

CONDITION SURVEY

of

**1-4 Church Close,
Sproughton,
Suffolk,
IP8 3BD**

for

**Church Close
Properties Ltd**

Ref: 23002-CS rev 1

February 2023



trinitycc Ltd

Unit 5 Columba,
Orion Court,
Addison Way,
Great Blakenham,
Suffolk,
IP6 0LW



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1. Revisions

Date	Version	Produced by
11/02/2023	1	M Dymond MRICS

2. Introduction

This Survey has been produced by an RICS Surveyor and contains a thorough inspection of the property and a detailed report based on the inspection. The report aims to:

- Provide you with detailed advice on the condition of the property.
- Provide you with advice on potential defects that may be present.
- Provide a basis for recommendations as to the maintenance requirements and alterations to the property.

It should be noted that:

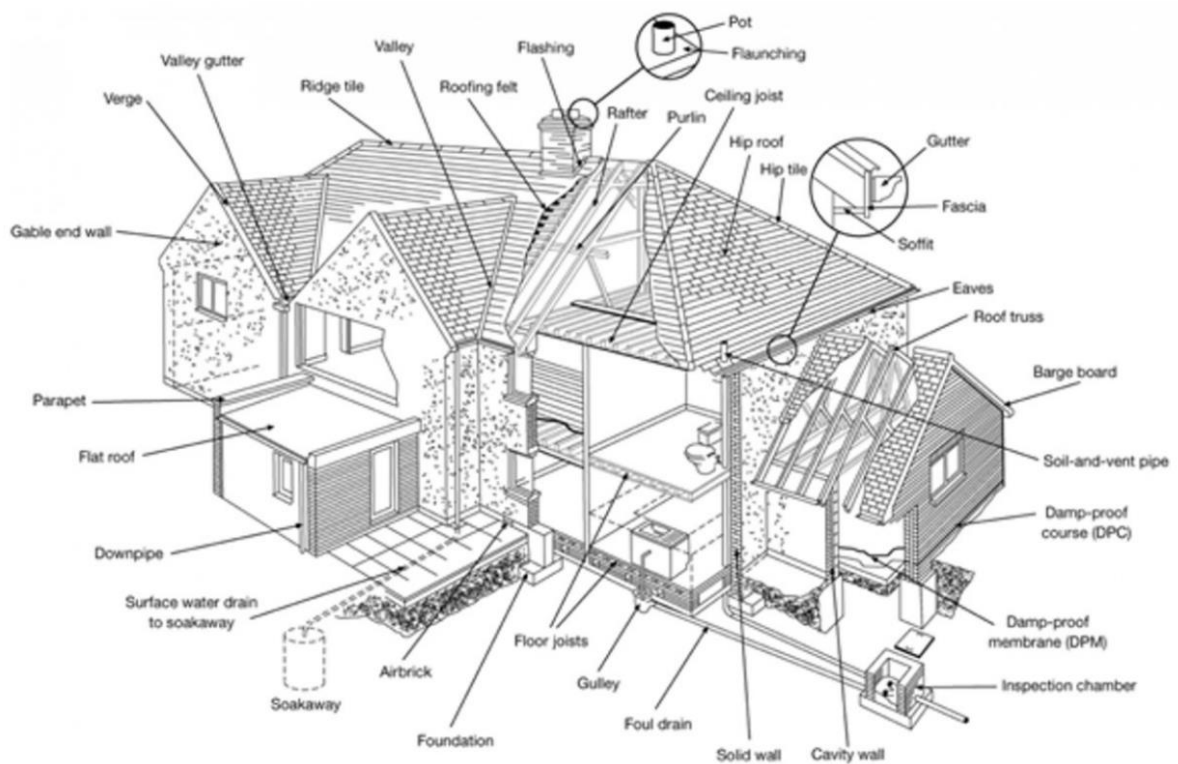
- Internal inspections were carried out from floor level. External inspections were carried out from ground/ pavement level unless otherwise noted.
- All dimensions noted are approximate unless otherwise stated.
- The inspection was carried out without lifting or moving any carpets, furniture, fittings, decorations etc. and was limited to the areas and surfaces visible.
- No inspection was carried out on any covered or obstructed structural and non-structural elements, services or finishes.
- No services installations were tested.
- No below ground or drainage inspections were carried out as part of the inspection.
- When the terms right-hand or left-hand (or RH or LH) have been included in the report, it is to be assumed that the inspection has been made facing the property from the outside.

3. About the Inspection

Inspection carried out and report prepared by:	Mr Michael Dymond MRICS
Of (Company):	Trinity CC Ltd
Report checked by:	Mr Benjamin Shove MRICS
Client name:	Mr M Hembry
Date & time of inspection:	12 noon, 9 th February 2023
Full address of property:	1-4 Church Close, Sproughton, Suffolk, IP8 3BD
Purpose of inspection:	<p>The inspection and report have been requested by the above client to assist with the specification of proposed works.</p> <p>Note that the property was fully occupied and furnished at the time of the inspection.</p>
Weather conditions at time of inspection:	Dry and bright.

4. Typical House Diagram

The following diagram indicates some of the key features of a typical house that may be referred to within this report.



(Diagram from RICS Level 3 survey report)

5. Description of Property

The property comprises a large detached two-storey building that has been extended and subdivided in the past to form 4no. self-contained properties. A single storey garage/ store is located at the front of the property backing onto the junction between Lower Street and Church Lane.

The construction is generally as follows: -

Main Building

- External walls are a combination of solid load bearing brickwork and timber framing with external finishes including facing brickwork, painted brickwork and render/ pargeting.
- The roof is mainly pitched with plain clay tiles. A small area of flat roof is located to the rear of the property above the staircase.
- Ground floor is a combination of ground bearing and suspended timber construction.
- Internal walls are a combination of timber framed partitions and load bearing timber/ brickwork.

Garage/ Store

- External walls are a combination of solid load bearing brickwork and flint stone walling.
- The roof is pitched with a slate finish.
- Ground floor is a combination of ground bearing hardstanding's and bare earth.
- Internal walls are of load bearing brickwork construction.

General

- The property has gardens to the rear with brickwork walls and fencing to the perimeter.
- A circular driveway with lawn and substantial trees is located to the front of the main house.
- Various outbuildings are located to the RH side of the main house. The outbuildings have not been included in this report.
- The curtilage to the front of the property is bounded with a brick/ flint stone wall and timber gates.

Utilities & Services

- The property is served by mains gas and electricity (metered to each dwelling individually).
- Mains water supplies are present.
- The property is connected to mains sewers.

6. Condition of the Main House - External

Front Elevation of Main House

The front elevation of the main house consists of rendered/pargetted walls. Four decorative chimney stacks are present along the main roof with a smaller chimney present at the RH end of the property. The inspection runs from left to right.

At the left of the elevation there is a large section of failing render and paintwork. This appears to be as a result of rising damp and also of the failing rainwater pipe serving the main roof.



The damage is apparent at the level of a rusted collar joint in the cast iron rainwater pipe.



A brickwork porch is located around the entrance to no.1. This porch has a flat roof with brick upstand surround and cast iron rainwater pipework. A timber decorative panel is located over the entrance to the porch.



The rainwater hopper and downpipe to the RH side are listing and fixings appear to have failed.

The timber panelling above the entrance shows signs of rot although the features are still visible.



Evidence of rising damp is present on both sides of the porch.



A large gable at first floor level cantilevers over the ground floor with panelling to the soffit. The panelling to the soffit has an uneven surface and exposed joints as a result of historic movement and settling.



Several hairline cracks are visible to the rendered surface of the gable. These run vertically and horizontally and generally emanate from the window reveals.



A small section of render has also blown at the LH end of the first floor window cill.



The render has also failed significantly below the ground floor window and is falling away from the substrate. Vertical cracking is also evident in this location.



To the first floor, 3no. dormer windows are present along the main roof on the front elevation. The dormers have pitched roofs with clay tiled finish matching the main roof covering and decorative timber fascia boards. The main roof soffit and fascia's stop at either side of the dormers with an extended fascia infill.

The render/ pargeting to the front elevation has a series of cracks particularly around window and door openings along the full extent of the elevation.

There is also evidence of damp penetration in the location of a number of the cracks leading to blistering of the render and painting.



A timber framed porch with a plain clay tiled pitched roof is located over one of the entrances to no.4 Church Close. The porch has various ornate features including decorative timber fascia's and surrounds and a carved timber figure within the opening above the entrance. 3no. timber posts extend from concrete plinths at ground level to support the porch.



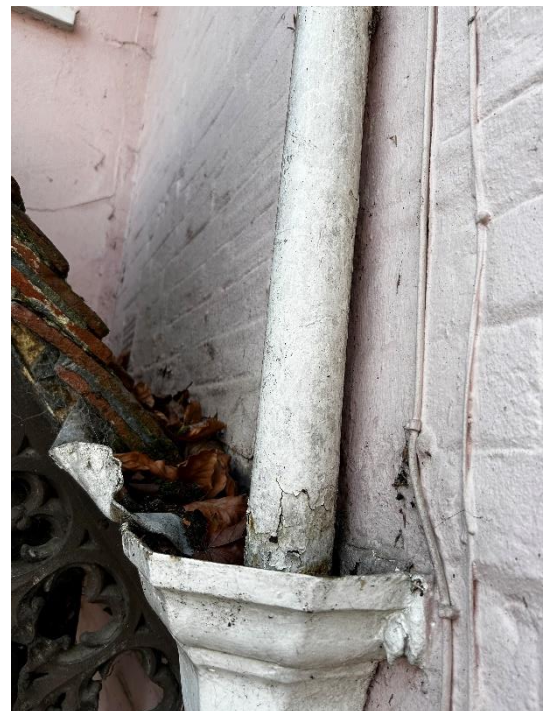
The level of the porch fails away considerably from the main house with subsequent gaps having been filled in the past.

The timber generally shows signs of weathering and the front LH post is decayed at low level potentially as a result of rising damp through the plinth below.

The timber fascia's are in a fairly poor condition with sections damaged or missing generally.

The posts are of different design and therefore it is assumed that they have been replaced at various points during repairs.

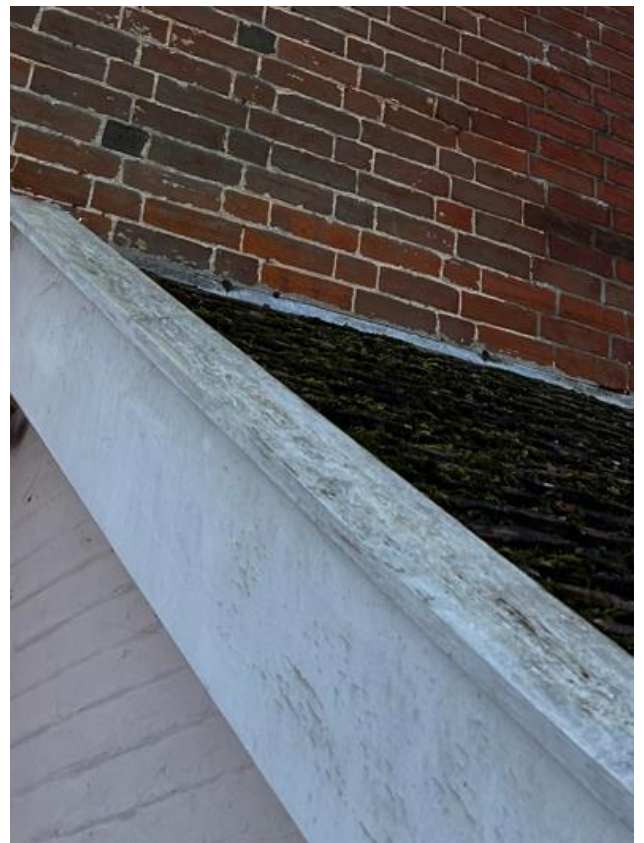
A lead lined valley gutter is located between the RH side of the porch and the brickwork to the main house. This extends and terminates into the rainwater downpipe adjacent. The gutter is blocked with leaves and debris.





A single storey brick built projection is located at the RH end of the property with a mono-pitch roof. The projection contains a bin store and gas meters are located within. The painted surface to the brickwork is failing and there is a build up of debris behind the blown paint.

The flashing along the head of the roof appears inadequate and the roof covering itself is covered with a heavy layer of moss.



Rear Elevation of Main House

The rear elevation consists of facing brickwork of varying ages and conditions. A further chimney stack is visible from the rear.

A small section of the building is visible from the rear with a flat roof. This section contains a staircase.

The brickwork is generally in a fair condition with signs of previously infilled openings and repairs.

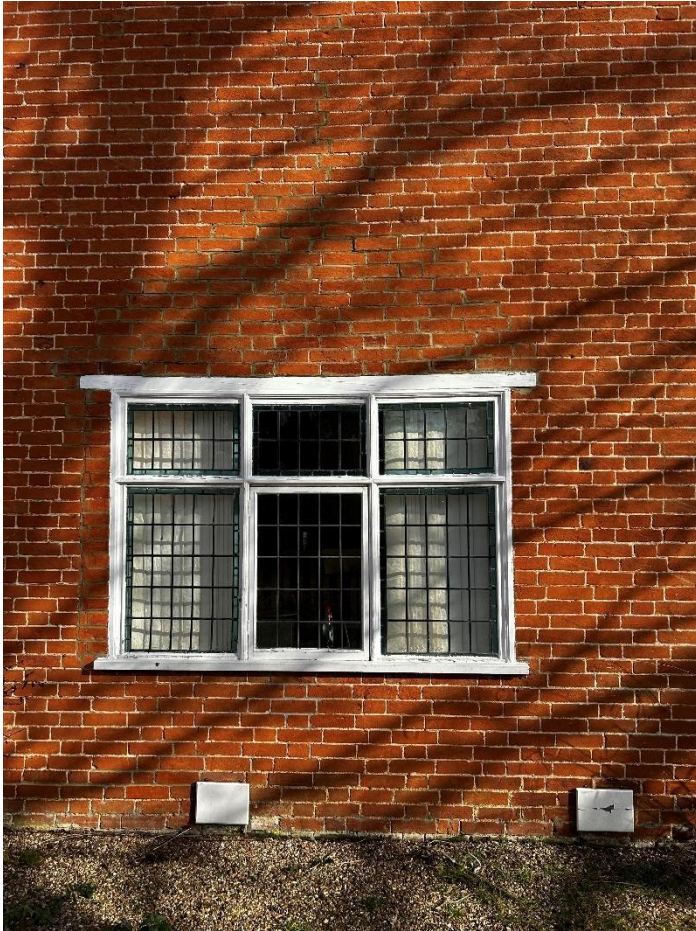
The inspection runs from left to right.



Stone heads are present over a number of windows and arched brick courses are also present in various locations. Where the building has been extended, the brick coursing has not been toothed in and the mortar joints therefore do not run continuously. However, there is no sign of recent movement in this location.

The brickwork at the head of the parapet to the section of flat roof is spalling and showing signs of generally damp penetration. This may indicate that the coping stones above require replacement.





To the gable facing towards the LH end of the rear elevation, a repair has been carried out above the ground floor window. This type of repair is generally made when a lintel has failed over a window.

The brick coursing and in particular the vertical mortar joints in this location are also generally out of line.

Staining is evident around a number of the rainwater pipes and below joints to the guttering indicating failing or blocked rainwater goods.

A dormer window with a double hipped roof (and central valley) is located on the rear elevation serving the first floor. The condition of the roof appears to be in keeping with the main roof.





To the RH end of the rear elevation, the façade is rendered with several cracks evident across the rendered surface.

Cracking is particularly evident around the windows and doors at ground floor level.



Side Elevation of Main House (LH when facing front)



The side elevation to the right-hand end of the main house is comprised of facing brickwork. Vegetation is evident at high level around the rainwater guttering and downpipe at high level.

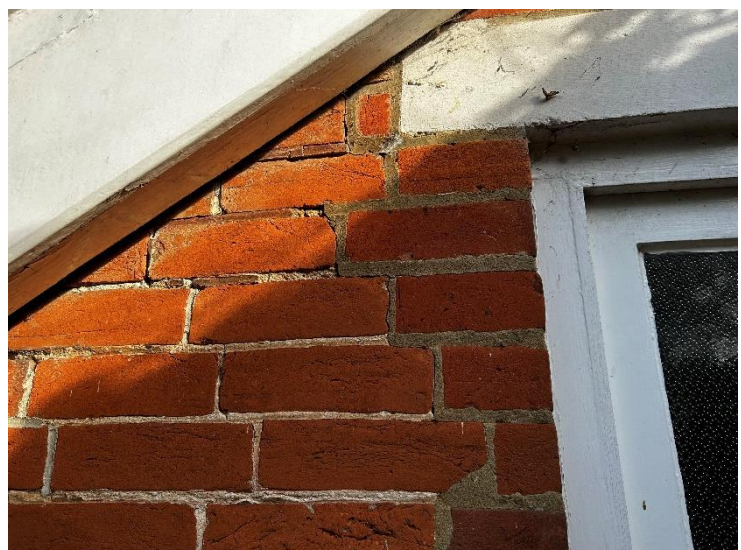
Previous repairs have been carried out above the ground floor window to the bathroom of flat 4.

The brickwork at low level is generally spalling with a number of faces blown.

Water storage tanks are located on this elevation. The purpose of these tanks is unknown.



Vegetation also continues along the head of both adjacent gates and up the face of the brickwork.



To the LH side of the doorway to flat 4, the brickwork there is stepped cracking and loose mortar.

Side Elevation of Main House (RH when facing front)

The elevation facing Church Lane is generally rendered with a pargeted finish. At first floor level the property extends outwards with two recessed below either side of a chimney breast.



A series of horizontal and vertical cracks are evident across the whole of the elevation. These do not appear to be recent cracks and are assumed to be historic.





Main Roof & Chimneys

The main roof appears to be in fair condition although there are a few tiles that have slipped or are missing. A full roof inspection is advised to ascertain the condition of the tiles, flashings etc.



The chimneys to the main building are generally brick built with octagonal stacks rising from a brick plinth at roof level. Lead flashings and soakers are located at the base of each chimney. The stacks appear to be in good condition although pointing is failing in some locations.

The chimney located above the gable to the RH end of the main elevation appears to list slightly towards the building. There are no signs of recent movement. There is also heavy staining and dampness evident below the chimney to the full height of the elevation.



The chimney at the LH end (facing the front elevation) also appears to be listing towards the main roof although this does not appear to be recent movement.

There are also several spalling bricks although these are infrequent across all chimneys. The presence of chimney caps and the current function of the chimneys is not known.

The fascia's and soffits to the perimeter of the main house are generally in a poor condition and are showing signs of rot throughout.



Windows & Doors

The windows and doors to the main property vary considerably in style, age, construction and condition. The styles appear to differ where the building has previously been extended.

The windows and doors are all generally timber framed with single glazing throughout. A number of the windows appear to be original with lead lined glazing. There do not appear to be any broken panes of glass but the windows and doors show signs of weathering and require preparation and redecoration throughout. It is anticipated that some of the cills will require cutting out and replacement as a result of water ingress where general maintenance and redecoration has not been carried out.

7. Condition of the Main House - Internal

For reporting purposes, we have referred to the internal areas of all 4no. properties as a whole.

Ground & Upper Floors

The ground floors appear to be a combination of ground bearing and suspended timber construction. The ground floors are generally firm underfoot with no evidence of movement or deflection. Minor undulation was present but this is to be expected with a property of this age. Floor coverings were a combination of vinyl flooring, tiling and carpeting. No floor coverings were lifted during the inspection.

The upper floors are all of suspended timber construction. The floors show signs of previous movement and are generally out of level throughout. However, there was no evidence of recent movement. Floor coverings were a combination of vinyl flooring, tiling and carpeting. No floor coverings were lifted during the inspection.

Ceilings

The ceilings at both levels are plastered with exposed timber structural sections. The timber sections generally appear to be in reasonable condition. In some locations the timber sections have been painted or white washed.

The ceilings show signs of historic cracks that have subsequently been repaired.





There is evidence of water ingress within flat 4 adjacent to the timber porch above the entrance door. It is not apparent whether this is connected to porch and blocked valley gutter adjacent.



The ceiling within the kitchen to no. 4 is generally uneven and showing signs of historic cracking.



The bedroom ceiling at first floor level in no.1 has a sizeable crack running between the wall and down stand beam. The crack runs parallel to the side elevation.



Further signs of historic cracking are evident generally across the ceilings and ground and first floor level. These do not appear to be recent.

Internal Walls & Partitions

The internal walls and partitions are a combination of plastered timber framed and rendered brickwork. Generally, the partitions and walls appear to be in a reasonable condition considering the age of the property and subsequent additions.

The wall between the kitchen and bathroom to no. 4 shows signs of vertical cracking extending behind the tiling and bathroom cabinet.



Internal Walls & Partitions

The internal walls and partitions are a combination of plastered timber framed and rendered brickwork. Generally, the partitions and walls appear to be in a reasonable condition considering the age of the property and subsequent additions.



To the RH side of the entrance door to no.1, there is evidence of rising damp. This may be in relation to the external brick-built porch.



At first floor level in no.1, the external wall shows historic cracking and potential water ingress likely as a result of the failing rainwater down pipe externally.

Generally the partitions and walls show signs of minor movement, although this does not appear to be recent. General wear is evident throughout but is not excessive given the age of the property.

8. Condition of the Garage/ Store - External

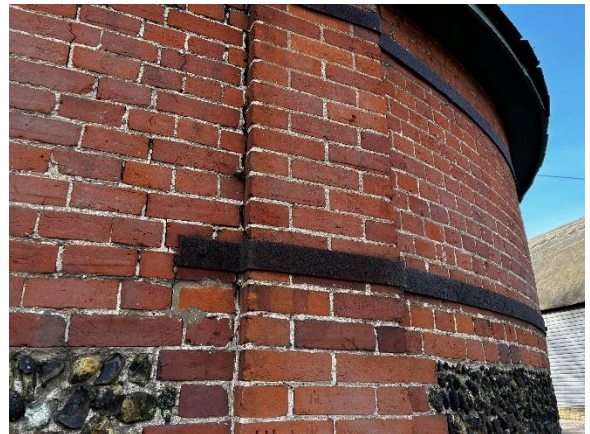


The garage/ store building is single storey with a combination of solid brickwork and flint stone walling.

The building has a pitched slate roof with gable ends and a curved section on the corner of the road junction.



The curved section of wall has two steel straps that have been installed to prevent further movement to the brickwork and flint stone wall. Previous movement has been repaired but still sits prominently.



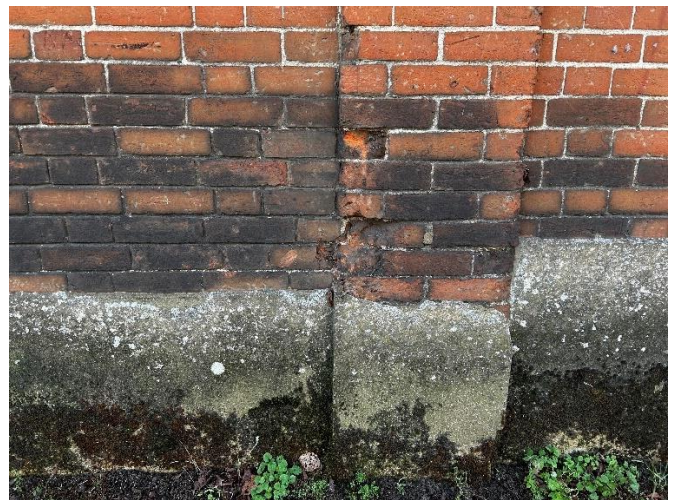
Vertical cracking is evident in the corner between the facing brickwork and the brick pier to the LH end of the curved wall.



A utility cabinet is located adjacent to the wall facing the road. The wall is suffering from extension water damage and moss growth where water transfers from the cabinet.



Generally, the wall has suffered from the transfer of water from the highway along with general traffic. As a result, the mortar joints and a number of bricks are worn. A render plinth has been installed at low level.





There is a section of brickwork facing the road that has been laid in an unconventional way. The reason for this is unclear but it appears to be an infill section of brickwork. A number of the bricks are worn and spalling, particularly at low level.



The slate roof to the garage/ store appears to be in a reasonable condition. There are a number of slipped slates that require refitting or replacement. The ridge line has also dropped slightly on the return section parallel to the driveway.



The joints between the ridge tiles has also deteriorated and, as a result water has reached the timber structure below.

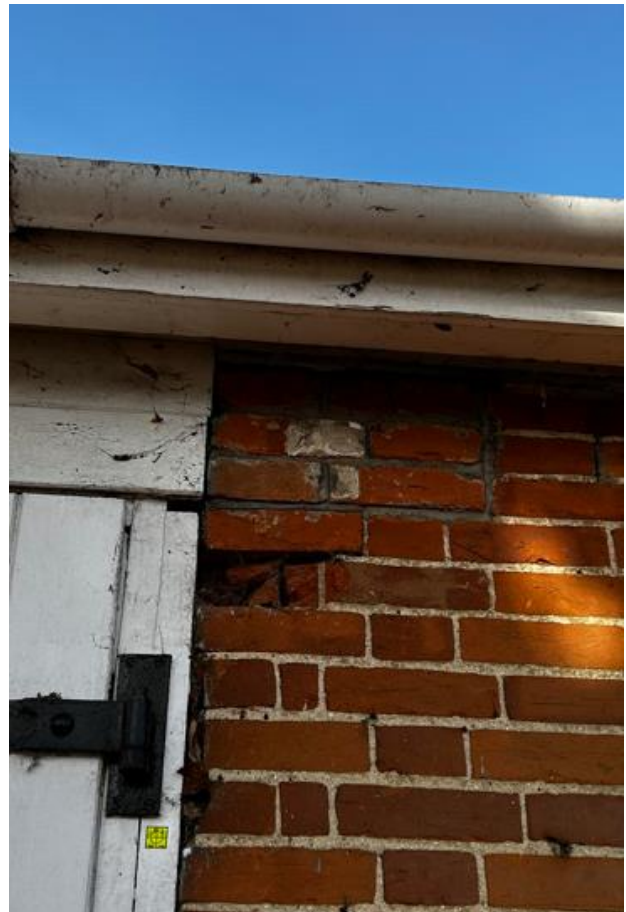


There does not appear to be significant damage. This issue is apparent along the full length of the ridge to the whole of the garage/ store.

There is also a section of the ridge line along the roof running parallel with Lower Street that appears to have dipped.



The brickwork and flint stonework to the garage/ store on the elevations facing the main house and driveway is generally in a reasonable condition with only individual damage or missing bricks / flints.



A section of flashing is missing at the juncture of the roof and brickwork on the internal corner of the 'L' shaped garage/ store block.



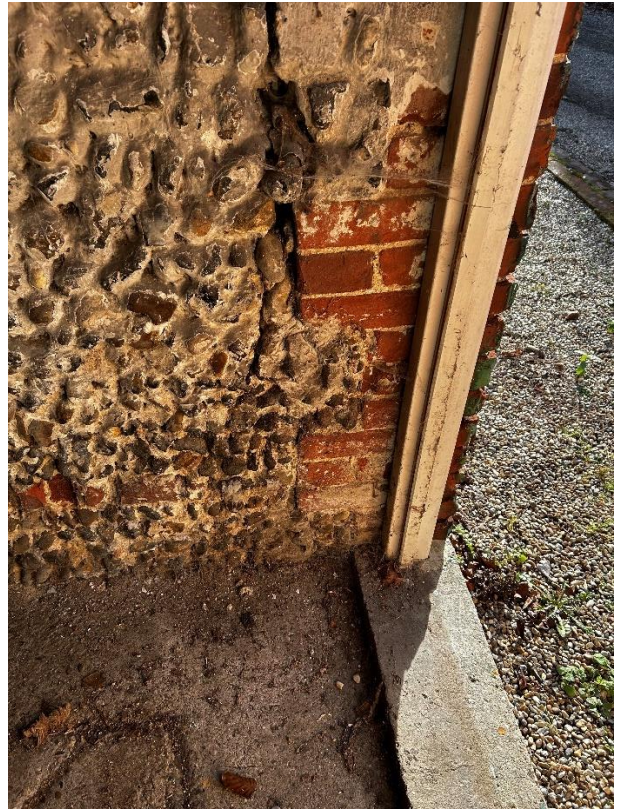
9. Condition of the Garage/ Store - Internal

The garage and stores (where accessible) were noted as having exposed timber roof structures with slates fixed to timber battens. The walls were a combination of painted brickwork and exposed brick and flint stones.

The floors were a combination of concrete hardstanding's and bare earth. No significant issues were noted to the floors although the majority of these were covered with stored items.

The walls were generally worn and there were a few cracks noted. These were primarily located in the store closest to the main entrance gate to the property and were located adjacent to a former opening that had been infilled and also adjacent to the entrance door to the store.





10. External Areas

The main entrance driveway has a shingle finish with brick edging around a central lawn. Raised beds and planted areas are located around the boundary of the site. 3no. large trees are located on the lawn area. The brick edging to the lawn is generally worn and broken as a result of vehicles mounted the brickwork.

A flint stone wall with brick piers runs along the boundary shared with Church Lane. The wall is pitching towards the footpath.



Timber rail fencing and gates are located at the entrance to the property with established hedges at either side.

A timber fence with arris rails runs along the boundary shared with the adjacent property.

The rear garden consists of an area of shingle and an established but overgrown lawn. A substantial tree and well-established plants and hedges are located around the garden.



11. Conclusion

The property is in a reasonable condition given its age. There are a number of relatively minor defects that require attention. The more notable defects are as follows: -

- Rising damp in particular to the LH end of the property (when viewed from the front).
- Spalling brickwork and recessed mortar joints generally.
- Rotten and deteriorated fascia's and soffits.
- Poor condition of decoration to windows and doors.
- Pitching of porch to no.4 entrance door.
- Failing of joints to ridge tiles along garage / store.

We would recommend that further inspections are carried out as follows: -

- Services installations.
- Drainage systems.
- Roof coverings.
- Chimneys and flues.
- Asbestos survey.

APPENDIX A

Photo sheets (12no. pages)