



DRAFT

Building Survey Report

The Property: Perseverance House
47 High Street
Lavenham
Suffolk
CO10 9PY

Client(s): Mr Andrew Revill

Inspected on: 14 September 2023

Survey Carried out by: Kevin R Hurley BSc MRICS

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1.0 PREAMBLES

In response to your instructions, we are pleased to advise that we inspected the property on 14 September 2023. In this report, prepared in context to the type and age of the property, we will comment on the defects found during our inspection and draw your attention to items which, in our opinion are likely to give rise to exceptional expenditure in the future. This report should be shown to your legal advisor but not otherwise be copied without the permission of KHA Surveyors and is produced for your personal use only.

1.1 INSPECTION

Our inspection was carried out in a single visit during a mild period at the end of a fairly wet summer, but after a short hot spell. There had been significant rainfall within 48 hours prior to the inspection.

In order to discover evidence of present and potential defects, our inspection extended to all areas of both the interior and exterior as far as practicable without carrying out damaging exposure works nor the lifting of fitted floor coverings. There are of course in any building many elements which are concealed during construction and cannot afterwards be checked effectively and we are therefore bound to point out that we have not inspected woodwork or other parts of the structure that were covered, unexposed or inaccessible and no warranty can be given that such parts of the property are free from rot, beetle or other defects.

Indeed, it would be most unusual for a property of this age and type to be entirely free from woodworm or timber decay, and even the most comprehensive precautionary treatment will inevitably leave some elements of the construction exposed to infestation.

During the inspection, the property was occupied and fully furnished. All the floors were covered with fitted carpets, timber, tiles or other finishes.

1.2 ENQUIRIES

The property lies within the administration of Babergh District Council. No enquiries were made of the local authority regarding planning or other statutory consents.

Research undertaken via the internet indicates that the subject property is Listed (Grade 2) as being of architectural or historical significance.

This will mean that there are onerous planning considerations to be given to any alteration, change, repair, renewal etc. **of or in the property and within the whole curtilage of the main building, that is to say outbuildings and boundaries will also be listed. This is known as curtilage listed**

When purchasing a Listed building, the new buyer becomes responsible for any works that may have been undertaken by a previous occupier which contravenes the requirements of English Heritage and will not have received Listed Building Consent. It can mean that the new occupier has to remedy the defect and pay for the cost. You therefore need to bear in mind that a close liaison with the Local Planning Authority and a representative of English Heritage is essential. Whilst renewal of fittings, such as a kitchen, may be deemed a repair not requiring consent, any change to the structure or any works or damage, remove or alter any part of the building elements may need consent.

The listing entry is as follows:

LAVENHAM HIGH STREET

1.

5377

(west side)

No 47

(Perseverance House)

TL 9149 50/566

II GV

2.

An early C19 building with a white brick block on the front with pilasters and a slate roof with a paired modillion eaves cornice. Two storeys.

Two window range of double-hung sashes with glazing bars. The upper windows have louvred shutters and the ground storey has 2 splayed bays.

At the rear there it a red brick wing, with a slate roof, possibly older than the front, with a good Greek Doric porch with fluted columns and a cornice.

Listing NGR: TL9155149488

Having investigated the Local Authority planning archive, B/06/01406 , the rear extension works appear to have been carried out under the following approvals.

Your conveyancer should confirm that these cover all works undertaken.

B/06/01407|Application for Listed Building Consent - Erection of two-storey rear extension, link and artists work studio (existing covered store and garden walls to be demolished); internal alterations; and insertion of 1 no. window (demolition of 2 storey bay window).

B/06/01406|Erection of two-storey rear extension, link and artists work studio (existing covered store and garden walls to be demolished). As amended by Aboricultural Assessment received 24/10/2006. |Perseverance House 47 High Street Lavenham Sudbury CO10 9PY

1.3 TENURE

We understand that the property is being sold as an unencumbered Freehold.

The property is understood to be Grade 2 listed. We refer you to our comments above.

You should ask your Solicitor to ensure that the boundaries are clearly defined, and that the rights and duties over any shared facilities, such as the access driveway, are clear.

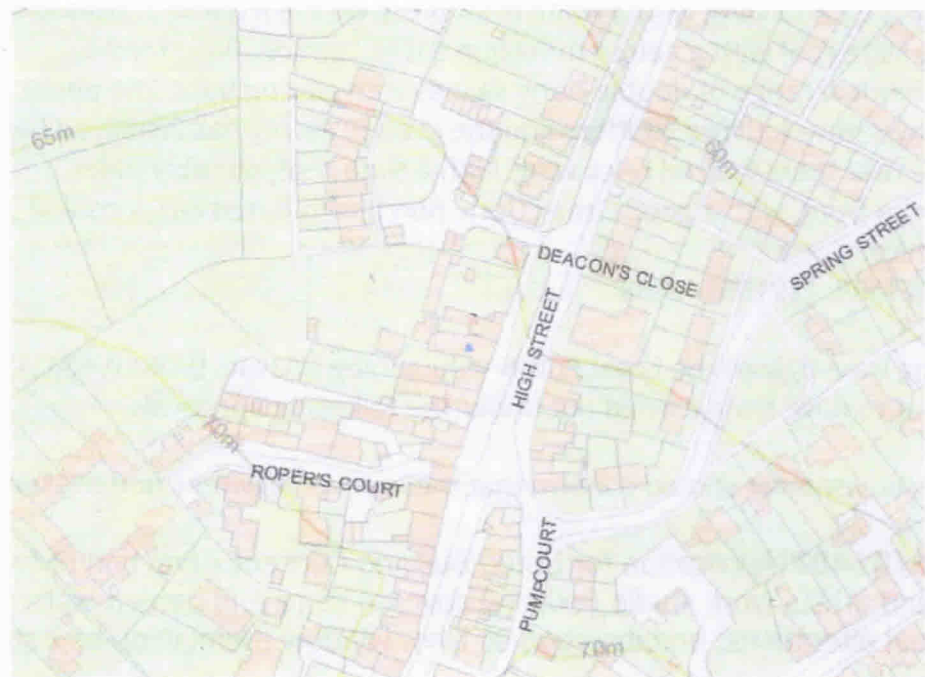
Your Conveyancer should ensure that, should you proceed with purchase, there will be an unencumbered freehold interest.

To the left hand boundary, the rear wall of the stable building forms the boundary. Consequently, we were unable to inspect the outside of this wall and cannot confirm its

condition.

There is a small courtyard garden to the left side, at the front of the stables. The boundaries of this area are the external wall of the adjoining properties. We advise that your conveyancer advises on the implications of this and any rights etc that the owners of the properties have in terms of access for maintenance etc.

For the purposes of this report, the land boundaries are assumed to be as illustrated in the Agent's details, although the ownership of the respective boundary walls, fences etc is not shown. This should be established to determine the repairing liabilities of these walls and fences.



Your Conveyancer should be asked to comment on any wayleaves or easements which may not have been apparent during our survey.

1.4 Description

The property is a substantial two-storey historic building dating from around the early C19th. The rear section of the original part is possibly of older origin but this is not certain.

A more recent rear extension has been added at the rear, together with a single storey structure, currently used as an artists studio. The rear extension appears to have been constructed in around 2007.

External finishes are predominantly brickwork in Flemish bond, of 9 inch thickness, with Suffolk whites at the front and soft reds to the remainder. Suffolk whites were a more prestigious brick and used for some fine buildings including the Royal Albert Hall, the Kensington museums and Liverpool Street Station to name a few. Hence they were more

costly than red bricks and used where the maximum visual impact was made.

The property stands on a good sized plot, with an access drive leading from the High Street to the left hand side of the house to a parking area behind electrically operated gates.

To the left side there is the original stable block that has been converted at first floor level to provide a self-contained 1 bedroom apartment with an entrance lobby on the ground floor.

The remainder of the ground floor contains storage rooms and a garage.

Accommodation comprises:-

Main House

Ground Floor - front drawing & sitting room, entrance hallway, study, dining room, secondary entrance lobby, utility room, cloakroom, pantry, boiler cupboard, kitchen & breakfast area.

Rear hallway to – Studio & office.

First floor - 4no bedrooms, ensuite shower room, family bathroom, cloakroom
Master bedroom suite with bathroom, shower, cloakroom and dressing room.

Second Floor Attic storage room to central section.

There is a cellar under the front section.

Stable Block

Ground Floor - 2 no storage rooms, double width garage and entrance lobby to first floor flat.

First Floor - Landing, bathroom, kitchen, living room and bedroom.



main rear view



Artist studio



stable block

1.5 SUMMARY

The property was found to be in a good overall, with no major area of concern evident to the main house in particular.

Some upgrading works would be of benefit to the Stable block in the longer term to deal with the high levels of dampness to the wall at ground floor level in particular.

There were some areas that we could not access, and we would be happy to return to inspect these with the appropriate trades assistance to give access to high levels, lift drain covers etc.

The main defects found were:-

1. Eroded brickwork mortar pointing to the left end section of the main house.
2. An area of high moisture meter reading internally to the base of dining room external wall to the right hand side of the window
3. A lack of ventilation to the roof spaces to the front and mid sections that could allow condensation build up.
4. Damp walls, particularly at ground floor level to the stables.
5. External joinery decoration and some repairs to the stables.

General maintenance and minor defects are contained in the report.

2.0 THE PROPERTY

2.1 CONSTRUCTION

2.1.1

The roofs are of framed timber construction and modern trussed rafters to the rear extension. They are uniformly covered with natural slates. These are of varying ages, with the newest being over the recent rear extension,

Roof and upper floor loads are mostly carried to foundations through brickwork external walls, constructed in Flemish bond to a thickness of around 9 inches in most areas.

The recent rear 2 storey extension is of cavity brickwork construction, with an outside of good quality red bricks, an insulated cavity of between 75 and 100mm width, most likely filled with an insulation quilt, and an internal blockwork skin.

The stables are also of solid brickwork construction.

Ground floors are of a mixture of suspended timber to the front section, solid concrete to the mid section and a suspended beam and block floor to the more recent rear extension.

Floors to the upper storey are of suspended timber construction.

There are four brick chimney stacks – one at each end of the main front section, and two to the mid section behind.

The windows are mostly vertically hung sliding sash windows. To the original sections these remain single glazed but to the rear section, they are fitted with thin double glazed units.

2.2 Environmental Issues

2.2.1 Flooding

During our inspection, we found no evidence of flooding to the property. Data provided by the Environment Agency indicates that the property lies in an area currently considered at Low Risk from river flooding.

Within the cellar areas, there is a sump with a float operated submersible pump fitted, there is no indication of the cellar having flooded as, it is used as a wine cellar currently.

2.2.2 Landfill / Industrial uses.

In view of its original use, it suggests that there is a comparatively low risk that hazardous or noxious industry was undertaken on the site. We saw no evidence to the contrary during our inspection, but no soil or other tests were undertaken.

2.2.3 Structural Movement

Old buildings, by the nature of their materials of construction, commonly exhibit quite significant degrees of movement due to their relatively shallow foundations (often only around 1ft deep). However, traditional materials that contain lime and other such materials are considerably more flexible than modern materials.

Tree root action can undermine building foundations, drains etc. Broad-leaf deciduous trees will have the greatest water requirement, and shrinkable clay soils, of which we believe the ground is at least partly made up, are prone to seasonal volumetric change.

There is a mature yew tree located around 2 metres from the rear Artists studio, which would in usual circumstances give cause for concern.

However, due to the age of the tree and the recent age of the extension, we feel it is safe to assume that the foundation of the extension were designed to take account of the tree and the possible effect that it would have on the structure.

3.0

THE SURVEY

2.0 EXTERNAL CONDITION

2.1 LIMITATIONS

A close inspection of elements at roof level was not possible but binoculars were used to aid the inspection from ground level.

2.2 CHIMNEY STACKS

There are 4 brick-built chimney serving the property, all of brick construction.

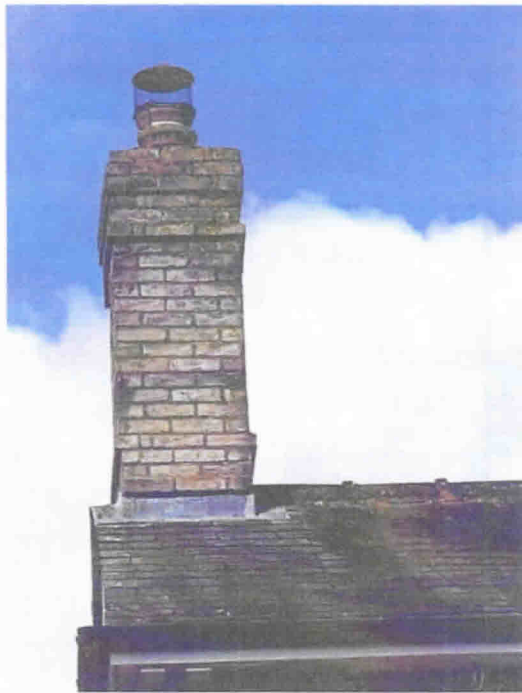
The chimneys at either end of the front section serve the fireplaces in this section and are in use.

These chimneys appear in a good overall condition with no areas of concern evident.

The brickwork to the chimneys is plumb and vertical, and the brickwork and mortar jointing is in satisfactory repair. The junction of with the roof slopes is protected with a lead sheet flashing detail, dressed into stepped brick joints and free from apparent defect.



front RH side chimney



front LH side chimney

The chimney to the central section, left hand side (over front entrance) appear to serve the fireplace in the bedroom below. One would normally expect the chimney to extend down to ground floor level unless it has been subsequently removed.

However, below this at ground floor level, there is a window that appears original and no fireplace in the room corner. Accordingly, it appears likely that this chimney was *originally built to serve the first floor room only*.

The chimney appears plumb and there were no indications of any structural stress to the walls or floors, although some slope was noted to the bedroom floor in the direction of the fireplace which is most likely historic.



mid section LH side chimney (note window below)

It is good practice to ventilate disused flues at top and bottom, to disperse stagnant moisture-laden air build-up and dry out brickwork.

Any disused flues should also be capped to prevent the entry of rain into the flues that can cause dampness to the chimney breasts internally. These cappings should be ventilated to allow an air flow through the flue as detailed above.

The 4th chimney is mostly obscured from view. We did note that it is fitted with a Gas terminal and it possibly is used to vent the gas boiler located on the ground floor.

The section of chimney visible appears in a satisfactory condition and again, there are no indications of dampness or other issues evident to raise concern.

We would advise that enquiries are made of the vendor to confirm the boiler flue uses this chimney and that any upgrading to the flue was carried out to meet current standards.

2.3 ROOF COVERINGS

3.1 Main Pitched Roofs

3.1.1 Tile Roof Coverings.

Due to the shallow pitches and shape of the roofs, we were unable inspect areas of the roof from ground level. Accordingly, we are unable to guarantee that there are no defects to those areas that are hidden from view. However, there were no indications internally of any problems with these areas.

Whilst there were no concerns evident internally you may wish to have a more comprehensive roof inspection carried out with the aid of an access platform or suchlike. We would be happy to arrange this on your behalf.

All of the principal roofs are of a shallow pitch, and covered with natural slates. In those areas where we were able to inspect the undersides of the roof coverings from within roof voids, a continuous layer of bitumen felt sarking was seen, which will provide a secondary line of defence against wind-blown rain.

The natural slate coverings appear to be in a good overall condition with no areas of concern evident where we were able to view them. Internally, there were no signs of any water ingress or other such defects that would give rise to concern at the condition of the roof coverings.



main front roof slope



rear extension roof covering



Studio roof

The stables have pitched roofs with slate coverings also. The slates again appear in a satisfactory condition where visible.

This roof is formed of 3 gables with valleys between the individual gables.

Valleys are a weak spot on a roof and are subject to leakage, due to their lining

and that they also are prone to becoming blocked. This causes a build up of water that can overflow the gutter lining and result in water ingress internally.

Whilst we did not observe any water ingress internally within the upstairs flat, we did note a musty smell in this area that is associated with dampness.

No access is provided to the roof spaces in this area and therefore we were unable to inspect these areas to assess whether the roof timber were damp. We would advise that such access is provided to enable future maintenance and inspection.

Also, we would recommend that the valley gutters to both this section and the main roof are inspected and cleared, prior to the onset of winter. At this time any maintenance repairs should be carried out.



stable valley gutters

The various flat roofs are covered with a sheet lead covering. These roof coverings are in a good condition. This type of roof covering is particularly durable and long lasting. The lead appears to have been installed to a good standard and no issues or matters of concern were noted.



lead roof over link

2.4 GUTTERS & DOWNPIPES

The gutters and downpipes are mainly in powder coated aluminium and of a good quality and in a good condition with no areas of significant concern evident at the time of the inspection.

The downpipes penetrate into the ground, where, we assume they terminate at soakaways under the rear garden area. This is usual for the area. We saw no indications of any problems or other concerns in this regard.



general view of rainwater goods

One area that could however be improved upon is to the rear right hand side, where a downpipe discharges onto the ground. This is making the area quite dank and ideally this should be connected to the underground drains.

Cesnor



right hand side small courtyard

2.5 WALLS

The main walls to the original section are in solid brickwork as previously detailed to a thickness of around 9 inches.

The bricks, Suffolk whites to the front and reds to the rear are laid in Flemish bond, typical to the age of construction.

The stable block is of similar construction of solid brickwork. Extensive dampness was found to these walls and this is discussed in the dampness section below.

At the rear, there is a modern 2 storey extension,. This is built in cavity brickwork with an external brick skin, an insulated cavity of 75 to 100mm, and an internal blockwork skin.

Brickwork of this age is bonded and pointed in a lime based mortar. That is to say, that cement was not, and should not be used to set the bricks.

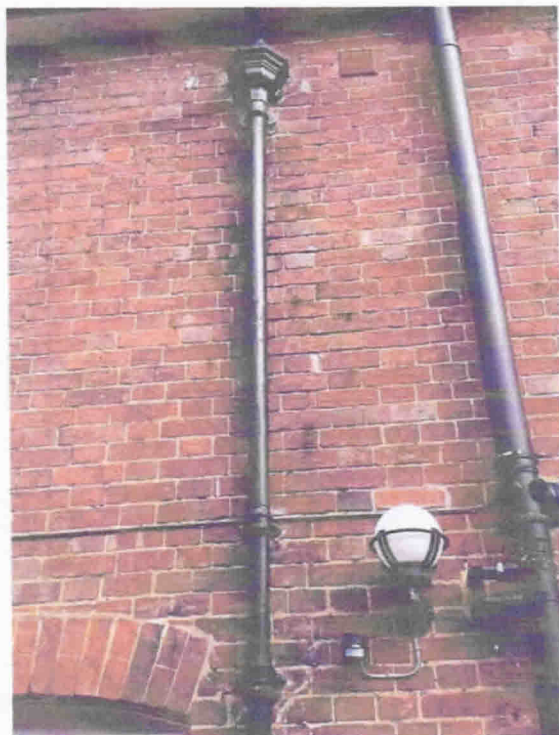
Lime mortars are soft and flexible and will absorb minor movement and has self healing properties for small cracks. The material is also soft and therefore allows the bricks to expand and contract I different temperatures etc without damage.

Using a cement based mortar can has seriously adverse effects on historic brickwork due to it being hard and rigid. This can cause cracking and cause the bricks to break and deteriorate. Accordingly it should be avoided at all cots on such a building.

Modern brickwork which is supported on rigid foundations and in harder bricks is normally pointed and set in a cement based mortar, although ideally this will include lime I the mix.

The brickwork was found to be in a generally good overall condition with no significant defects or cracking evident.

To the left hand side wall to the mid section of the main house, the lime mortar pointing was however noted to be eroded in areas and this will require attention in the short to medium term to prevent further deterioration.



erosion of lime mortar around downpipe



section of eroded mortar to LH side wall.



eroded mortar around side doorway

To the Stables, the brickwork is also in a satisfactory condition overall, although some erosion of the mortar is evident behind rainwater downpipes and at the base of the wall. These areas would benefit from repointing accordingly.

The brickwork to the recent rear extension is in a good condition with no areas of concern evident.



rear extension brickwork

The rear studio has timber clad walls. It is unclear whether the walls under are of masonry or timber framed construction. However they are in a good condition with no concerns evident.

The timber cladding is finished with wood stain and this will require re-applying in the short term to maintain the protection to the timber.



2.6 DPC & FLOOR VENTILATION

The original walls were not built with a damp proof course and there is no indication that one has since been provided.

The walls were tested internally using a damp meter and no positive readings were obtained in the main house apart from in the dining room, to the wall panel to the right hand side of the window, where a high reading was obtained.

There is no obvious reason for this area of dampness and externally, the brickwork and pointing appears in a satisfactory condition.

In a house of this age and type, it is usual to have some areas that give high moisture readings and one tends to have to live with this. Injected damp proof courses are not advised or generally approved for listed buildings and therefore we advise that the external wall is kept in a good order to minimise any further risk of dampness penetrating the wall.

Dampness to the base of walls can be caused by concrete floors. These will have replaced brick or earth floors, which allowed moisture to evaporate through them.

With a concrete floor, the moisture will be pushed, by the weight of the concrete, to the edges where it will travel up the walls under pressure from the concrete slab, resulting in 'rising dampness'.

Unfortunately the only cure to this would be to replace the floor with a breathable floor constructed using a material such as limecrete, through which moisture can escape.

Due to the type and age of the property we would not recommend that a chemical dpc is injected (this would not be permitted by the Heritage Officer) and would advise that dampness is managed by good ventilation, consistent heating and the use of appropriate materials that are able to breathe and allow moisture to escape.

The modern rear extension has a damp proof course built into the base of the walls to prevent dampness rising from the ground. It is essential that the ground level is kept a minimum of 150mm (2 bricks) below this level to prevent the dpc from being bridged by splashing water etc.

The new section appears to have a suspended beam and block concrete floor. This has a void underneath that is ventilated by the air bricks at the base of the external walls.

The front section also has air bricks to ventilate under the floor and it is essential that these are kept clear to allow an air flow to dry out moisture caused by condensation that could otherwise cause the timber / concrete to deteriorate.

2.7 EXTERNAL JOINERY, WINDOWS & DOORS

Vertically hung sliding sash windows are fitted throughout the main house.

To the older sections, these are period items, that appear to have been upgraded with the fitting of draught seals. They are operated by lead weights on sash cords.

Where possible, we opened these and they were found to operate well and were balanced (ie stay open).

The timber to the windows appears good with no areas of significant rot evident.

To the new rear extension, modern sash windows are fitted. these are operated with string rather than weights and are fitted with thin double glazed glass units.

These were found to be in a good overall condition.

To the stables, more recent softwood casement windows are fitted.

Unfortunately, the timber used for this type of window is of a poor quality and some deterioration is evident beneath the paint coatings.

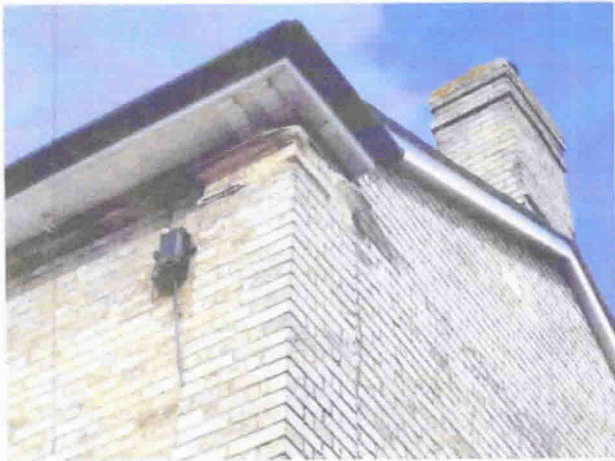
Accordingly, some repairs will be required to eliminate rot affected timber.

The studio windows are in a good overall condition.

At roof level, painted timber fascia and soffit boards are fitted.

Roof level joinery, due to its exposed position is prone to deterioration and, whilst we did not *note any areas of significant concern, we would advise a closer inspection during routine re-decorations and any soft timber repaired accordingly.*

External painted joinery does require regular redecoration in order to maintain its condition and prevent rot, this should be carried out on a maximum 5 yearly cycle.



2.8 MAIN OUTBUILDINGS

There are no further outbuildings on which to report.

The stable block is included in the body of the report.

To the ground floor of the stable block there are storage rooms and a double width garage.

These areas have not been modernised or upgraded and the walls and floor are noticeably damp.

Access to the first floor flat is also provided with a lobby / stairwell area. The walls to this area are also damp affected and this is resulting in a damp / musty smell within the flat.



dampness to flat stairwell wall

2.9 SITE, BOUNDARIES, DRIVES / PATHS & GARDENS

At the front, the property is positioned almost directly onto the pavement.

There is a block paved private driveway to the left side that gives access to a parking area behind electrically operated timber gates.



At the rear, there is a large garden area that is finished a lawn area and planting beds. The garden is in a y well maintained overall condition.

At the rear of the house there is a large area the is paved with good quality pavings and which incorporates a water feature.



The boundaries comprise mainly brick and flint wall with a small section of timber fence to the rear RH end.

These appear in a satisfactory overall condition. However, timber fences do have a limited life and some repairs / replacements should be expected in the short term.

We advise the ownership of the boundaries is clarified by your conveyancer.



2.10 EXTERNAL DECORATIONS

The external decorations were noted to be in a generally reasonable overall condition.

However, as previously detailed, it is of utmost importance that the decorations of external joinery is maintained in a good condition to prevent the deterioration of the underlying timber.

The external decorations to the Stables external joinery, in particular the windows was noted to be flaking and requires attention. Some rot affected timber should be expected to be found due to the age of the windows and the poor quality of wood used for such windows at that time.

3.0 INTERNAL

3.1 LIMITATIONS OF INTERNAL INSPECTION

Furniture, fittings and floor coverings limited the scope of the internal inspection to some extent.

3.2 ROOF VOIDS

Within the main house, there are three accessible roof voids.

1. The main front roof
2. The centre roof section
3. The recent rear section.

There is no access to the roof void over the Stable flat.

Accordingly, we cannot comment on the condition of the timbers, tiling battens etc, or on the level of insulation provided to this area.

We would therefore advise that an access is formed into the roof void in order that the

area can be inspected.

The roof structure to the front and mid sections are of historic, site cut timbers of approximately 4x2 inches joined at a ridge board and held stable at the base with ceiling joists.

The roof structure appears to be in a generally good overall condition with no seriously rot affected or otherwise defective timber sections evident.

As is to be expected, there are signs of historic beetle attack and some deterioration to the outer surface of some timbers but they appear to remain sound and structurally stable.

To the front section, the roof tiles are underlined with a bitumen (type 1F) underlay membrane. This prevents an inspection of the underside of the roof covering but does prevent the entry of wind blown rain, dust, insects etc into the roof space.



Dampness is also an agent of decay and softening of timber. However no areas of high moisture content were obtained when tested with a hand held damp meter ('Protimeter').

Roof spaces require a through flow of air to dry out moisture caused by condensation. A lack of ventilation can cause condensation to develop on the underside of the underfelt and to the timber structural elements and lead to dampness and decay of the timber.

Some staining was evident to the underfelt, indicating that condensation had occurred. Accordingly, we do advise that the ventilation to the roof spaces is improved.

As the building is listed, the method of providing this will need careful consideration and may require listed building consent to be obtained.

The rear section of the original roof has a stair access and was at some time in the past used for accommodation, probably for staff. In this area the underside of the roof timbers are plastered.

This area has restricted head room and is suitable for storage.



As previously advise, no access to the Studio roofs was available and we can therefore not comment on the condition of the roof timbers.

The new rear section has a roof constructed from factory made trussed rafters.

A limited inspection of these and the roof space was possible due to the low headroom. We noted this area has a breathable membrane under the slates that allows an air flow through the roof void and that the trusses appeared well fitted.



The rear studio has a vaulted pitched roof with large structural trusses supporting the structure.

Due to the relatively recent construction, the design and construction of this roof will have been approved by a building control inspector and therefore we consider it safe to assume that there are no serious defects or other concerns.

3.3 CEILINGS, WALLS & PARTITIONS

To the front and middle section of the main house, the ceilings are in lath & plaster, where timber laths are attached to the floor / ceiling joists with gaps between through which the plaster forms a mechanical key.

Over time, these 'nibs' break off and eventually the ceiling is liable to collapse through lack of support. Prior to this the ceilings will show cracking and often bowing.

However, we saw no signs of such defects evident at the time of the survey and overall the ceilings are in a good condition with only minor cracks that are typical for ceilings of this age.

To the modern rear section, the ceilings are plasterboarded with a smooth plaster skim finish and are in a good condition with no areas of concern evident.

The internal walls are mainly in timber framed construction with lath and plaster and plasterboarded finishes. The walls are in a satisfactory overall condition with no areas of concern evident.

To the Stables, extensive areas of high dampness was recorded to the walls at ground floor level. As these are only used for 'utility' purposes this does not present a significant issue.

However, the dampness is present in the ground floor lobby to the flat above through the plaster. This is further discussed in the dampness section below.

Within the flat there is a damp, musty smell and this could be from damp wall behind the plasterboarded finishes.

Also, there is a large damp stain on the ceiling in the left hand end section store. This is directly below the bathroom. It is therefore most likely to be the result of a previous leak in this area. When tested with a damp meter the area was however found to be dry.

3.4 CHIMNEY BREASTS & FIREPLACES

As detailed previously, the fireplaces remain in the front living room to both sides, which would have originally been two separate rooms. These fireplaces appear in use.

Prior to their reuse, we advise that the flues are swept, tested and inspected for integrity.

We refer you to our comments in the chimney section with regards the fireplace / chimney to the mid section bedroom and the lack of one below in what currently is the study.

3.5 FLOORS

The ground floors to the front section is of suspended timber, this area has the cellar beneath and therefore the floor structure is visible from there. The floor is level and sound, without any significant deflection or bounce.

The middle section of the house has a solid, presumably concrete floor.

As previously detailed, concrete floors are less than ideal in historic timber framed structures as, they apply pressure on the ground and as the moisture from the ground is unable to pass through the concrete slab, it is pushed under pressure to the edges and often results in rising dampness to the perimeter walls.

However, to replace the floor would be a massive undertaking and as previously explained, with good ventilation and maintenance, any problem caused should be Manageable.

The recent rear section has a suspended concrete beam and block floor as detailed previously.

The first floors are of suspended timber joists with a floorboard and timber covering.

The floors all appear in a sound condition with no excessive bounce evident. Some slope is evident, but this is normal for a property of this age and type and not of concern.

The floor to the bedroom to the rear of the main landing slopes towards the front. This is likely to be due to the chimney that we have detailed previously does not extend to ground floor. We consider this deflection to be historic and there are no indications that it is progressive movement.

3.6 DAMPNESS & TIMBER INFESTATION / DECAY

Damp meter readings were taken at selected intervals on internal surfaces at the base of the ground floor walls.

As previously detailed high damp meter readings were only found in one area of the main house. This being in the dining room to the base of the wall to the right hand side of the window.

As detailed, there is no apparent cause for this and it is likely in our opinion to be rising from the ground. We do however advise that the external brickwork pointing, rainwater goods etc are kept in a good order in this location to minimise the risk if the problem worsens.

Within the cellar, the walls and floor are generally damp but this is to be expected of an unconverted cellar.

We noted that there is a water sump with a pump fitted, controlled by a float valve to remove water that would otherwise flood the floor. Again this is common for such a property and not a cause for concern.

Obviously, it is essential that the pump is kept working and maintained to prevent the area from becoming flooded.

Whilst historic woodworm is evident to timbers, no active infestation is evident and the structural integrity of the timbers does not appear to have been affected.

The treating of historic timbers with chemical insecticide is not advised as the chemical does not penetrate the timber sufficiently. Only when there is an active, live woodworm infestation might this be considered necessary as the insects will take the insecticide into the boreholes.

3.7 INTERNAL JOINERY & FITTINGS

The internal joinery is in a good overall condition with only minor general wear & tear evident.

The kitchen is of a good quality and in a good condition.

The timber staircases are in a good overall condition, firm to the tread with no excessive creaking or other concerns evident.

3.8 INTERNAL DECORATIONS

Internal decorations are in a generally good overall condition.

However, when the property is vacated and empty, there will inevitably be some areas of faded and soiled decorations evident.

4.0 SERVICES

4.1 LIMITATIONS TO SERVICES INSPECTION

There were no abnormal restrictions to the inspection but it must be emphasised that most parts of the service installations are hidden from view.

No tests were carried out on the various service installations and the comments below are for your information only. We always advise that the service installations are tested, serviced and inspected by a specialist prior to their use.

4.2 ELECTRICITY

A mains electricity supply is connected.

No significant defects were noted to those parts of the electrical installation visible.

However, it is advised that electrical installations are tested every 10 years and on change of ownership and therefore this may be advisable to confirm the overall condition of the installation.

A modern RCD /MCB protected consumer unit and the meter are fitted internally, adjacent the front door.



main house distribution board

To the stable flat, the distribution board is fitted in the ground floor lobby.



Stable flat distribution board.



4.3 GAS

A mains supply is connected. The meter is located in the cellar at the front.

The installation appears in a satisfactory condition and there was no smell of gas evident.

We would however recommend that the installation is inspected by a Gas Safe registered engineer to confirm its integrity.



4.4 HEATING

There is a gas fired boiler fitted. This appear relatively recent and visually in a good condition.

Enquiries should be made to ascertain whether the heating systems and boiler has been regularly serviced and it is advised that your conveyancer obtains a copy of the receipts for future reference. We advise that the boilers are serviced on moving in to ensure that it is in a safe working order.

The boiler supplies hot water to radiators located around the house. These are mainly good quality column radiators.

The heating was not on at the time of the survey and therefore we cannot comment on its function or effectiveness.



4.5 WATER SUPPLY, PLUMBING, WATER HEATING & SANITARY FITTINGS

A mains water supply is connected.

Where visible, the plumbing pipework is in copper, modern and adequately supported. Much of the pipework is concealed and its condition cannot be checked, although there is no reason to anticipate significant defects.

There are plastic water tanks located in the front loft area. These are modern and provided with fitted lids and insulation jackets.

Beneath these is a cupboard to the main landing area, there is a large copper low pressure hot water cylinder.

In addition to this there is an unvented pressurised (Megaflo) cylinder in the cupboard outside bedroom 4. This type of cylinder is supplied directly from the mains and supplies hot water to taps shower etc at mains pressure, without the need for cold water storage tanks.

It appears likely that the property has both systems in use, with the front section using the older low pressure system and the new rear section, (the master suite and kitchen) being supplied by the newer pressurised system.

We advise that a central heating engineer advises further on the installation. The vendor may be able to advise on an engineer familiar with the system.

Consideration might be given to upgrading the existing low pressure section to a pressurised cylinder and eliminating the need for the cold water storage tanks to the front section.

The sanitary fittings appear in a good overall condition and the taps tested and wc flushes appear to operate satisfactorily.

4.6 DRAINAGE

Mains drainage is provided.

Due to the weight of the covers, having inset block pavings, we were unable to lift these to inspect the drains.

5.0 ASBESTOS

No asbestos was identified during the inspection. However, as the house was around at a time when asbestos was used in construction, you should be aware that this material is hazardous to health and can cause lung disease. Therefore, any suspected material should not be cut, drilled or otherwise worked on other than by a specialist contractor under controlled conditions.

We trust this report is of assistance to you in your consideration of the purchase of the property and should you require any clarification or further information, please do not hesitate to contact us.

Signed  Dated.....25 August 2023

K R Hurley BSc MRICS.