, in the future

3. The Inspection

(a) The Exterior of the Structure

The outside will be inspected from public areas, gardens, and any neighbouring property where access is allowed. In the case of flats, surveyors will discuss possible problems in the building and maintenance issues with other occupants and any staff available such as concierge, porters etc. if available, and while on site, attempts will be made to arrange inspection of the roof.

(b) Accessibility and Voids

The Surveyor will inspect as much of the surface area of the structure as is practicable, but will not inspect those areas which are covered, unexposed or not reasonably accessible. He will however, attempt to access areas that are not easily accessible if practical and safe to do so.

(c) Floors

Accessible floors will be inspected. Attempts will be made to raise fixed floorboards provided there is no risk of damage, and a sample of accessible loose boards, if found, for example under the stairs, will be lifted. No carpets or floor coverings will be lifted where they are fixed. Loose floor coverings and light items of furniture will be moved if considered useful to the inspection and where there is no risk of damage.

(d) Roof Spaces

The Surveyor will inspect the roof spaces where there is proper and safe access. The surveyor will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m (10' 00") above the floor or adjacent ground. It will not be possible to physically inspect roofs above this level but attempts will be made if there is a safe facility to do so. The Surveyor will follow the RICS and Health & Safety Executive guidance on surveying safely. The surveyor will not walk on flat roofs if there is a risk of damage.

(e) Grounds, Boundaries and Outbuildings

The Surveyor will carry out an examination of outbuildings, such as stand-alone garages, barns etc., and will inspect boundary fences around the immediate gardens, but will not provide a detailed report. Facilities such as sheds will not be inspected, nor reported upon. Only rudimentary comment will be made on swimming pools and tennis courts. Boundaries and fences around land in excess of three acres will not be inspected unless specifically requested.

(f) Services

The services will be inspected visually (except, in the case of flats, for drainage, lifts, common services and security systems), but the surveyor will not test or assess the efficiency of electrical, gas, plumbing, heating or drainage installations, or compliance with current regulations, or the internal condition of any chimney, boiler or other flue. Inspection chamber covers will be lifted where accessible and practicable. No tests will be applied.

Additional specialist reports/tests will be recommended if considered necessary. The surveyor will not research the presence (or possible consequences) of contamination by any harmful substance. However, if a problem is suspected in any of these areas, advice will be given on what action should be taken.

No attempt will be made to lift inspection covers with inset paving unless a second person is available to assist. This is to avoid risk of back injury.

(g) Areas not inspected

The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect. The surveyor will not inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible. All such areas will be assumed to be sound and in good repair and free from defects. The surveyor will not express an opinion about, nor will he or she advise on the condition of uninspected parts unless pertinent to his findings. This does not imply any representation or statement about such parts. The surveyor is unable to comment on the condition of inaccessible areas. Our report and recommendations regarding parts that cannot be seen is sometimes reliant on information provided by the owner or on occasion, third parties such as neighbours or tenants present at the time of the inspection. If critical to our recommendations, we recommend all such information be verified prior to commitment to purchase.

(h) Flats and Maisonettes

The Surveyor will inspect only the subject flat and garage (if any), the related internal and external common parts and those parts of the structure of the building in which the subject flat is situated. Other flats or properties will not be inspected. The roof space will not be entered or inspected unless access is within the subject flat. The surveyor will, however, attempt to inspect areas outside the above parameters if considered of importance to our overall findings by talking with neighbours (if available and amenable), concierge, etc. Drainage inspection chambers and flat roofs on blocks of flats will not be inspected. The Surveyor will state in his/her report any restrictions upon accessibility to the common parts or visibility of the structure. The Surveyor will state if a copy of the lease has been seen and, if not, the assumptions made as to the repairing obligations. The Client is reminded that, particularly in the case of large blocks, the object of the inspection is to give guidance on the general standard of construction and maintenance, pointing out those items which will require attention and not to list those minor points which would normally be taken care of during routine maintenance. Many flats form part of large developments consisting of several blocks. In such cases, the surveyor will inspect only the relevant part of the block in which the flat is located.

(i) Environment and other issues

Any unusual levels of noise and disturbance affecting the property will only be noted if it is significant at the time of inspection or if specific investigation has been agreed between the Surveyor and the Client, and confirmed in writing. The Surveyor will report on any obvious health and safety hazards to the extent that they are apparent from elements of the property considered as part of the inspection. The surveyor will not comment on statistical environmental search reports as they are not specific to the property and the information contained therein is too general to provide any meaningful comment. Should the client be concerned as to the aspects of the environmental report, the matter could be referred to the originator of the report for more detailed comment. The surveyor will not carry out a formal inspection for Japanese knotweed.

(j) External Wall Cladding Systems

It is not possible to identify certain external wall cladding systems and their combustibility from visual inspection alone. Specifically, Desbruslais Chartered Surveyors cannot report on the combustibility, or accept liability in relation to the combustibility arising directly or indirectly from or relating to:

1. any cladding system or cladding materials consisting in whole or in part of Aluminium
2. Composite Material; and / or the combustibility or fire safety requirements of any cladding, glazing, external doors and / or external wall system of any building or structure; and / or
3. the combustibility or fire safety requirements of any component or material used in the manufacture, assembly or construction of any cladding, glazing, external doors and / or external wall system of any building or structure. For the purposes of this exclusion, Aluminium Composite Material shall mean a type of panel that consists of two aluminium sheets bonded to a non-aluminium core.

Where external cladding cannot be identified, before making a final commitment to purchase, clients must arrange technical inspections of the cladding to establish the combustibility of the material as we will not be able to provide assurance that external cladding is non-combustible, the building will be insurable for fire reinstatement costs, and that the safety of occupants of the building will not be compromised.

4. Deleterious and Hazardous Materials

(a) Unless otherwise expressly stated in the report, the surveyor will assume no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the surveyor will advise in the report if, in his/her view, there is a likelihood that deleterious materials have been used in the construction and that, in such cases, specific enquiries should be made or tests carried out by a specialist.

(b) The surveyor will not specifically look for lead water supply pipes or the presence or possible release of asbestos, but where such materials are noted during the survey, it will be recorded in the report. It must be appreciated that such materials are often only visible after opening up the structure – see paragraph 3(a). This inspection should not be confused for a formal asbestos survey.

(c) The surveyor will advise in the report if the property is in an area of specific risk for flooding, radon, etc. In such cases, the Surveyor will advise that tests should be carried out to establish the radon level and that further enquiries be made to establish flooding risk, etc.

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

5. Contamination

The surveyor will not be required to comment upon the possible existence or consequences of harmful or noxious substances, landfill, asbestos or mineral extraction, or other forms of contamination.

6. Consents, Approvals and Searches

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

(b) The surveyor will assume that all Statutory National and Local consents have been obtained. The surveyor will not verify whether any such consent has been obtained. The client and his/her legal advisers should make all necessary enquiries. Drawings/specifications will not be inspected by the surveyor.

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

7. Cancellation

The Client will be entitled to cancel this contract by notifying the Surveyor's office at any time up to the close of business on the day before the inspection. In case of cancellation, the Surveyor will refund any money paid by the Client for the Service, except for expenses reasonably incurred. In the case of cancellation by the surveyor, the reason will be explained to the Client.

8. Validity

No term in the agreement between the surveyor and the client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. The survey can report only on the condition at the time of the inspection. In the event of the purchase being delayed significantly, some recommendations may be invalid and the client should consider requesting a re-inspection by the surveyor.

9. Fees and Expenses

The Client will pay Desbruslais Chartered Surveyors the agreed fee for the report and any expressly agreed Disbursements in addition. All fees must be paid prior to the report being issued.

Like many businesses, Desbruslais occasionally pays a referral fee. This is part of a wider marketing strategy that encompasses social media, presentations, entertainment etc. promoting our reputation for quality based on experience and independent, pragmatic reporting. Our priority is always to our client and their professional advisers.

10. Restriction on Disclosure

The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers. Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the Contracts (Rights of Third Parties) Act 1999 by another person other than Desbruslais Chartered Surveyors or the Client. Any such parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the surveyor. We reserve the right to act for and to advise any third party on this same property if the client decides for any reason not to proceed with the purchase.

11. Reinstatement Cost

Unless otherwise stated, Desbruslais Chartered Surveyors will provide an opinion of the reinstatement cost (unless the property is a flat, where the responsibility lies with the freeholder or their representatives). In some instances, however, it might not be possible to do so, for example, if it is not possible to calculate the size of the building, or if the building is of such complexity that providing an accurate assessment of the reinstatement cost is not possible within the remit of a survey on condition. In such circumstances, advice should be sought from a quantity surveyor or other practice specializing in the field of buildings reinstatement costing.

11.1 Definitions

The reinstatement cost is defined as an estimate for insurance purposes of the current cost of rebuilding the property in its present form, unless otherwise stated, including the cost of demolition, debris removal, temporary shoring and professional fees likely to be incurred in its reconstruction.

The property is defined as all the buildings, hardstanding, hard landscaping, boundaries, retaining structures, services and other elements that would require reinstatement in the event of total destruction in the event of fire.

11.2 Reinstatement Calculation Method

The reinstatement figure is calculated based on our opinion of average building costs. Our assessment is considered to represent an appropriate sum for which the property should be insured within the constraints of the present market conditions affecting the building industry in the location of the property.

In estimating the cost of reinstatement, it has been assumed that the building and its use would be similar to the existing, and that the rebuilding would be to the original design but in modern materials and using modern techniques to a standard equal to the existing property and to current legislation and statutory requirements.

Where the building is listed, an allowance is made for any uplift required to satisfy potential planning conditions that could be imposed.

We will not make any investigation or allowance for any remedial works which might be required by the local authority under legislation relating to contaminated land that might arise in the event of rebuilding being necessary. The extent and cost of any remedial works cannot be reasonably determined without detailed and costly investigation. This is beyond the extent of this instruction and should be drawn to your insurer's attention.

We will not make any allowance for loss of rent or for inflation between the period of any claim and completion of any reinstatement works and accordingly recommend that this be taken into consideration by your insurers.

The assessment does not include any advice in respect of the effects of inflation during the insurance period. A Day One policy has cover built-in by the insurers for this, the amount reflecting the reconstruction period, and you should ensure that the uplift on the base sum insured applied to cover this is adequate. The policy must be reviewed annually in conjunction with any adjustment to the base sum insured.

Should the property or any part thereof be a security in respect of a mortgage, loan or similar, your insurer's advice should be sought and you should ensure that the mortgagor's interest is endorsed on the policy. This is to ensure that your position is protected, insofar as possible in the event of an incident, giving rise to a claim.

The reinstatement valuation should not be confused with an open market valuation. Desbruslais Chartered Surveyors do not provide opinions on market value.

Desbruslais Ltd. Registered office Laquna Limited, St. Andrew's House, Cinder Hill Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7BA

APPENDIX III

LISTING

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1354633

Date first listed:

28-Jan-1986

Statutory Address:

COASTGUARD COTTAGES, 1-9, SNOW HILL

Statutory Address:

NORE HOUSE, SNOW HILL

Map

This copy shows the entry on 14-Sep-2020 at 14:53:33.

Location

Statutory Address:

COASTGUARD COTTAGES, 1-9, SNOW HILL

Statutory Address:

NORE HOUSE, SNOW HILL

The building or site itself may lie within the boundary of more than one authority.

County:

West Sussex

District:

Chichester (District Authority)

Parish:

West Wittering

National Grid Reference:

SZ 77354 98533

Details

WEST WITTERING SNOW HILL SZ 79 NE 19/715 Nore House and Nos 1 to 9 consecutive Coastguard Cottages - - II

Row of ten mid C19 cottages. Two storeys. Eleven windows in all stuccoed. Slate roofs. Casement windows. Six gabled porches, the outer ones serving single houses, the other serving pairs of houses.

Listing NGR: SZ7735498533

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

301531

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing