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THE SCHOOL HOUSE
CRENDON ROAD
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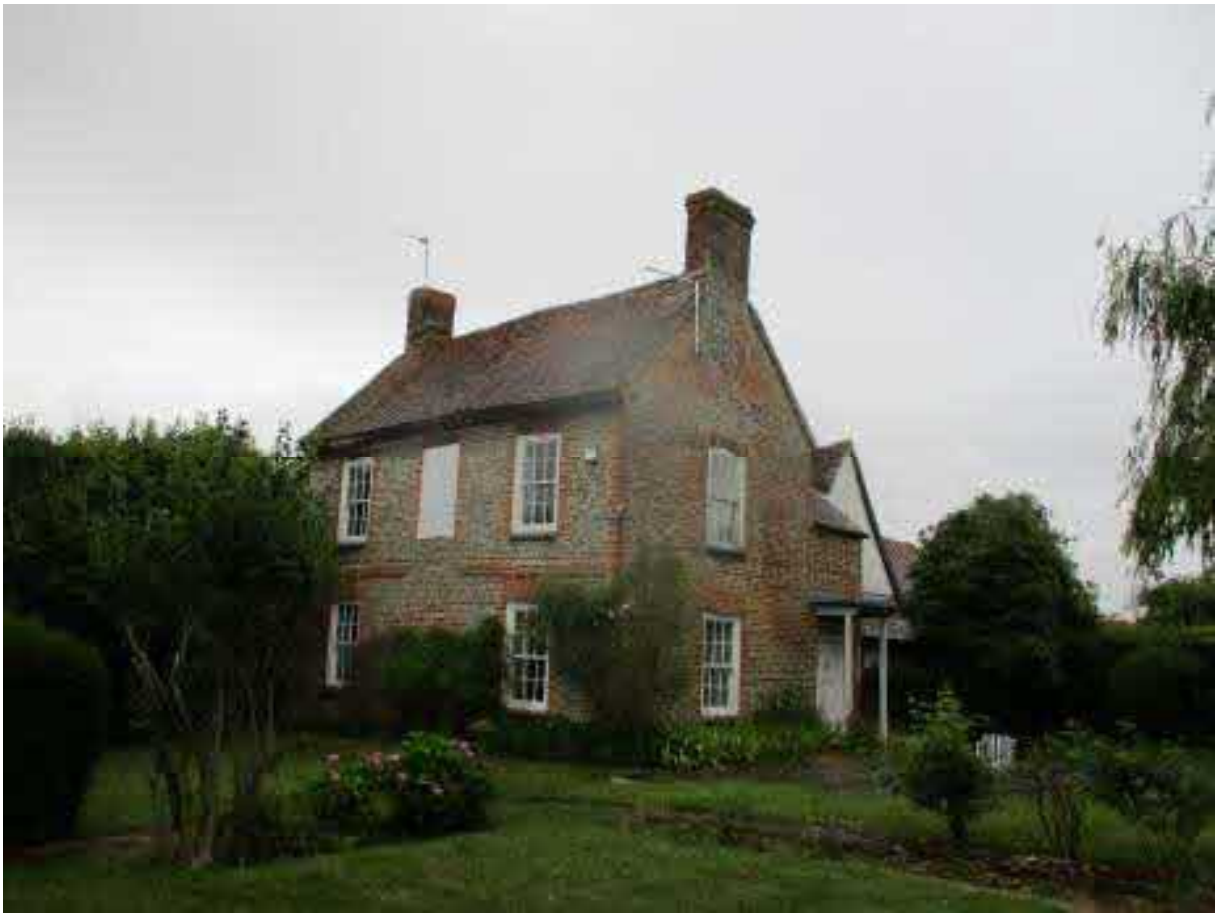
HP18 9HE



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Mr T & Mrs S Heron
Riverside House
Waterstock
Oxfordshire
OX33 1JT

PE/WK 23/452
27 July 2023

Dear Mr and Mrs Heron

Building Survey –
The School House, Crendon Road, Shabbington, Bucks HP18 9HE

We write further to our recent letter when we confirmed your intention for us to proceed with an examination of the above property with a view to submitting our report thereon concerning the general repair and structural condition.

We confirm that we carried out our inspection on Friday 14 July 2023 and now have pleasure in reporting all in accordance with our Standard Conditions of Engagement for Building Surveys as attached to the end of this report (and as sent under previous cover).

The property was unoccupied, although partly furnished, including fitted floor coverings laid throughout. The vendor was not present and as such, we were unaccompanied during our examination.

The weather at the time of our examination was dull and overcast with consistent light rain.

Unless specifically stated otherwise, all directions given within this report are as facing the front elevation of the property from the driveway.

GENERAL

The property comprises a semi-detached two storey house, the front section being approximately 250 years old, with an older rear section dating back 300-350 years.

The building was previously the school, with the attached rear building being more of the original school. The front section was accommodation for the head teacher.

GENERAL (continued)

The property is listed for its architectural and historic interest and as such, there will be significant limitations with regard to alterations to the existing building fabric.

The property has not been updated or modernised for a considerable period of time and as such requires quite significant capital investment to refurbish.

ACCOMMODATION This is summarised for reference purposes as follows:

Ground Floor Front living room, entrance hallway, WC, dining room, kitchen and boiler room.

First Floor (Accessed via two separate staircases). Front right hand bedroom, front left hand bedroom, right hand walk in wardrobe, rear right hand bedroom, bathroom and rear left hand bedroom.

Outside Narrow driveway and concrete path to the front, with formal gardens to the front right hand side, detached garage/store, old outside toilet and store and small area of hardstanding to the left hand side.

SITE The property is located within the centre of the village which offers limited facilities.

The property itself is not in an area which is noted as being at flood risk by the Environment Agency, although roads leading to Shabbington are subject to very regular flooding through winter, which can limit the available roads to access the property.

The property is accessed via a relatively narrow driveway with a timber five bar gate, with a crossover onto the main road.

The remaining frontage is screened by a timber post and panel fence, with timber panelled gateway leading to a path.

The fence is in quite a poor state of repair, with one panel having recently been replaced.

SITE (continued)

The crossover to the driveway has a macadam surface leading to pea shingle, although the edge of the driveway is not supported and as such, the lawns are creeping over the driveway making it more narrow.

There is a privet hedge to the left hand side which has been reasonably well pruned. Your legal adviser should check for ownership of this boundary.

The driveway continues towards the detached garage (see Outbuildings later). The driveway becomes overgrown with a relatively modern close boarded fence to the left hand side, together with a timber pole for incoming electrical supplies.

We note beneath the wall and extending out from the front of the garage, there are remnants of a brick wall. We have not checked Land Registry details, although is it possible that this may have been the alignment of the original boundary.

The fence steps towards the front right hand corner, returning back to the privet hedge.

To the left hand side of the property there is an area of broken and uneven concrete with two brick outhouses. Rainwater is directed towards a gully to the left hand side of the house, although the gully itself is blocked.

The concrete surfaces return around to the kitchen entrance door towards the rear left hand side of the property. In our opinion the concrete surfaces require lifting and replacing and consideration should be given to falls and surface water drainage.

To the rear left hand side there is a stone wall which had an opening through it at one time, which has been bricked up.

Whilst there is some vegetation growing from the surfaces of the wall, it remains stable, although where the solid wall abuts the external wall of the property, this can lead to moisture transfer into the external walls, increasing the risk of dampness internally (see Dampness later).

The formal gardens are to the right hand side. These are mainly laid to lawn with various trees providing screening, although willow trees to the right hand side have been cut back and these are reshooting.

SITE (continued)

As previously mentioned, the fence to the front is in quite a poor state.

To the right hand side, the boundary is formed by a neighbouring building. The gable wall to this building has then been screened by trees which have been planted, although we would suggest that these are reduced or significantly controlled together with the nearby willow trees to prevent possible foundation damage to the right hand neighbouring house.

It is possible the right hand property was built in grounds originally owned by the School House.

To the rear of this house there is a low level rendered and brick wall with trellis above.

Returning to the far right hand side there is the flank wall of the neighbouring building and then a rubble stone wall which is partially collapsed. This is starting to be rebuilt, although using a sand cement mortar, whereas lime mortars would be preferable and are more durable.

The current vendor has a small compost area at this point which is enclosed with corrugated iron sheeting.

Along the right hand boundary the rubble wall continues, although again is in a state of collapse in places with disintegrating timber fence placed along its head.

You should obtain details of the ownership of this wall so that you can budget for its reinstatement accordingly.

To the far rear right hand corner there is a further willow tree, the roots of which are likely to be responsible for some of the damage to the wall.

Along the rear boundary there is a mixed species hedge with chicken wire along the bottom. It is likely that the wire has been added to keep a pet in the garden.

There are rose beds within the garden with a very large willow tree centrally.

The willow tree is approximately 13 metres from the building, whereas the recommended distance for this type of tree is 40m from buildings.

SITE (continued)

There are the remnants of a concrete path which ran around the front of the property, returning to the right hand side where there is a flagstone patio with granite kerb edging and then canopy providing limited protection to the main right hand front entrance.

The patio area is lifted and misaligned with weeds growing through the surface.

There is a further planter outside the right hand side elevation of the property which requires clearing and the hedge cutting away from the roofline and gutters.

The gardens generally require clearing and tidying and driveway and parking arrangements widening and improving.

The driveway is concealed by a further mixed species hedge including lilac and a large laurel, although in our opinion the large laurel is too close to the external walls of the building and should be removed.

FOUNDATIONS

We have not carried out any excavations to ascertain the exact nature of the foundations or the substrata beneath the property, however we have checked for any telltale evidence of deficiency.

From our experience the substrata is clay based. Clay soils are shrinkable and this shrinkage which occurs in dry weather can be accelerated by moisture extraction from large trees, hedges and shrubs which are allowed to grow in close proximity to walls.

As previously mentioned, we would suggest that such vegetation is cleared and substantially reduced.

(We have been involved with a subsidence claim in the past for a property directly opposite this).

A building of this age is likely to have relatively shallow foundations.

It is likely the foundations would be brick or stone, extending typically to a maximum of 600mm or 2 feet beneath ground level.

FOUNDATIONS (continued)

Modern Building Regulations would now require foundations to be a minimum of 1 meter or 3 feet 3 in clay subsoils.

There is various evidence where there has been slight distortion of the building over the years and as such, it is quite likely that there has been some seasonal movement in the past, noted by the misalignment in ground floor window openings externally, in particular towards the front right hand side of the property.

The walls have been largely repointed using a lime mortar, which does help to allow seasonal movement without causing cracking, which would occur more readily through rigid sand cement.

Where the building has been altered and added to towards the rear left hand side, there are no signs of any significant differential movement, although again foundations are likely to be relatively shallow by modern day standards.

The building however could still be subject to future seasonal movement, although the reduction in vegetation close to the building should reduce such incidents.

We note there is some evidence of cracking internally, which also aligns with movement noted on the outside.

DAMP PROOF COURSE/DAMPNESS

Damp Proof Course

It is highly unlikely that the building would have been built with a damp proof course incorporated into the walls.

The use of lime mortars and plasters allows the walls to breathe and as such, it would have originally been intended that any dampness rising through the walls would have dissipated to either the internal or external atmosphere without accumulating.

When carrying out refurbishment, consideration should be given to the continued use of traditional building materials to prevent dampness becoming more of a problem.

<u>When clearing the borders to the outside and the hardstanding towards the rear left hand side, the ground level should also be reduced.</u>

DAMP PROOF COURSE/DAMPNESS (continued)

Damp Proof Course (continued)

The original rule of thumb was to allow two courses of brickwork beneath internal floor level and the external ground level. This is so that rainwater splashing from the ground does not saturate the walls above the internal floor level and as such, reduces the risk of dampness showing at this point.

We note the walls around the right hand main entrance porch have been reconstructed using sand and cement with a moder damp proof course built into the base of these.

The right hand elevation of the dining room is rendered down to ground level and as such, moisture could become trapped behind the render or wicked up through the ground behind the render, leading to further dampness internally.

Paintwork and render to external solid walls needs to be maintained quite meticulously, as this can trap moisture behind it, leading to an increased risk of internal damp penetration with moisture drawn up behind loose render and also in through the cracks in the surface of render or blistered paintwork.

Dampness

We continued our examination of the external walls internally to check for any signs of rising or penetrating dampness.

Whilst we used an electronic moisture meter internally, there are various areas where there is very obvious damp staining.

Significant dampness is noted throughout the ground floor walls including internal partitions.

As mentioned, it is highly unlikely that these would contain any damp proof course.

Where the external wall thicknesses are reduced in the dining room and living room, dampness is penetrating through the thin masonry beneath the window openings.

The older section of the building to the rear which has more slender walls at first floor level will be more susceptible to dampness and as such, the external wall condition needs to be kept in good order and regularly maintained.

DAMP PROOF COURSE/DAMPNESS (continued)

Dampness (continued)

In the first instance to reduce dampness we would suggest ground level and external render are attended to.

Damp affected plaster will require replacement and hydrated salts can attract further moisture.

Condensation

There is no evidence of any significant condensation problems having affected the property. We would point out that in a building of this age, insulation levels are very poor, although currently draughts are also very prominent. As such, the building is very well ventilated and this helps to reduce internal humidity.

With future refurbishment, consideration should be given to ensuring that the building is adequately heated and ventilation maintained to reduce internal humidity and allow air circulation through the house.

Modern Building Regulations when updating the building require mechanical extraction in areas of high humidity such as kitchens and bathrooms.

CONSTRUCTION GENERALLY

The original property towards the rear is of stone and timber framed construction with brick infill panels.

The front section of the building which is a later extension is of solid brick construction.

There are pitched and clay tiled roof slopes, with a combination of cast iron, steel and plastic rainwater goods.

Elevations are fitted with a combination of softwood casement and sash windows.

Where the property has seen some refurbishment in the past, solid concrete floors have been added at ground floor level to the older section of the building, with a suspended timber floor at ground floor level to the front addition.

CONSTRUCTION GENERALLY (continued)

The first floor is of suspended timber nature throughout and internal partitions are a combination of masonry and timber studwork.

Services to the property are somewhat dated, although there is a gas fired central heating and hot water system via propane cylinder.

The property requires a complete and substantial refurbishment, although the size of the plot does leave scope for further enlargement, subject to planning consent.

We would point out that there are certain limitations with the older solid walling and when one purchases a property of this age, style and form of construction one has to accept these limitations which cannot be removed without total rebuilding.

MAIN ROOFS

The main roofs are of a pitched and clay tiled nature.

The nature of the roof coverings would suggest that these have been stripped and re-covered, although still some considerable time ago.

Clay used in the tiles is a natural product and itself is porous. As such, the clay will absorb moisture, which can lead to a gradual breakdown in the surface of the tiles through ‘delamination’. This is where the surface of the tile becomes detached via moisture expanding as it freezes.

As such, there is likely to be an ongoing requirement for maintenance of the roof slopes, although the rate at which the tiles deteriorate is dependent on frequency and harshness of future winters.

For ease of reference we would discuss the elevations individually as follows:

Front Elevation

The main front elevation slopes front to back with corbelled brick eaves line to provide support to the eaves.

The roof undulates somewhat where timbers have sunk in the past and we note there are a few missing and frost damaged tiles to the surface.

MAIN ROOFS (continued)

Front Elevation (continued)

However, the roof is in a condition where it should not affect water resistance.

The ridge line along the roof undulates, although there are no missing or displaced tiles.

Left Hand Elevation

To the front left hand side there is a gable with corbelled brick and mortar pointing to the verge overhang. This is a relatively traditional detail and in satisfactory condition.

Linking the rear of the front main roof is part of the older original building. This has a clay tiled roof although it undulates quite significantly where timbers have sagged and distorted over the years.

Whilst there is moss forming on the roof coverings, there is no evidence of missing tiles, although we are unable to see the valley connection between the rear elevation and the front main roof and this left hand side roof.

There is then a further gable wall with timber barge rafters supporting heavy mortar fillet to the verge overhang.

The verge is starting to become frost damaged towards the rear left hand side, although at the present time remains in place.

The verge is pointed with sand cement mortar, which is in-keeping with the age of the re-roofing, which we suspect is around 40 to 60 years ago.

We are unable to see the rear slope of the gable wall, although to the front side it has a duo pitch where the building has been extended out towards the front in the past.

There are no missing or displaced tiles, although the mortar fillet providing the seal against the external wall is quite weathered with a heavy moss covering. This is forming due to the gutters above leaking.

The mortar fillet has then been over covered with lead flashing further down. This is likely due to water penetration at this point in the past, although again the water penetration is likely due to rain splashing back from the surfaces of the tiles and causing saturation to the solid brickwork.

MAIN ROOFS (continued)

Left Hand Elevation (continued)

To the rear left hand side, the exposed rafter feet have been sealed between with chicken wire (usually used to prevent birds and vermin entering).

Right Hand Elevation

The front right hand side again is of a traditional gable overhang. There is some weak and missing pointing to the verge to the rear side of the chimney which should be replaced, as this could be an ingress point for birds and insects.

The roof behind this linking through to the older section of the building has been extended down to a lower eaves line.

Whilst the roof undulates, there are no missing or displaced tiles.

Mortar and a tiled fillet is formed to the rear side of the front main building, although there is no gutter to the roof above and as such, rain is splashing back against the wall, which could lead to dampness internally.

To the rear right hand side there is a gable end with the rear face facing to the neighbouring property.

The barge rafter is badly rotted beneath the verge and the mortar is falling away.

The barge rafter requires replacement and the verge detail repointing.

Beneath this there is a lean-to roof which is likely to be an extension out from the original gable wall. This has a plain clay tiled roof to it with a modern lead flashing above.

It is likely the lead flashing was added due to water splashing from the lack of gutter from the roof above, causing dampness inside.

The lead flashing is somewhat out of keeping with the age of the building, which was constructed before leadwork would have been used.

MAIN ROOFS (continued)

Rear Elevation

We were unable to access the main rear elevation which abuts the rear buildings. (We believe that this was originally part of the same building being the school buildings to the rear of the school house).

The rear elevation of the front main roof has a pair of rooflights to the right hand side. The framework to this is deteriorating, although the lead upstand is relatively modern.

The valley interconnection wanders slightly and is not straight and there is one displaced tile which is allowing moss and debris to back up behind it. This should be removed and replaced.

Chimneys

The building is of an age where it would originally have been heated by open fireplaces.

As such, there remains a number of chimneys serving the property, although if chimneys are not maintained or used, these can also lead to damp penetration.

Where the chimneys are no longer required, as the building is listed, their removal is unlikely to be permitted. You should consider capping the head of the chimneys properly to prevent rooks, rain or other debris from entering the chimney flues.

The front main building has chimneys extending up from both gable ends.

The brickwork to the right hand side is weathered and bulging slightly with open mortar joints. This requires some remedial attention and repointing.

We would also suggest at this time that the mortar flashings between the chimney and the roof coverings are checked and replaced where cracked with new lime mortar.

The top courses of the left hand chimney have been rebuilt in red engineering brick, probably at the same time as the roof was recovered. (This chimney has been covered with chicken wire to keep birds out.)

The tiled mortar fillet providing the flashing is starting to deteriorate with open joints and requires remedial attention.

MAIN ROOFS (continued)

Chimneys (continued)

Centrally there is a brick built chimney with tiled haunches with a lead flashing above. The chimney has been rebuilt above the roof coverings using second-hand stock bricks. This remains in a satisfactory structural order.

None of the chimneys contain damp proof courses in them and as such, there is a risk of dampness being drawn down through the porous brickwork during periods of prolonged wet weather.

As mentioned, if the open flues are not required, the top of the chimneys should be capped.

Rainwater Goods

The rainwater gutters to the eaves perimeter are generally in poor condition.

There are leaking joints and unions, areas where gutters are missing to the right hand side, gutters to the front which are hung too low beneath the eaves line allowing rainwater to miss them and the discharge points are also poor and likely blocked.

We would advise that the gutters should be updated generally throughout and that you make allowance for the insertion of new downpipes and soakaways within the grounds to allow the rainwater to drain away to.

Due to the listed status of the property, the gutters and downpipes should not be replaced with plastic. (Aluminium cast effect are available and normally accepted, but the local authority should be consulted.)

Roof Voids

We continued our examination of the roofs internally.

At ground floor level to the right hand side the lean-to roof which has been extended outwards has a plaster lining to the underside of the rafters. It is highly unlikely that this would be insulated.

There is some damp staining centrally, although this is dry and may be from before the lead flashing was added above.

MAIN ROOFS (continued)

Roof Voids (continued)

We note the junction between the head of the plastered lining and the original external wall has been sealed with expanding foam. This should be improved.

At first floor level the rear left hand bathroom is built partially into the roof void with slopes to the front and rear.

The lath and plaster bulges and is loose in several places, although there are no signs of damp staining to suggest that there are any roof leaks.

There is however dampness around the head of the chimney breast in the rear left hand bedroom off of the bathroom, this is due to the lack of damp proof course in the chimney as previously mentioned.

The rear right hand side has a hatch into a roof void accessed from the second floor.

At this point the roof structure is exposed where it has been strengthened in the past.

We note that the roof coverings have no underfelt beneath them and as such, there is no secondary membrane to provide protection.

Whilst this helps greatly with ventilation, it can lead to fine snow being driven back underneath the tiles, or if tiles become displaced direct water penetration. There is however no sign of this presently. (Displaced tiles will lead to rain penetration.)

The ceiling to the bedroom is insulated with fibreglass and then covered with boarding.

We note there is a small section which is under felted, which runs down towards the rear neighbouring property, although we also note there is an opening in this through to the neighbour's roof. <u>This should be closed off with reinforced rockwool to provide a fire barrier between the two properties at this point.</u>

To the left hand side, we note there is some soot staining to timbers used in the roof. This is not consistent along their length and as such, would suggest it is likely that these timbers have been salvaged from a building which was fire damaged and then reused.

MAIN ROOFS (continued)

Roof Voids (continued)

Whilst the roof void has not been formally converted, there is plaster lining to the underside of the rafters. However it is unlikely as previously mentioned, that these would be insulated.

We note there is a further rooflight set into the roof to the rear right hand side. This is of single glazed softwood nature, although it is not leaking.

We note there is significant water seeping down through the chimney breasts. The plasterwork and lining paper is losing adhesion.

We also note that the purlin to the front left hand side and rear right hand side have failed and been repaired in the past. To the right hand side this is a repair effected by a steel plate being coach bolted through the existing timber. To the front left hand side the repair is of a much more ancient nature, although the timber has softened where built into the chimney breast. This is likely to require a section of the purlin cutting back, with a new section of timber scarfed in.

MAIN WALLS

The building is of mixed age with the older section of the building to the rear.

We note that this is largely timber framed and would originally have had wattle and daub panels between, as can be seen in the roof void over the rear bedroom.

When bricks became more widely available and affordable, the wattle and daub would have been replaced with brickwork between the original timber framework.

As the timber framework can shrink and swell depending on weather conditions, this can lead to occasional gaps forming between the brickwork and timber framework.

The slender walls can be more susceptible to damp penetration and rely wholly on their external condition for weather resistance.

MAIN WALLS (continued)

The more modern section of the building to the front which we believe is still in excess of 150 years old, is quite likely to have timber backing lintels behind the brick arches externally and as such, these can be subject to decay and increased risk of insect infestation if subject to dampness.

For ease of reference, we would discuss the external elevations individually as follows:

Front Elevation

The main front elevation is of solid brickwork with burnt headers.

The foundation wall at lower level is of stone nature and thickened slightly.

There are modern concrete tiles which have been used to form sills to the windows, although to the left hand side these are broken, which may be due to frost damage where water is leaking from the gutters above.

There is a string course of brickwork to the elevation, although this not consistent all the way across and as such, it is quite possible that there may have been a door opening centrally which has been removed and infilled.

There are wedged brick heads to the window openings, although these have dropped slightly.

Where the eaves has been repaired above the left hand first floor window, whilst there are no signs of structural movement, the repair is unsightly and of poor quality.

Ideally this requires a small section of the roof to be stripped back so that the eaves detail can be reformed before the gutters are then replaced and realigned.

There remains some open gaps above the window head at this point, where the repair has not been completely effective.

The elevation has been repointed using a lime based mortar.

Whilst there are no signs of structural movement, the misalignment in the window heads to the left hand side would suggest it is quite likely that timber lintels behind had rotted in the past.

MAIN WALLS (continued)

Front Elevation (continued)

It is quite likely that the glazed bricks would be 'snapped headers'. The wall at this point is noted to be 315mm thick and a such, it is quite likely that there is a solid single brick wall behind, with the burnt headers and corner quoins added as a detail.

The burnt headers are formed where bricks nearest the heat source in the kiln have sand start to turn to glass.

To the left hand side there is a solid brick wall with a tiled sill and crittall window with timber lintel above.

The ground level requires adjusting at this point and we note water is ponding inside the gully which has been formed for the rainwater. However the gully at the base is also leaking and frost has damaged the brickwork where the toilet has overflowed for a considerable period of time.

The lintel over the WC window is rotten and failing and requires cutting out and replacement and the ivy which is starting to grow up the wall should be removed.

Left Hand Elevation The gable wall to the main building is of solid brickwork built up above a stone foundation base.

There are two window openings and whilst frames remain, the sills have been removed and the openings bricked up.

The base of the frame to the first floor window has rotted and requires replacement.

These windows could be reinstated if required.

There are cast iron vents at low level which are intended to provide ventilation to the floor void and should be kept open.

There is slight staining to the brickwork in the rear corner, which is likely to be from the fireplace. The staining is due to chemicals from the soot seeping through the brickwork where the chimney is unlined.

To the front left hand corner there is some very minor cracking where there has been some movement in the past.

MAIN WALLS (continued)

Left Hand Elevation (continued)

This is relatively minor, although we draw your attention to our comments with regard to the possibility of seasonal movement and also the removal of the laurel hedge which is established close by and which increases the risk of movement.

The left hand elevation of the kitchen is of a brick built nature with stonework at ground floor level.

The timber framework is exposed at first floor level forming a truss to the gable end, although it is quite likely that the timberwork originally continued further downwards. It is quite possible that the brickwork has been added at a much later time and that any exposed timbers which were deteriorating were removed and replaced.

The infill between the timber framework at first floor level is only of a half brick thick nature.

We note there is render above, which is likely to face up a timber lintel. However, the sand cement mortar can itself trap moisture behind it and as such, we would suggest that this is carefully removed so the condition of the hidden timber behind can be assessed.

There is a straight line joint where the utility boiler room has been added to the side.

Whilst there is some localised frost damage to the brickwork, there are no other signs of structural deficiency.

The arched head over the crittall window remains sound with no signs of settlement.

There is no opening with the vertical joint to suggest that there has been any differential movement between the two sections of building.

The rear left hand corner of the front section of the building has been rendered, originally in lime, which is in poor condition, and then patch repaired in sand and cement. This, again, is starting to fail due to frost damage. This will require re-rendering in lime render.

MAIN WALLS (continued)

Right Hand Elevation

The right hand elevation of the main building again is of a gable end with wedged brick heads above the ground floor window and a curved arch to the first floor.

Both of these have dropped and become distorted.

<u>The ground floor requires propping, so the brickwork can be removed and replaced with purpose made bricks.</u>

There are however no signs of progressive movement. As such, it is quite possible that timber backing lintels have been replaced.

This wall is noted as being of a much more significant thickness and as such, it is possible that the wall was originally stonework which has then been faced with brickwork externally.

There are however no signs of cracking or bulging to suggest that if brickwork was added to the surface, that this is moving away from the wall behind.

There is a further straight line joint where the entrance porch has been added.

As previously mentioned, there is a modern damp proof course at low level which would suggest that this is a later addition, although the door frame and door have obviously been reused.

Beyond this the building is again of a slender timber framed nature, although has been covered with a sand cement render.

The render is cracked in several places, which is likely to allow moisture to be drawn in behind. This can lead to unseen damage to concealed timber framework behind and as such, whilst it is likely the render was added to try and reduce damp penetration from driving rain, it should have been replaced in lime mortar to allow the wall to breathe.

At ground floor level there is a combination of render and heavy paint build up to stonework.

The render continues down to ground level and as such, this will allow moisture to be wicked back up through the building.

MAIN WALLS (continued)

Right Hand Elevation (continued)

Where the gutters have failed and water is running down the wall, this is leading to saturation of the window and masonry beneath.

Towards the far rear right hand corner, there is open pointing which requires repair once the vegetation has been cut back.

You could consider carefully removing the render from the whole of this elevation to expose the surfaces behind, although a significant provisional sum should be allowed for repairs and reinstatement once the render is removed.

Internal Surfaces of External Walls

The walls are finished with a lime based plaster throughout.

There is significant debonding to this and in places it is held in position by the lining paper.

As part of refurbishment we would suggest that you allow for complete replastering throughout, although would suggest that this is undertaken using a lime plaster to allow the walls to breathe.

The beam running front to back through the front living room has a post beneath it to the front elevation, although as previously mentioned, we suspect that there may have been an entrance door to the right hand side of this and as such, the line which appears as a post may be the remnants of a partition wall which ran front to back beneath this beam, sub dividing the room.

To the rear right hand corner, the wall is chamfered as it is to the left hand side. It is likely that this is a fireplace behind the bureau to the right hand side, although the fireplace remains to the left hand side. It would appear that the fireplace has not been used for a considerable period of time, with ply boarding fitted over the face of the fireplace.

To the left hand side of the living room there is a built in cupboard and shelves, which is where the window has been infilled.

There is a further cupboard built into the front left hand corner. The walls at this point are obviously much more slender and therefore could be subject to damp ingress from outside.

MAIN WALLS (continued)

Internal Surfaces of External Walls (continued)

We note the ply panelling to the window infill externally is starting to decay.

There is cracking beneath the window seat to the front right hand side, which again would suggest there has been some slight seasonal movement, although this is not significant and when replastering, we would suggest that the crack behind is repaired.

The timber beam running side to side supporting the floor joist runs into the window head and as such is supported on the timber lintels.

The cracking through the reveal would suggest that there has been slight settlement beneath the lintels and as such, we would recommend that the plaster is carefully removed, so that the condition of the reveals can be assessed and restitched back in.

The right hand external wall of the dining room again is of a relatively substantial thickness, although reduced to half a brick thickness into the window seat positions.

There is significant dampness, in particular to the rear right hand side, which is being saturated by the leaking gutter.

Where skirtings are fixed to these walls and the walls are damp, the skirtings themselves are starting to decay.

We note there is a dresser built into the wall to the rear left hand corner.

The external wall of the kitchen has become significantly damp. There is a large timber lintel over the window opening, although there are no signs of deflection in this.

The dampness to the front left hand side is likely to be caused by the constantly dripping overflow from above, causing saturation to the wall and also the render panel trapping moisture behind it externally.

The dampness in the walls is causing the tiling to blow from the surface.

MAIN WALLS (continued)

Internal Surfaces of External Walls (continued)

At first floor level there is a further infilled window opening to the left hand side of the front left hand bedroom. There is further debonding to plasterwork noted throughout, although there are no signs of any significant water penetration.

There is cracking to the left hand side of the window head, although as previously mentioned, the verge line requires repair externally.

There is a further cupboard built into the wall, significantly reducing the overall thickness.

The chamfered corner to the rear left hand side would originally have had a fireplace to heat the room.

The front right hand bedroom again has a built in cupboard to the right hand side, although the window opening adjacent still exists.

There is further debonding to plasterwork generally and damp penetration through the sill of the right hand sliding sash.

The left hand external wall of the corridor is only half a brick thick. This is part of the older original building which is timber framed.

The framework is exposed externally, although where rain is splashing back from the roof coverings against the vertical sections of the timber, this is starting to decay.

We are also concerned with regard to the render which has been used externally as to what this has been used to conceal. <u>This should be carefully removed so the material and condition behind can be assessed.</u>

As mentioned, these walls would originally have been wattle and daub.

Within the right hand walk in wardrobe there is solid in situ plaster which remains firm, although there is some damp staining just beneath the eaves line, which is currently dry.

The external wall of the rear right hand bedroom is again of timber framework with a half brick skin and then external render.

MAIN WALLS (continued)

Internal Surfaces of External Walls (continued)

There is significant cracking and bulging of the wall to the rear side of the window.

The lead flashing which has recently been introduced to the rear is starting to lose adhesion and we are also concerned as to the reason why the elevation has been rendered.

The plasterwork requires replacement from the inside and as mentioned, we would suggest that the external render is carefully removed to ensure that there are no decaying structural timbers behind.

There is very slight distortion of the new window framework which would suggest there has been some recent movement.

The external wall of the bathroom has the exposed timber internally, although with a heavy paint build up. This is a tie beam which ties the truss together.

The walls above this reduce to a half brick thickness and whilst there is some slight cracking between this and the timber framework, this is not unusual and is caused by shrinkage and swelling of the timber.

The same detail is replicated to the outside wall of the rear left hand bedroom and again there is some slight cracking where there has been movement by shrinkage and swelling.

The older window frame has a very heavy frame to it, although the crittall windows themselves are deteriorating and poorly fitting.

INTERNAL PARTITIONS

The rear wall of the front ground floor living room is built in a thickness of the external wall, although is an internal partition where the building joins through to the older rear original cottages.

As previously mentioned, we believe that this room was originally sub divided and we also note where the bookcase is built into the wall to the rear left hand side, there is evidence that this was a further door opening.

INTERNAL PARTITIONS (continued)

There is however no sign of structural instability in this partition.

There is a part timber framed partition with the timbers exposed to the side of the staircase, with a lath and plaster infill.

The partition wall between the entrance hallway and the dining room is quite likely to have originally been an external wall before the front section of the building was added.

This is of relatively slender construction with timber framework, although the framework is largely encapsulated by plaster.

There is significant dampness in the foundation walls which have been plastered and painted over, trapping and manifesting the dampness.

The left hand side has a large inglenook fireplace which is likely to have been the original fireplace to provide for both heat and cooking.

The fireplace is now currently redundant with a modern brick hearth and feature lighting.

The timber beam over the fireplace opening in our opinion is not original and has been replaced.

The rear partition wall is the party wall through to the cottages behind.

Where there is a vertical crack to the rear right hand side, we note that there is a hollowness to the infill and as such, it is quite likely that there was a door opening at this point through to the buildings behind, which were part of the original school development.

<u>This requires improvement and in its current form is likely to provide very poor sound insulation.</u>

The partition wall to the rear side of the fireplace is of brick and stone construction. Whilst there is rising dampness through this, there are no other signs of structural instability.

We note there was an opening to the rear side where there is a concrete plinth on the floor. It is quite likely that the old gas boiler used the chimney breast as a flue terminal.

INTERNAL PARTITIONS (continued)

The wall between the kitchen and boiler room would again originally have been an external wall built in brick and stone.

Again there are no signs of structural instability in this, although there is significant rising dampness.

The partition enclosing the rear staircase is of timber frame with lath and plaster.

At first floor level the partition wall between the front bay of the building and the rear old section is of substantial nature, continuing up to the underside of the roof. This remains stable.

The two bedrooms are then sub divided with timber stud partition supported on the floor and beam beneath. There are however no signs of settlement of this to suggest the support is inadequate.

There is a small cupboard built into the side of the chimney breast to the right hand side of the partition.

As previously mentioned, the chamfered corners would originally have had fireplaces within them.

The walk in dressing room off the landing is of lath and plaster construction and whilst there is some loose plasterwork, it remains structurally sound.

The partition wall between the staircase and rear right hand bedroom we believe would originally have been an external wall.

There is further timber framework to the left hand partition wall and again it is possible that this may have been an original external wall.

The surface of the built in timber to the left hand partition has been worked with a rough surface so that it could be over plastered.

There are no signs of instability in these, although there is some general debonding of plasterwork.

There is a built in deep wardrobe to the rear, where there are further exposed timbers to the party wall behind.

INTERNAL PARTITIONS (continued)

There are no signs of instability in this, although there is some damaged plasterwork.

It is possible that the wardrobes were partially added at this point to help with sound insulation to the adjoining cottages.

The bathroom and rear left hand bedroom have been sub divided with a more modern and very slender timber stud partition with plasterboard lining.

This is satisfactory for its purpose, although has settled very slightly historically on the concealed floor structure.

There is a further lath and plaster partition around the rear staircase, although the inner staircase side of this partition has a more modern lining to it, rather than lath and plaster.

FLOORS

Ground Floor

The front section of the building has a suspended timber floor.

Whilst there are vents noted on the left hand side, those to the right hand side are likely to be concealed by the vegetation.

There is a fitted carpet covering internally and whilst this in itself is worn, we found no signs of any significant deflection to suggest that there is any structural deficiency in the concealed joists.

There is likely to be solid hearths to the fireplaces.

It is highly unlikely the floor would be insulated.

We would suggest when replacing the carpets, that precautionary timber treatment works are carried out and that you ensure that air vents on the outside walls are exposed and then kept open and clear through to the floor void.

The vents were intended to allow any damp or condensation to dry out naturally, rather than manifest itself.

The entrance hallway has a quarry tile finish to it. It is likely that this was installed around 100 years ago. When testing the surface, dampness was noted and as such, it is highly unlikely that there is any membrane beneath.

FLOORS (continued)

Ground Floor (continued)

This is not normally a problem as long as the floor can breathe and as such, it should not be covered with membranes such as sheet vinyl.

Beneath the rug, which is fitted to the floor, we note there is evidence of some loose tiles.

Running through to the left hand toilet, there is a brick floor. Whilst the surface is worn, it remains serviceable, although again it is damp.

The toilet has a sloping and uneven solid floor with water damaged carpets and significant dampness to the perimeter. The surface was also found to be damp beneath the carpet.

We have not lifted the carpet, although suspect it is possible that there is an old flagstone floor laid on a dirt sub base, and as such there is no formal floor.

There is a brick threshold and a step down to the dining room.

The dining room has a relatively uniform floor with an old sheet linoleum finish. Such vinyl may contain asbestos.

The floor is sound and reasonably level, although when tested, high levels of moisture were still recorded beneath the vinyl. This is possible condensation sweating beneath the sheet material.

However, whilst it is quite likely that this is a modern concrete slab which has been added, there are no obvious signs of a membrane. If a membrane was laid beneath, it would not be linked to the external walls and as such, dampness rising would be driven towards the external perimeter, causing further dampness to show in the walls where they abut.

There is a step down to the kitchen with a timber threshold. The timber threshold is slightly loose.

The kitchen floor is again of a relatively modern concrete nature with a step down with a cut out to the entrance door. This would suggest to us that these floors have been added over the original floor, subsequently raising the floor level.

Again, dampness was noted and the vinyl is badly worn.

FLOORS (continued)

Ground Floor (continued)

The floor in the boiler room is of bare concrete nature, again with dampness. This floor is sound, although the timber threshold between this floor and the kitchen has rotted away.

First Floor and Staircase

There are two staircases to the first floor.

The stair from the kitchen is of a very aged nature.

The bottom tread has rotted and failed and the other steps are wearing. We expect that this staircase has not been in regular use for some time.

The stain will require refurbishment to bring it back into use.

The door at the base of the stairs is binding and no longer closing. (It was quite traditional for doors to be fitted at the base of the stairs so that heat from the fireplaces was not lost upstairs during the day).

There is a further door at the base of the staircase in the front entrance hallway.

This staircase has been heavily repaired and strengthened from the underside, although we are not able to enter the understair cupboard due to the amount of items within.

The strings to the stairs have been formed in separate pieces which were originally supported from the underside.

There is slight deflection in the stair, although not significant.

There is an old handrail to the right hand side of the stairs when ascending, and a modern mop stick fitted to a timber batten to the left hand side.

The stair has then been extended with winders leading around to the front section of the building.

There are old wide floorboards with joists running front to back.

The floors have sagged with significant deflection.

FLOORS (continued)

First Floor and Staircase (continued)

This could be improved by lifting the floorboards, screwing ply to the joists to strengthen and create a diaphragm across the floor, before, for maintaining character, the old floorboards are then refixed back over the surface.

You could also consider at this time packing the ply lining so that the floor becomes levelled.

There are steps down to the rear right hand bedroom.

This floor sags with significant deflection, although there are exposed timbers beneath.

The floor floorboards are noted in the cupboard as running side to side and as such, the joists would run front to back.

The bathroom is accessed off the staircase. Timbers have been fitted over the opening through the wall with brick capping around the head of this chimney breast, although these brickettes are loose and require bedding down.

The floor to the bathroom and rear left hand bedroom has sagged quite significantly.

There is a smooth surface beneath the carpet in the bathroom which would suggest this is likely to be hardboard beneath the thin carpet.

Joists again run front to back, there are however a number of loose floorboards beneath the carpets.

First floors generally require refurbishment to strengthen the joists and improve loose and damaged floorboards.

Second Floor and Staircase

As mentioned the second floor is not formally converted and should only really be used for storage.

There is a timber staircase with a carpet covering and no handrail. The balustrade towards the top section is open.

The staircase does however remain stable with a door at its base to prevent heat being lost to the roof void area.

TIMBER GENERALLY

In a building of this age, unless there is documented evidence of previous timber treatment works, we would strongly advise that you consider having precautionary timber treatment carried out to safeguard your investment.

In particular the ground floor timbers would be susceptible to damp and decay and as such, treatment works should be carried out before re-covering.

Whilst there is evidence of insect infestation in roof timbers where these are accessible, we found no obvious signs of 'frass' to suggest that insect infestation is still live and active.

If there is any documented evidence of timber treatment, we would be pleased to review this if forwarded to us. Any warranty should be assigned to you.

The lack of underfelt and therefore the high levels of ventilation do help reduce the likelihood of damp and decay forming.

As mentioned, the first floor would benefit from strengthening as part of refurbishment.

DOORS AND WINDOWS

External Doors

The main entrance door to the right hand side is of horizontal timber boarded nature with a fixed light above.

There is a timber box lock to the inside, although this is not working. There is a further deadlock with internal bolts and a further deadlock fitted further down.

There are black painted studs to the outside face of the door, together with a doorknocker.

There is a relatively modern door sill with weather bar and copper draught strip fitted to the door frame. The door is in working order and is secured internally with a Suffolk latch.

There is a very heavy paint build up on the door and it would benefit from being stripped and redecorated.

The left hand rear kitchen door is again of an old timber panelled nature with rim-lock, security bolt, internal bolts, letter flap and cylinder lock.

DOORS AND WINDOWS (continued)

External Doors (continued)

The door is working although the sill outside is starting to decay.

Where the letter plate has been cut through the door, water is sitting on the top edge of this which is causing the timber to rot. The door and frame also have a very heavy paint build up which could be stripped back.

The frame historically has been splice repaired and there is a timber panel fitted over the base of the door outside, which would suggest that there is further damage to the outside face. The door is however working.

Windows

Windows to the property are of quite a mixed age with a number which have been replaced.

We note the following require attention:

1. Three sliding sashes to the front living room are all relatively modern single glazed softwood. Whilst these are working, the softwood boxes externally are starting to decay and require repair and redecoration.

2. The right hand casement (when viewing from inside of the dining room) is seized or fixed shut.

3. The Georgian casement (to the left hand side when looking outwards from the dining room) is a fixed Georgian glazed unit and whilst relatively modern, the leaking gutters are causing softening and decay to the frame and sill, which has also led to the glass cracking.

4. The kitchen has a Georgian glazed casement. The window however has been sealed and painted shut.

5. The boiler room has a crittall window fitted to it with casement and fanlight. Neither of these would open.

6. The ground floor toilet has a relatively modern critttall window, although, again, this has been sealed shut with a fanlight and casement screwed shut and then painted over.

DOORS AND WINDOWS (continued)

Windows (continued)

7. The front right hand bedroom has a pair of relatively modern timber framed single glazed sash windows, although these would benefit from redecoration. The right hand sash is decaying through the sill and base of the box. This is allowing water to leak in underneath it. The sash is also loose and rattles.

8. The rear right hand bedroom has a modern prefinished casement window with single glazing, prefinished surfaces and friction hinge with a multipoint lock. The window is draught stripped and in good working order. However there has been some slight movement around the window opening, which has distorted the sub frame, lining and window board.

9. The left hand side of the landing has a relatively modern softwood glazed casement window which is in working order.

10. The first floor bathroom has a crittall window with leaded lights. We note that the bathroom window is binding and this has led to a pane of glass breaking and there is further cracked glass due to corrosion in the frame between the rear bedroom and bathroom.

11. The casement in the bedroom does open, although the frame to this is corroding quite badly.

12. At second floor level there are two rooflights. Whilst there are no signs of these leaking, the frame externally is starting to decay and deteriorate and as such, these require overhauling.

One should bear in mind with the external joinery the listed status of the property, and as such, double glazing would not normally be permitted.

<u>Allowance should be made for general refurbishment of windows.</u>

DOORS AND WINDOWS (continued)

Internal Doors

There is a timber panelled door which has been rehung on T hinges between the entrance hallway and the living room. This is binding badly and will not close. The bottom hinge is very loose.

The toilet has a timber panelled door, the door is swollen and will not close.

The door at the base of the staircase has a Suffolk latch fitted to it. This door will work, although requires encouragement. There is an old timber bolt on the inside, although this is painted over and seized; the door generally has a heavy paint build up on the surface. The box lock has no key to it.

There is an old timber panelled door with a Suffolk latch through to the dining room from the entrance hallway. The door has twisted although will still work. Where there was previously a bolt fitted to the door, the keep still exists on the frame, although the lock has been removed and a steel plate fitted on the inside face.

There is a ledged and braced door with a Suffolk latch between the dining room and kitchen. This is a much more modern door with a pair of modern T hinges, although it is working.

The door between the kitchen and utility/boiler store is vertically boarded with a Suffolk latch. As mentioned, the sill has rotted away. The door is of a relatively modern nature, although again it is twisted with the bottom hinge failed where it has rusted away.

At first floor level the front right hand bedroom has a timber panelled door with a Suffolk latch with hooks on the inside. The door is twisted, although is working. There is a rim-lock to the inside, although the lock to this is seized with paint.

There is a flush timber panelled door with a lock fitted to it to the walk in wardrobe, although the door is not closing.

There are steps immediately inside the door to the rear right hand bedroom which can be a trip hazard. There is a rim-lock with latch fitted to the inside, although the door is binding badly and will not close.

DOORS AND WINDOWS (continued)

Internal Doors (continued)

The vertically boarded door to the base of the staircase has a budget catch fitted to it and is working, although again has a heavy paint build up.

The door between the staircase and the bathroom has a heavy paint build up and Suffolk latch with a bolt internally for privacy. The door is working, although the keep does not align with the bolt.

The door between the bathroom and rear left hand bedroom is a modern vertically boarded door with Suffolk latch. This is working, although the latch is slightly bent.

There is an older style door with a more modern rim-lock fitted at the head of the staircase to the rear. The door is working, although the Suffolk latch has broken away.

Allowance should be made for general improvements.

FINISHES, DECORATIONS AND FITTINGS

Finishes

The property is likely to require significant plaster repair or replastering as part of the refurbishment.

Lath and plaster ceilings are generally cracked, crazed, loose and live.

When carrying out works to the property, vibration is likely to cause further debonding of plasterwork, together with updates which are required to services and fittings, where walls will require re-lining to provide vertical surfaces for shower enclosures and such like.

There is significant dampness at ground floor level and as such it is likely the property will require near, if not complete, replastering as part of its refurbishment.

FINISHES, DECORATIONS AND FITTINGS (continued)

Decorations

The property requires complete internal and external redecoration, together with allowance made for repairs to external roof level joinery, windows and external doors.

If external walls are re-rendered in lime, they should be coloured with natural lime wash.

Fittings

The kitchen has a 1930s style built in kitchen offering very poor level of storage and facility by modern day standards.

The kitchen requires complete refurbishment.

The utility/boiler cupboard could be updated and improved to be used for other storage or as a more formal utility room.

Whilst the dining room has a large open fireplace, this is no longer in use. It could be brought back into use, although the flue would need to be opened and cleared to ensure it is free of obstruction and a new dog basket installed for the fire.

The front entrance hallway has timber panelling to the sides, although this is likely to mask dampness behind.

The front living room has built in cupboards within the left and right hand walls. These are satisfactory for their purpose, although the doors require slight easing, most likely due to the paint build up.

There is a relatively modern fireplace to the rear left hand corner, although this is obviously not currently in use.

The fireplace to the rear right hand corner has been removed and currently there is a bureau placed in front.

The door opening to the left hand side of the beam has been utilised as a bookshelf.

The ground floor toilet has a very old corner wash hand basin and floor mounted pan with wall mounted cistern. The cistern is Bakelite which is an asbestos based product.

FINISHES, DECORATIONS AND FITTINGS (continued)

Fittings (continued)

The cistern is leaking onto the floor and the staining beneath the basin would suggest that there has been a leak on the basin in the past, although the wall is also becoming saturated externally where water ponds around the gully.

The overflow from the toilet cistern is constantly dripping.

There is a cupboard underneath the staircase which is extensively used, although the plaster surfaces require repair.

The first floor front right hand bedroom has a built in cupboard to the right hand side wall and a seat beneath the window, although where the window is decaying, this is allowing water to seep in.

There is a fireplace to the rear corner, although this has not been used for a significant period of time and is retained for aesthetic purposes only. (This would have originally been the source of heat to the bedroom).

On the landing area there is a walk in wardrobe to the right hand side. Subject to drainage connections, this could possibly be utilised as a further wash room.

The front left hand bedroom has a recess where the window has been infilled, with a further built in cupboard to the side.

Again the cupboard door is binding quite badly and requires easing and freeing off from the heavy paint build up.

As mentioned, the chamfer in the rear corner would have originally been the fireplace.

The rear right hand bedroom has built in wardrobes. These are quite dated with doors which bind quite badly. The front right hand cupboard door as facing them is badly distorted.

The bathroom has a very dated cast iron bath which is badly stained. There is a floor mounted pan with a wall mounted cistern and wall mounted basin with poorly formed cupboard built in underneath it.

The wallpaper is stained and peeling from the walls.

FINISHES, DECORATIONS AND FITTINGS (continued)

Fittings (continued)

We would suggest that the bathroom is completely refurbished.

Where the pipes run through underneath the door threshold through to the rear bedroom, these are loose and as such vibrate when walking through the doorway.

SERVICES

We have excluded the specialist surveying and testing of service installations from the scope of our survey and report but from a cursory examination the following points were noted.

Propane gas is provided; you should enquire as to whether the cylinder is leased or owned.

We would suggest that the services are updated throughout the property.

The boiler is quite aged and the radiators in our opinion are quite likely to be undersized for the size of the property and the poor thermal performance which is likely to be offered.

The paintwork on the bathroom radiator is peeling badly, possibly where wet clothes have been hung over it, which has also affected the decorations behind.

The hot water cylinder is gravity fed from the tank immediately above it in the bathroom.

The enclosure to the cylinder is poor and the lack of head of water gives very poor flow rates to bath and basin.

It is likely that a new supply would be required to provide adequate and modern pressure levels, and then the system could be reverted to a mains pressurised one when refurbishing. This would mean that the cylinder and cold water tank could be removed.

The electrical installation throughout is dated and in our opinion quite inadequate in terms of number and position of sockets and switches.

SERVICES (continued)

The electrical distribution board is located in the built in cupboard where the window was to the left hand side of the living room, which also includes the incoming meter.

We would also strongly advise that an interlinked hard wired fire detection system is installed throughout, together with improved lighting.

DRAINAGE

We note adjacent to the kitchen that there is a painted soil and ventilation pipe. This is of a cement asbestos nature with cast iron downpipe and hopper adjacent.

This discharges into a gully, although the gully has been covered with vegetation.

There is a drainage chamber adjacent which is covered with moss, with a further drainage chamber outside the boiler room and one towards the front left hand corner of the house.

We lifted the first chamber at the base of the soil and ventilation pipe. At this point the drains are running clearly although there is slight splashing of deleterious material against the benching.

We then opened the next chamber outside the boiler room. The drains continue to run from front to back along the left hand side of the building, although at this point there are roots encroaching into the chamber, which are likely to be from the brambles growing adjacent.

We then lifted the cover to the front left hand side, where the drains continue to run towards the road. At this point there is significant root penetration within the chamber, which is partially blocked.

<u>The drains are likely to require cutting out to remove vegetation and relining, although a camera survey would need to be carried out first to ensure that there is no further damage to the clay pipes caused by the laurel which is growing over them.</u>

OUTBUILDINGS

There are two brick outbuildings to the left hand side. We suspect that these were originally outside toilets and may have been 'boys' and 'girls' for the school. These are falling into a state of dilapidation with doors which have rotted away.

The front one still has the cistern fitted to the wall with the flush pipe and has been used internally for birds nesting.

The door has completely gone, together with the soffit to the side.

The timbers built into the walls are rotting away.

These two buildings provide little benefit, although could be refurbished if required.

The garage to the left hand side is of rubble stone and brick construction with some timber boarding and pitched and tiled roof.

We note the apple tree is leaning over the roof which could displace the tiles.

There is a door opening to the front, although the doors have long since gone.

The roof is of cut nature with bitumen underfelt to the underside of the tiles.

The rear section has been used for storing coal for the fireplaces.

The pedestrian door to the side is rotten.

The garage does however offer dry storage, although we have not examined the flank elevation which forms the boundary, although the boarding is misaligned, it remains in place when viewed from the inside.

The building could possibly be converted to a detached studio.

CONCLUSIONS AND RECOMMENDATIONS

The property offers a lot of character, history and scope for improvement, although requires a significant budget to update, improve and possibly enlarge it.

The extent of refurbishment required would suggest it would not be able to be occupied whilst works are carried out.

CONCLUSIONS AND RECOMMENDATIONS

It is possible that as elements are uncovered, there will be further hidden issues exposed, and an adequate contingency fund should be allowed.

Whilst we would strongly advise you carefully read the full content of our report, for ease of reference we have highlighted some of the more significant items as follows.

These items should not be taken as a schedule of works for the property, however in respect of those items which relate to repairs, maintenance and improvements, we would recommend that you obtain quotations for the works before you commit to any purchase.

1. In our opinion, the concrete surfaces towards the rear left hand side of the property require lifting and replacing and consideration given to falls and surface water drainage. (Page 3)

2. Trees to the right hand side boundary should be reduced or significantly controlled. (Page 4)

3. You should obtain details regarding the ownership of the right hand boundary rubble wall so you can budget for its reinstatement. (Page 4)

4. In our opinion, the large laurel is too close to the external walls of the building and should be removed. (Page 5)

5. When clearing borders to the outside and the hardstanding towards the rear left hand side ground level should also be reduced. (Page 6)

6. We suggest ground levels and external render are attended to in the first instance to reduce dampness. (Page 8)

7. Chimneys require remedial attention/repointing and flashings checked. (Pages 10 & 12)

8. The barge rafter to the gable end, with the rear face facing the neighbouring property, requires replacement and the verge detail repointing. (Page 11)

9. To the rear elevation, the displaced tile to the valley interconnection should be removed and replaced. (Page 12)

10. Gutters should be updated generally throughout and allowance made for new downpipes and soakaways. (Page 13)

11. There is an opening through to the neighbour's roof in the roof void which should be closed off. (Page 14)

12. The purlins to the front left hand side and rear right hand side have failed and been repaired in the past. The repair to the front left hand side is of an ancient nature and this is likely to require a section of the purlin to be cut back and a new section of timber scarfed in. (Page 15)

CONCLUSIONS AND RECOMMENDATIONS (continued)

13. Where the eaves have been repaired above the left hand first floor window, the repair is unsightly and of poor quality. Ideally a small section of the roof should be stripped back and the eaves detail reformed. (Page 16)

14. Windows require attention. (Pages 17, 31 & 32)

15. The sand cement render above the infill between the timber framework at first floor level to the left hand elevation (which is likely to face up a timber lintel) could trap moisture behind it and we would suggest this is carefully removed and the timber behind assessed. (Page 18)

16. To the right hand elevation, the wedged brick heads above the ground floor window and a curved arch to the first floor have dropped and distorted. The ground floor requires propping so the brickwork can be removed and replaced with purpose made bricks. (Page 19)

17. Open pointing to the far rear right hand corner of the right hand elevation requires repair. (Page 20)

18. You could consider removing the render from the whole of the right hand elevation, although a significant provisional sum should be allowed for repairs and reinstatement. (Page 20)

19. Allowance should be made for complete replastering of internal wall surfaces using a lime plaster. (Pages 20, 23 & 34)

20. The timber beam running side to side supporting the floor joist runs into the window head and is supported on timber lintels. Cracking through the reveal suggests there has been slight settlement beneath the lintels. Plaster should be carefully removed and the condition of the reveals assessed and restitched back in. (Page 21)

21. The left hand external wall of the corridor at first floor level is part of the older original building. We are concerned with regard to the render externally and what this conceals. This should be carefully removed so the condition behind can be assessed. (Pages 22 & 23)

22. Where there used to be a door opening to the buildings behind at ground floor level, there is a hollowness to the infill. This requires improvement as it is likely to provide very poor sound insulation. (Page 24)

23. The staircase from the kitchen will require refurbishment. (Page 28)

24. Where first floors have sagged, this could be improved by lifting the floorboards, screwing ply to the joists to strengthen and creating a diaphragm across the floor. (Page 29)

CONCLUSIONS AND RECOMMENDATIONS (continued)

25. We would strongly advise that you consider having precautionary timber treatment carried out to safeguard your investment. (Page 30)

26) Allowance should be made for general improvements to internal doors. (Page 34)

27) The property requires complete internal and external redecoration, together with repairs to external roof level joinery, windows and external doors. (Page 35)

28) The kitchen and bathroom require complete refurbishment. (Pages 35 & 37)

29) Propane gas is provided and you should enquire whether the cylinder is leased or owned. (Page 37)

30) We suggest services are updated throughout the property. (Page 37)

31) The electrical installation is dated and, in our opinion, quite inadequate. (Page 37)

32) The drains are likely to require cutting out to remove vegetation and relining. A camera survey should first be carried out. (Page 38)

33) The apple tree leaning over the roof of the garage could displace tiles. (Page 39)

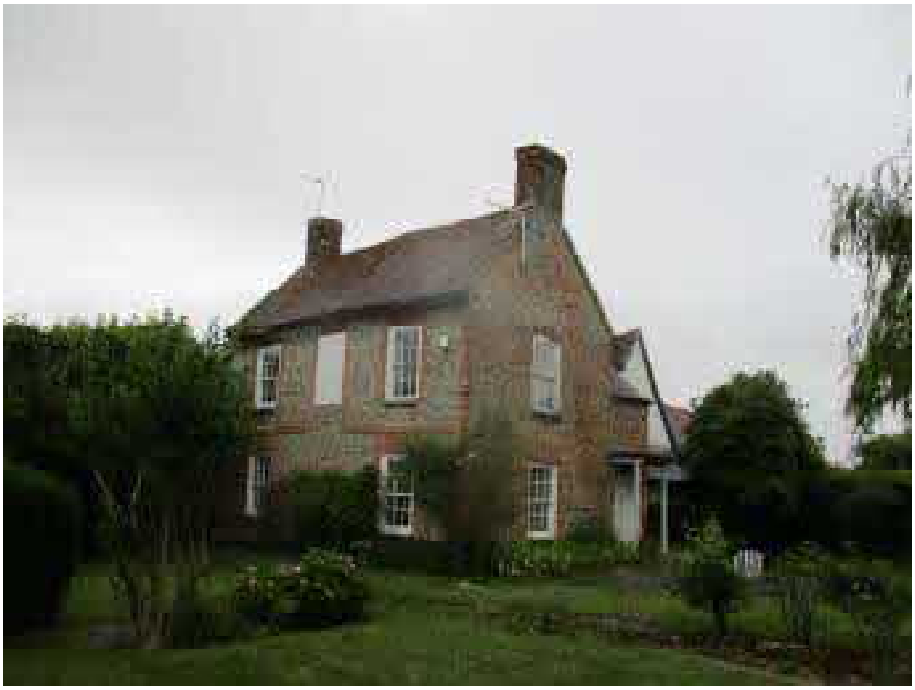
We have not inspected the woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defects.

This report has been prepared for the purposes of advising you personally and thus our liability does not extend to any third party.

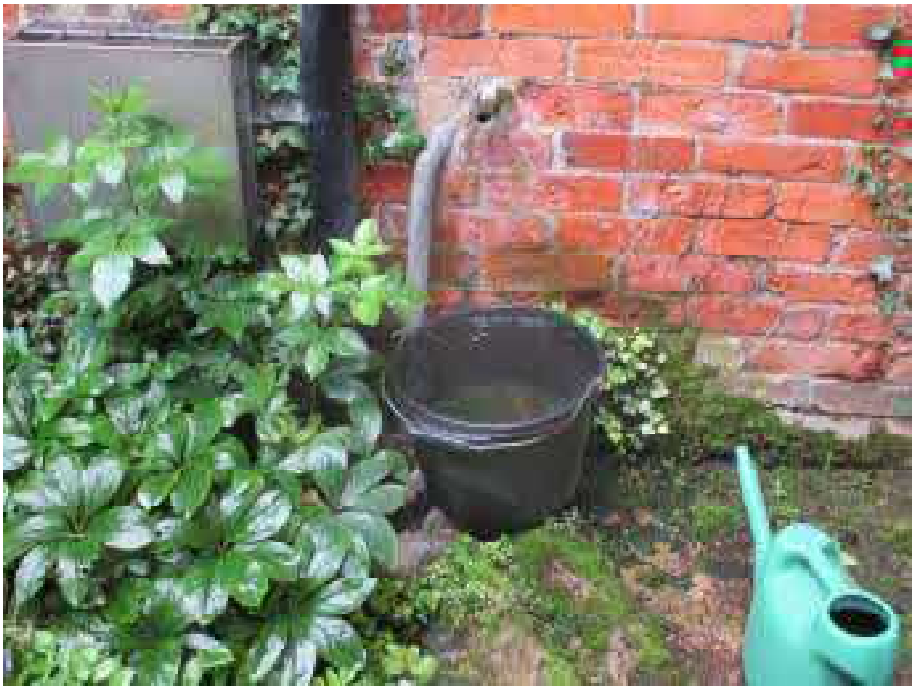
Should there be any further information or assistance you require, or should you wish to discuss the report, please do not hesitate to contact us.

Yours sincerely

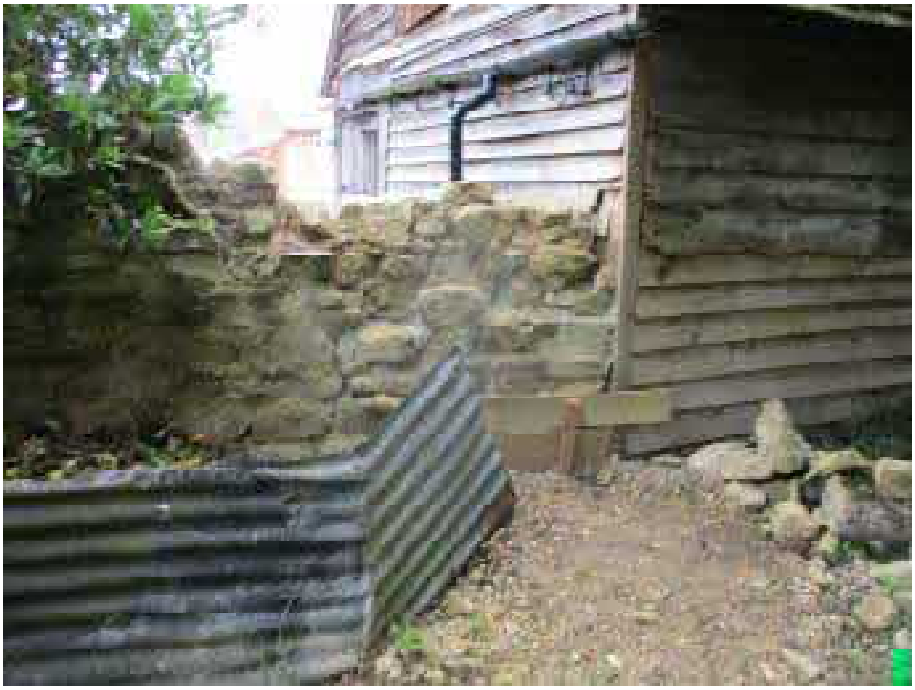
Philip Eades Dip (Surv) MRICS
Andrews Eades
Chartered Surveyors



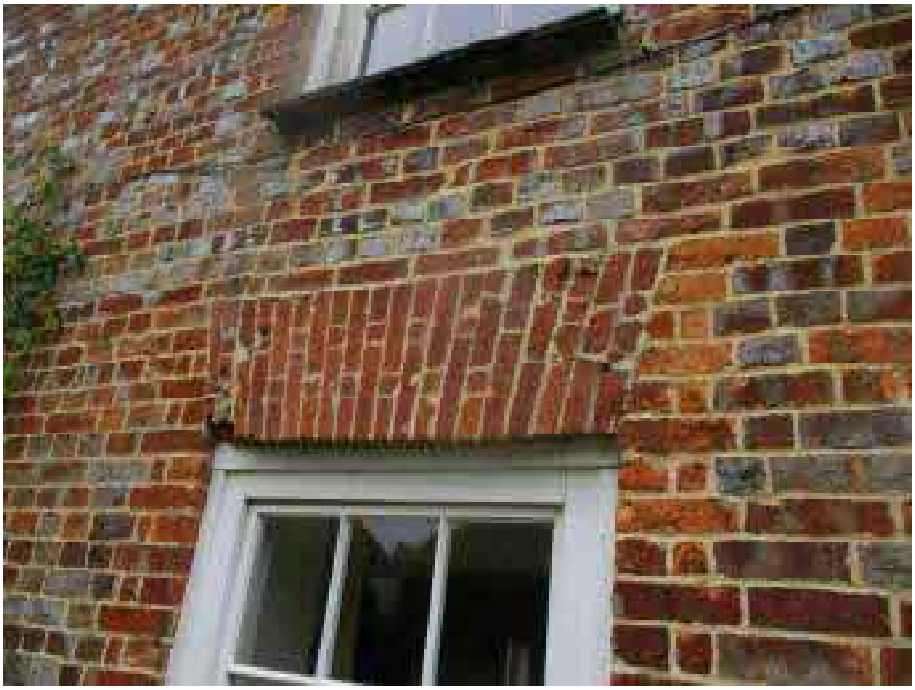
Front side elevation



Leaking overflow from toilet

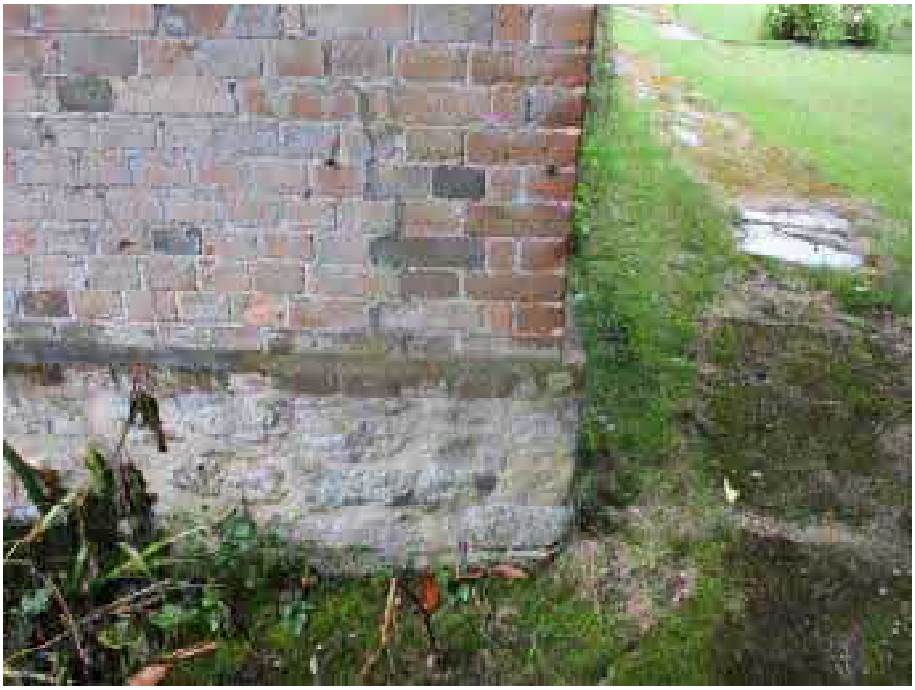


Boundary being rebuilt

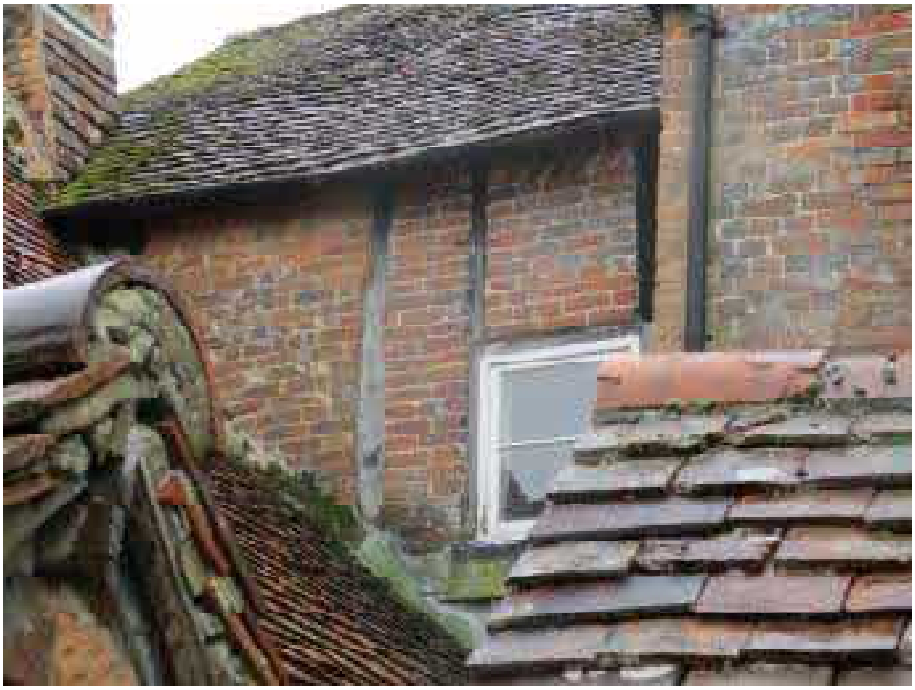


Lintel dropped right hand side

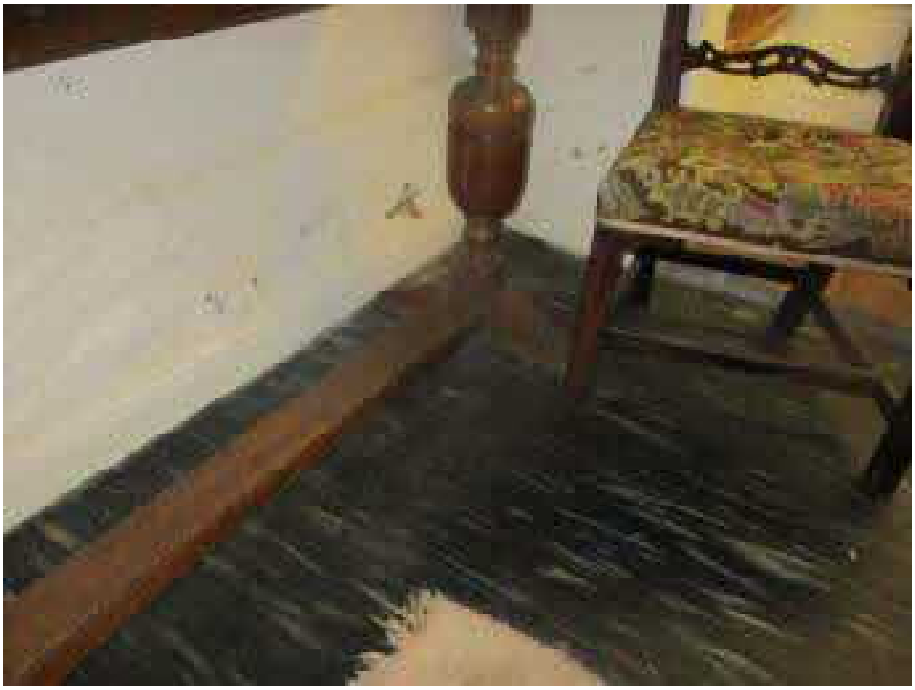
Ply panel to window opening



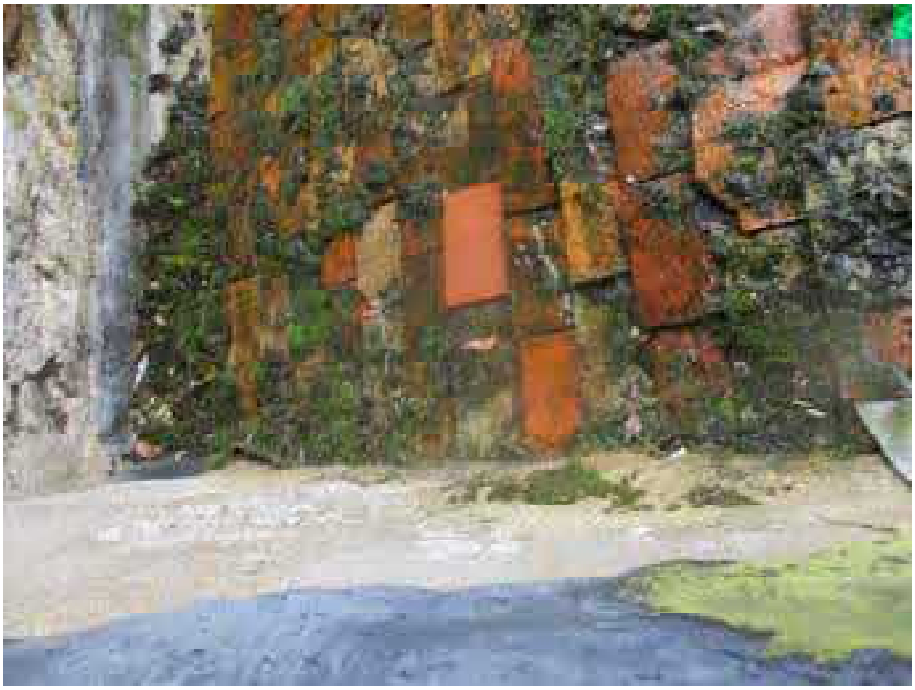
Minor movement front left corner



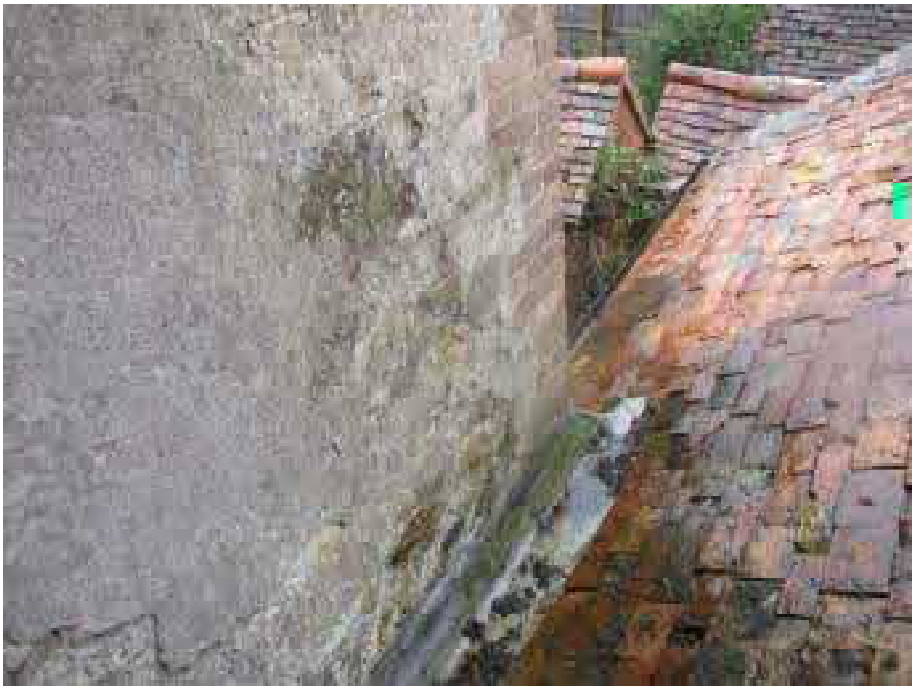
Gutters splashing back to walls



Old linoleum

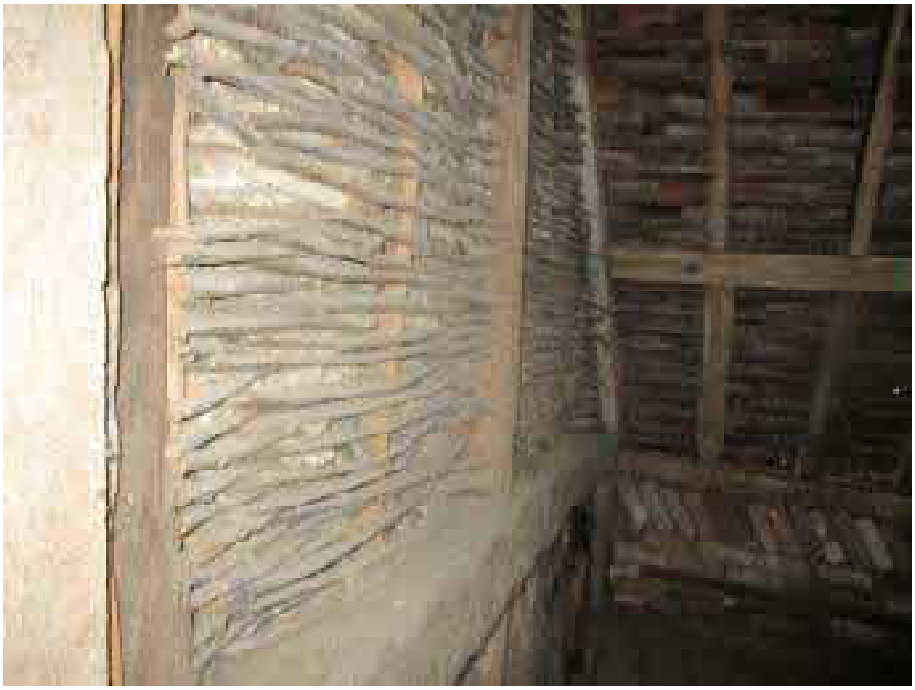


Frost damage and moss to rear valley

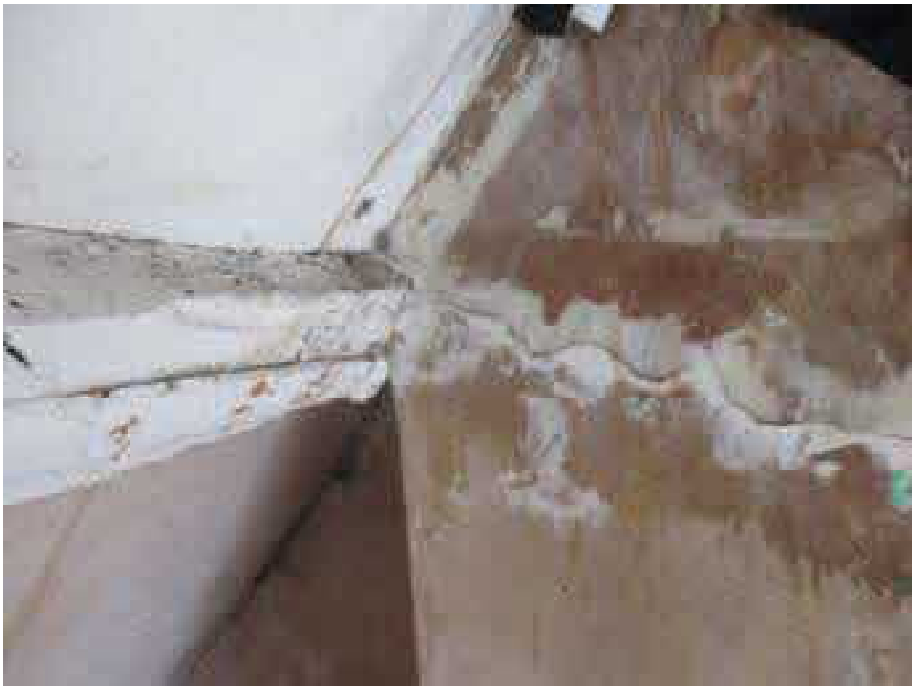


Render to rear wall

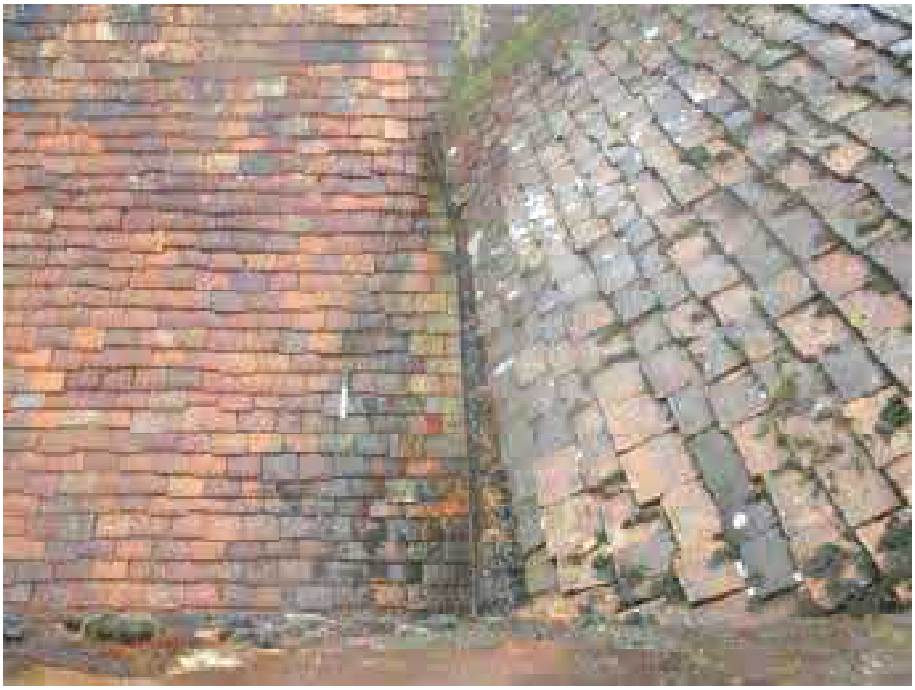
Rear roof void



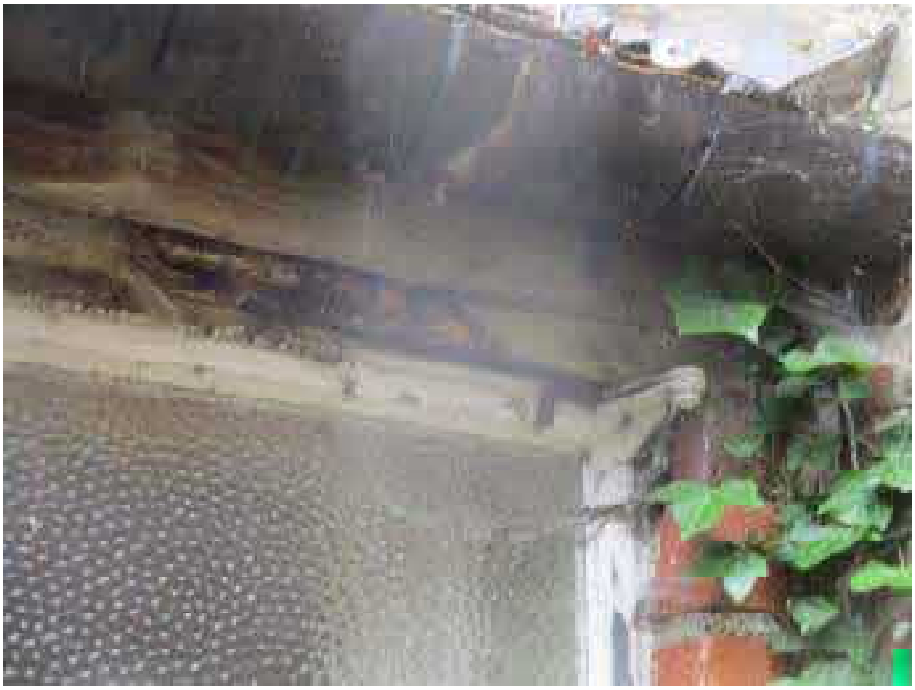
Wattle and daub



Decay in purlin built into chimney

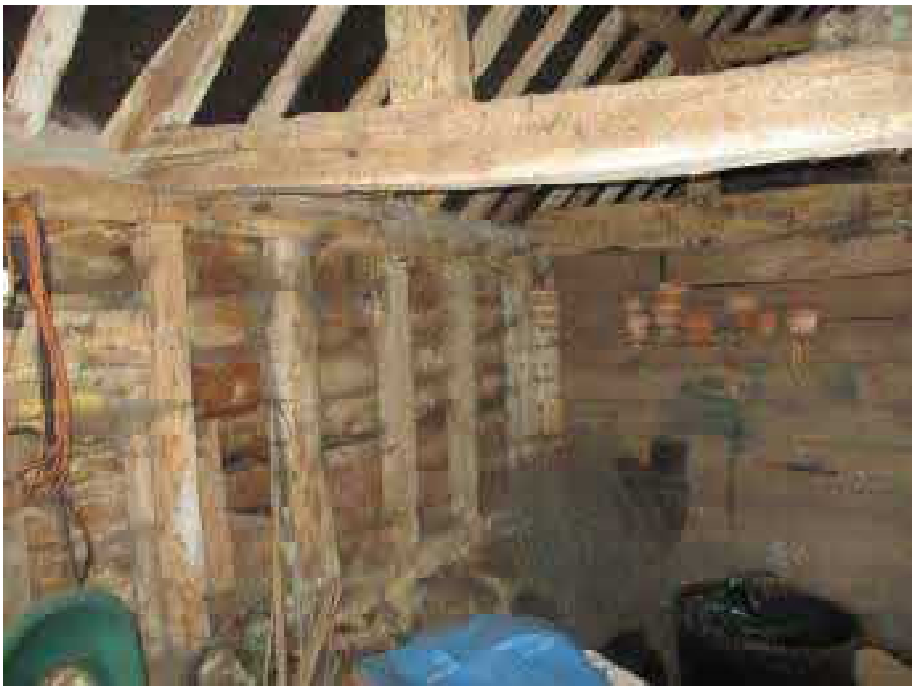


Blocked and leaking gutters



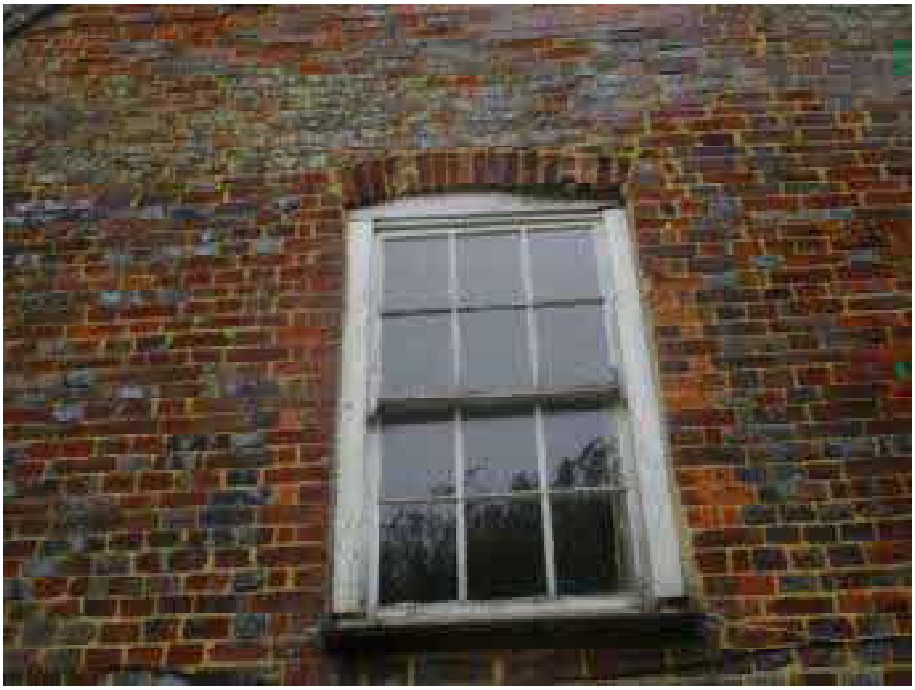
Rotting lintel over WC window

Water ponding

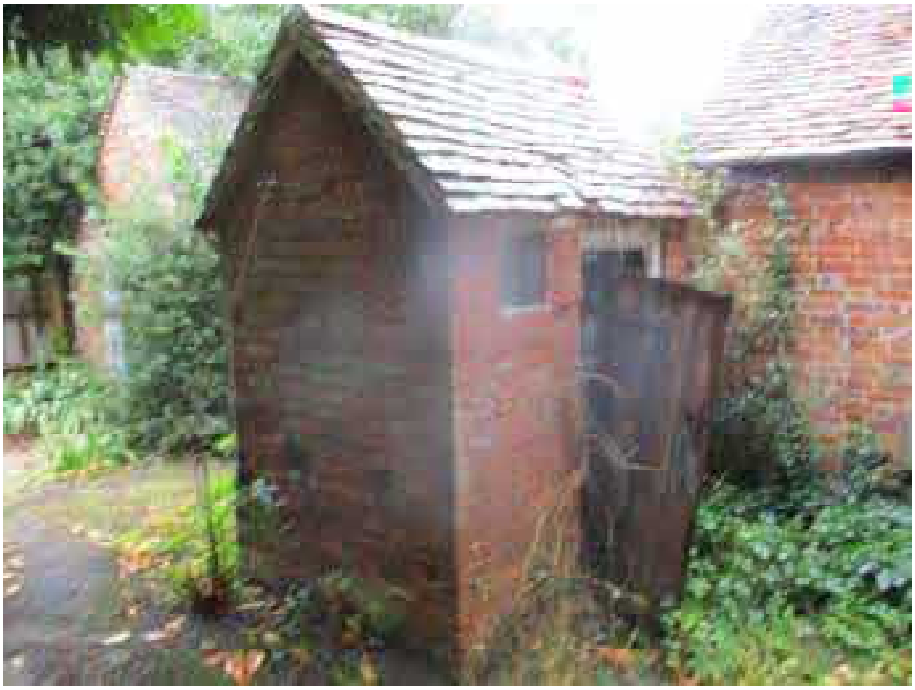


Garage

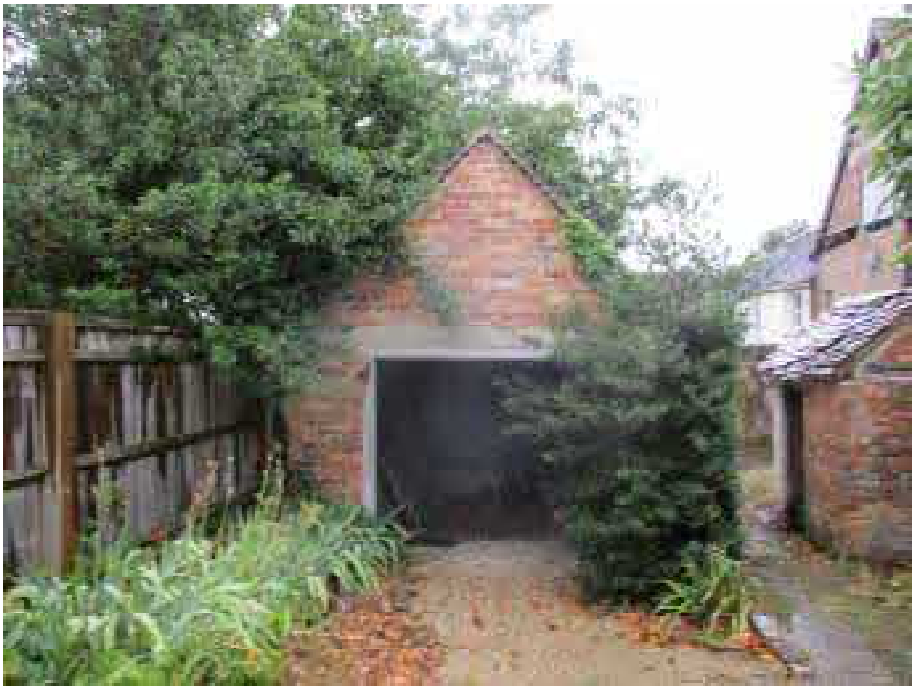
Roots in drain



Decay in windows



Old outside toilets



Garage

Andrews Eades

STANDARD CONDITIONS OF ENGAGEMENT FOR BUILDING SURVEYS

The scope and extent of the structural survey offered by ourselves is detailed in the following Conditions of Engagement for Building Surveys.

1. **Extent of Survey** - The survey and report will cover the following items:-

- General matters
- Site/Location
- Foundations
- Basements/cellars
- Ground floors
- Perimeter ground levels
- Sub floor ventilation
- Damp proof courses
- Dampness/condensation
- External walls
- Internal walls
- Roofs
- Rain water goods
- Chimneys
- Insulation
- Timber generally
- Suspended floors
- Staircases
- Doors and windows
- Finishes, decorations and fittings
- Outbuildings

The specialist inspection, testing and reporting of service installations (plumbing, central heating, electrics, drainage, asbestos, etc) is excluded from our service. Whilst carrying out the survey we will endeavour to make some basic checks on the services such as inspecting manholes, checking that taps work, looking for broken electrical and sanitary fittings and the like. This may help you in deciding whether or not you wish to employ the services of a specialist engineer.

In addition the following items are excluded from the survey and report unless you have given us additional instructions to the contrary:-

- Valuations
- Rebuilding costs for fire insurance purposes
- Room sizes, boundaries and areas of land
- Rights of way, easements, tenancies, covenants and the like. (Where we consider checks may need to be made by your legal advisors, we will advise you accordingly)
- Minor points that are patently obvious or have no structural significance.
- Planning proposals.
- Testing for levels of radon gas.

- Whilst we will check the site for 'invasive weeds' it should be noted these species die back during winter and can also be removed prior to the survey. (You should therefore ask the vendor if there has been any record of such species within the boundaries or close proximity of the property in the past).

2. Alterations and Special Matters

Should you require advice upon any matter, other than the Building Survey, we would be pleased to receive your further instructions.

Where re-building costs are given for insurance valuation purposes these figures should not be confused with any other values relating to the property (e.g. market value).

Where repairs are advised the report should not be used as a specification for the purposes of obtaining builder's prices. The detailed specifying of works for these purposes is outside the scope of the survey but can be undertaken upon receiving separate instructions.

3. Disturbance

The finishes, fittings and structure of the building will not be disturbed during the survey. Heavy furniture will not be moved but where practical, lightweight furniture and floor coverings will be moved (unless there is a risk of causing damage thereto) for the purpose of examination. No responsibility can be accepted for defects which are concealed. Obviously if we consider that certain parts require opening up to facilitate a detailed inspection to be made, we will advise accordingly and the vendor's permission will have to be sought to enable this to be undertaken.

4. Limitation of Liability

a) Liability for opinions expressed in the report is limited to the instructing client (yourself) and thus our responsibility would not extend to third parties.

b) Copyright in whole or part remains vested in the Surveyor.

5. Cancellation

Should you wish to cancel the survey we would request a minimum of 2 working days' notice, which we will confirm with you and the selling agent through which our appointment was made.

Should we receive less notice, we reserve the right to charge the full agreed fee.

Your statutory 14 day 'cooling off' period will commence from the date of our confirmation letter to yourselves. Should the survey be carried out within that 14 days we confirm you have waived your rights to the statutory cooling off period unless you confirm otherwise in writing (post or e-mail) and we acknowledge receipt of this request.

6. Complaints

Where you have a complaint with the service you have received from us, a copy of our complaints handling procedure will be provided to you upon request.