

Building Survey

And

Valuation report

On

SAMPLE SURVEY

Dear Client

Re-:

PART 1

Introduction



This is a report on the construction and condition of the above property, following a survey carried out in accordance with your instructions, which were confirmed to you in our letter dated the . The survey was carried out in accordance with our standard terms and conditions, a copy of which you have signed and returned.

The aim of this report is to deal with the various elements concerning the building structure in a logical and easy to follow manner, to outline our findings and comment as to whether further investigation or specialist report is required.

The report is divided into sections, which we hope will enable you to readily pick out individual points to which you may wish to refer. It is important that the entire report is read, as each section is an integral part of it and defects may well be referred to at various stages within the report.

In the first part there are various relatively brief descriptive sections; this is followed by part 2 which outlines the limitations and parameters of the inspection. Part 3 is a description of the construction and state of repair, Part 4 provides the general remarks and summary of our advice.

PART 2

Date and Weather

We inspected the property on the . The weather at the time of our inspection was dry and clear following periods of wet weather earlier in the year.

Situation and Description

The property comprises a two story detached residential dwelling house . The older part of the property we understand to date from with a number of later additions and alterations of varying age and single storey extension circa .

The property is constructed using a range of traditional materials and techniques including period timber framing with solid and single leaf brick infill panels, later solid brickwork surmounted by slate roof covering, solid ground floor, suspended timber flooring to the upper floors and with single glazed timber window frames.. The extension is constructed from cavity brickwork with double glazed timber window frames being surmounted by a combination of pitched tile and flat metal roof coverings and with solid concrete floor slab.

The property is located within a semi-rural environment being on the outskirts of the village of being part of a small cluster of houses and agricultural buildings generally surrounded by open fields. The centre of is approximately half a mile away and provides a limited range of services. The city of is approximately 4 miles away and provides a wide range of services shops and amenities. Infrequent public transport services run nearby and there are state schools in the locality.

Accommodation

External areas: The property is located on a large irregular shaped plot with a combination of lawns and flower beds to front, side and rear along with an area of gravel hardstanding which provides casual off-street parking and driveway giving access to the garage. The plot includes an ornamental garden pond and a number of mature trees

Garage: there is a detached double garage of timber frame construction with solid floor and curved felt roof covering.

The property connects to mains water and mains electricity. There was a private septic tank drainage system. The property is served by LPG gas.

Limitations to inspection

The property was occupied fully furnished with floor coverings in all rooms. The property was inspected with the surveyor wearing full PPE with inspection been undertaken in observance of current social distancing guidelines.



Part of the outer walls to the side and rear elevations were obstructed by the proximity of climbing shrubs. Concealed pipework within boxing and between floors could not be inspected. Belongings within various store cupboards restricted our inspection. Inspection of the roof void was undertaken from two loft hatches located at either end of the first floor accommodation. Roof timbers are hidden below insulation materials and access was restricted to observations made from the vicinity of the loft hatch only. Fitted wardrobes within bedrooms restricted our inspection. Defects may exist to unseen areas that we cannot readily comment upon.

PART 3 – STRUCTURE

EXTERNAL

Roofs

The main roof covering is thatch supported on a timber Purlin and rafter framework. There is no secondary waterproof layer below the outer layer of thatch. We are advised that the property was re-thatched circa 1995 following extensive fire damage although this date cannot be confirmed. Legal advisers should be asked to obtain contractors invoices and guarantees for this work.

It should be noted that buildings insurers will require specific confirmation as to the existence of a thatched roof covering and this may have insurance implications. You should refer the matter to insurance advisors to confirm availability of cover and cost implications.

Thatched roofs are a specialist construction and any repair or replacement work should be undertaken by appropriately qualified and experienced contractors. Thatched roofs require regular maintenance including re-ridging circa every 10-15 years and occasional replacement. This work can be costly. The current owners have not advised that any recent maintenance work has been undertaken. A thatchers report should be obtained upon the condition of the roof covering.

It was noted that there is no wired caging around the eaves detail to help deter access by vermin and nesting birds and we recommend that this is fitted the next time the roof is re-thatched.



There is a pitched tiled roof covering to the extension with clay roof tiles supported on a timber frame. The roof covering show signs of general weathering but was considered to be in serviceable order.



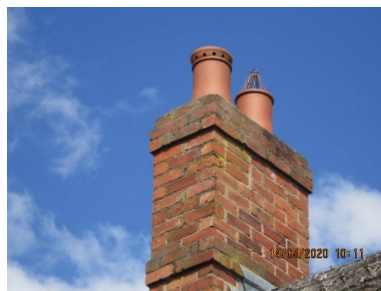
There is a flat lead roof covering to the section between the original building and the extension. The roof covering shows light rusting but no signs of water penetration was noted to the ceiling below. The roof covering is considered to be in serviceable order. There is a mineral felt flashing between the flat roof covering and the extension. A section of the flashing has dropped and requires re-fixing.

All flat felt roof coverings have a limited life span and require repair/replacement from time to time and you should make provision for future maintenance.

Chimney Stacks

There are three brick built chimney stacks.

The central chimney stack is constructed from brickwork with stepped lead flashings and fitted with two clay chimney pots. The chimney stack shows some signs of general weathering but was considered to be in serviceable order. Both chimney pots are fitted with open grill cages however these are not considered to be appropriate for solid fuel fires or for chimney flues with sealed fireplaces and should be replaced with an appropriate terminals.



The left side chimney stack is constructed from brickwork with stepped lead flashing and two clay pots. The chimney stack shows signs of general weathering but was considered to be in serviceable order. One chimney pot is fitted with an open grill cage and one with a clay terminal.

Open chimney pots should be fitted with a terminal fitting that will prevent rainwater and nesting birds entering the chimney flue which may cause problems with dampness to inside walls or to the flue becoming obstructed. The chimney pot terminals should also be appropriate for solid fuel fires set in thatched roofs. These chimney pot terminals are not considered to be appropriate for thatched roofs and should be replaced with suitable fittings.



To the left side of the property there is a brick built chimney stack however this has been reduced below the eaves level and capped. The chimney flu is now redundant. The redundant flu should be ventilated at the top and bottom to guard against condensation occurring within the sealed flu.

Rainwater fittings

There are no rainwater fittings to the original property with the disposal of rainwater from the main roof being dependent upon the eaves overhang proving sufficient clearance for rainwater run off to clear the outer walls and drain to ground.



There is some evidence of damp staining at the base of the outer wall to the rear elevation and above the flat roof which suggests that the clearance is not adequate. The amount of clearance provided should be discussed with the thatched when the roof is next replaced.

The extension roof is served by square PVC guttering connected to some of the downpipes. There is some evidence of debris connecting within the eaves gutters.



There is evidence of damp staining at the base of the outer walls which appeared to be dry at the time of inspection and may be the legacy of historic problems. Rainwater goods should be subject to routine maintenance to include clearing debris resealing joints and realignment as necessary.

Foundations and structural movement

We cannot confirm the nature or type of foundations used in the original construction of this property as they form part of the substructure. Given the varying ages of the property it is likely that the nature of the foundation will change and it may well be that the older part of the property has no foundation at all or possibly being built on a timber or stone sill beam which is partially visible above ground, or that there is a spread brick foundation to later parts of building. It is likely that the extension is built of a modern concrete strip foundation.



It is likely that the property is built on an alluvial sub-soil which is common in this locality.

From our inspection above ground we found no evidence of foundation failure. It is evident that the property has been subject to a large amount of structural movement but that is common in properties of this type and age. Period timber frame buildings of this type are designed to accommodate some movement of the timber frame which is a natural characteristic of the timber structure. It is evident that movement of the timber frame has caused further movement of the infill brick panels and that this movement is considered to be long-standing, non-progressive and within tolerance limits. This is a common characteristic of this type of construction.

External walls

Period Timber Frame

There is evidence of timber framing to central section of the front elevation, the whole of the right side elevation and parts of the left side and rear elevations.



It is evident that this timber frame has been severely damaged with sections cut and removed, presumably because of rot to timbers. Where the timber frame has been cut/removed additional brickwork has been provided. A number of the timber joints lack pegs which have either rotted or been removed and this will mean that the joints are not secure. Elements of the timber frame are severely weathered and there are other areas that show patch repair, using a combination of sand/cement and lime mortar and sometimes by inserting new sections timber frame and also by use of timber cladding. The timber frame has twisted however this is common in construction of this type and is considered to be within tolerance limits. The pointing to the brick infill panels is largely in a sand and cement mortar however, we would expect that originally a lime-based mortar would have been used. Sand and cement mortar is not considered to be suitable for use within timber framed buildings as it is likely to cause further deterioration to the timber frame. You should make provision for repair to deteriorating timber joinery however it is not possible to assess the full degree of any deterioration to timber joinery without a destructive test. This should be discussed with the current owners.





There is evidence of the use of metal tie beams to part of the property, these are considered to be historic in nature and are considered to be a characterful feature of the property.



Evidence of the use of expanded foam filler was noted around some joints however this is not considered to be consistent with the listed status of the building.

Outer Brickwork

The majority of the outer walls are formed from solid brickwork which shows signs of general weathering with some patches of severe localised weathering, however this was considered to be in keeping with the age of the property. Some localised repointing is required and replacement of perished brickwork is required.

The outer walls at first floor level to the front and right side elevations of the master bedroom are formed from single leaf brickwork only. There is a further section of single leaf brickwork around the ground floor window frame to the right side elevation to the right of the door. Single leaf brickwork of this type is a common feature in properties of this age however it is no longer considered to be suitable for habitable accommodation within modern dwellings. Single leaf brickwork of this type will be prone to heat loss, damp penetration and condensation. Upgrading of these walls will be difficult as it is likely to form part of the Listed status. A number of lending institutions may not automatically grant finance on property with walls of this type. We recommend that your financial advisers be consulted to confirm that normal mortgage finance will be available given the nature of this construction.

There are brick lintels over openings to windows and doors to the front side and rear elevations. This was a common form of construction at the time that these windows were inserted with the outer brickwork resting on the head of the timber window frame. Modern construction would require a lintel over every window and door opening to support the weight of the wall above. At the time of inspection I could not see a problem however the wall above could distort in the future. In the worst cases this may affect the operation of the window. It may become necessary to install adequate controls in these locations in the future however this would need to be discussed with the listing authorities.



There is a concrete lintel spanning the ground floor window frame to the right side of the property. The lintel has cracked and has been filled with mastic sealant. The lintel requires replacement.



The timber lintel spanning the window frame first floor to the right side elevation is under sized and requires upgrading.



The brickwork to the infill panels within the timber frame is generally twisted and is out of square. This is particularly noticeable to the front and right side elevations however this was considered to be within tolerance limits and a common feature in walls of this type. The infill brickwork above the ground floor window frames to the front elevation is proud of the timber frame creating a water trap which may allow water penetration. Whilst no problem was noted at the time of inspection the joint should be sealed to help prevent any problem of water penetration.





Brickwork to all elevations is generally pointed in a in a sand and cement mortar although there is some localised evidence of lime mortar. The original pointing in a property of this age is likely to have been lime mortar. Sand cement mortar is inappropriate and may be causing damage to the timber frame.

The type of mortar used in the pointing of a listed building will have relevance to its listed status and you will need to make enquiries with the enforcement officer to confirm whether repointing is required in the lime-based mortar.

Evidence of Bee/Wasp activity was noted to the front elevation which may indicate the presence of a wasps nest within an inaccessible area of the roof void.

Damp proof course

There is no evidence of a damp proof course to the original building.



There is evidence in some areas of an injected damp proof course which will have been installed within recent years and may benefit from a contractor guarantee. There is evidence of dampness to the internal walls which indicates that the damp proof course is not working effectively. It should be noted that it will be difficult to install an affective damp proof course to random stonework due to the nature of its construction. A full damp inspection should be undertaken by a PCA approved specialist surveyor with recommendations to be acted upon in full.

There is evidence of a PVC damp course to the extension. No evidence of dampness was noted internally and the damp course in this area was considered to be working adequately.

Ground levels to the front and right side elevations are considered to be high to the damp course. Ground levels should be lowered to provide a minimum clearance of 150 mm below damp course level at all times.

External joinery and decoration



Window frames around the property are of softwood timber construction with single glazed casements. The window frames were regarded as being well decorated with the redecoration undertaken recently. It is understood that the window frames form part of the listed status and will have to be repaired and maintained in accordance with Listing requirements. There is evidence of past cut and fill repair. The amount and extent of this repair is concealed below painted finishes. You will need to make provision for ongoing maintenance to all window frames and for this to be carried out within planning guidelines.

A random sample of opening casements were tested and were found to be seized or swollen and difficult to close. Opening window casements will require easing.



Window/door frames are not fully sealed which will mean they are not fully watertight and may be prone to water penetration. (the use of silicon based sealant is likely to be prohibited). The lead flashing above the Utility window frame may trap moisture against the timber and cause rot. The lead flashing should be removed, window frame re-sealed and defective joinery repaired as necessary.

The timber doors to front side and rear elevation shows signs of general weathering with some localised deterioration to doorframes this being severe in batches. Timber joinery requires routine maintenance and redecoration. Timber joinery requires routine maintenance and redecoration. Dummy doors to the rear elevation are not in operation,

Timber soffits, fascia boards and roof edge timbers show some general weathering and localised deterioration but were considered to be in serviceable order. Close inspection may reveal further deterioration and rot that needs to be made good during next routine redecoration.



Timber soffit boards within the eaves are fitted with ventilation openings. The ventilation openings vary in size and are covered by a variety of metal mesh which varies in gauge. The larger gauged mesh may allow access by birds, bats or other vermin.



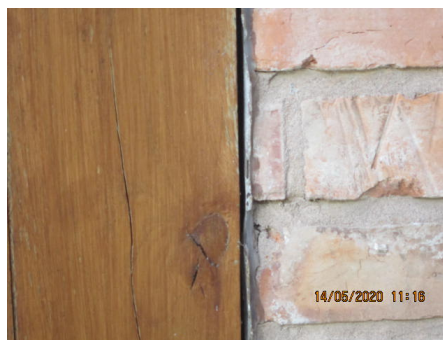
It was noted that the soffit boards to the rear elevation, above the door, are formed from a material that may contain asbestos. Comments made later in this report relating to asbestos containing materials should be noted.

Conservatory

The conservatory is formed from cavity brick outer walls with double glazed timber window frames, surmounted by pitched tiled and flat lead roof coverings and with solid floor.



Timber window frames were regarded as being generally well decorated however there is some evidence of general weathering along with deterioration of joinery and past repair. Frames are not flush to adjacent brick walls and are not fully sealed. Mastic seals have split and require re-sealing.



The seal at the base of the door frame is missing and should be finished. Evidence of dampness was noted at the base of the outer wall however this appeared dry at the time of inspection was considered to be historic in nature. Window frames to the left and right side elevations protrude beyond the line of the face of the brickwork and are not fully sealed.



The flat lead roof covering shows general weathering but no signs of water penetration was noted to the ceilings below and was considered to be in serviceable order. The felt flashing to the gable has slipped and requires re-fixing. All flat roof coverings have a limited lifespan and will require repair/maintenance from time to time.

INTERIOR

Roof void

Inspection of the roof void was made from two loft hatches located at the left and right hand ends of the property. The inspection of the roof void was made from the loft hatch only as roof timbers are partially hidden, the loft hatch is small and entry into the roof space was considered to be hazardous.

It was not possible to gain access to central section of the main roof and we are unable to comment on its condition.



The roof structure is of timber Purlin and Rafter construction, there is no felt below the outer layer of thatch. Many original roofing timbers have been replaced due to fire damage although some fire damaged timbers remain for historical reasons. The roof covering was re-thatched circa 1995. Whilst no obvious signs of water penetration was noted at the time of inspection we recommend that it is inspected by a specialist thatcher to confirm its serviceability, need for maintenance and expected life span.

Evidence of infestation was noted to timber joinery and comments made elsewhere in this report recommending further investigation by specialist surveyor should be noted.

Evidence of vermin droppings and damage to pipe installation was noted within the roof void.

Ceilings

Original ceilings are likely to have been of wattle and daub construction and there is some evidence of this material remaining within the property. Over the years of alteration and repair the nature of the ceilings will have changed. It is not possible to advise upon the nature of the ceilings as they are not open to inspection. Ceilings are likely to be a combination of original wattle and daub, plaster lath and modern plasterboard particularly at first floor level where repaired after fire and to the extension. When tapped the ceiling panels between feature ceiling joists at ground floor level were found to be hollow in places although they appeared to be stable and in serviceable order. Some making good of loose/defective plaster should be anticipated when redecoration is next undertaken particularly if a lining paper is to be removed.

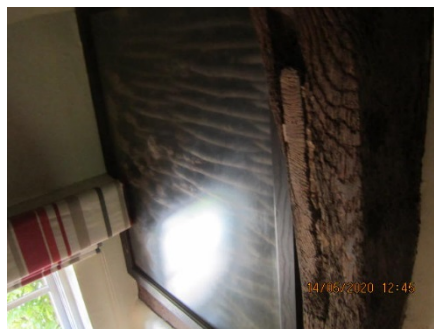
Having regard to the thatched roof, it is advisable for the ceilings at first floor level to have a minimum 30minute fire resistance however this cannot be confirmed without destructive testing.



A feature of the property are the original timber beams and joists, these show signs of distortion, past cut and repair, strengthening as well as evidence of timber infestation. These beams are an important feature of the property and would form part of the listed status. Given the nature and age of construction the beams appeared to be performing adequately at the time of inspection.

Walls and Partitions

Internal walls are a combination of solid brick with some bare brickwork being exposed as a feature, traditional timber framing with a combination of wattle and daub and lath and plaster infill panels along with some modern timber stud walls with a boarded, plastered finish at first floor level.



There is evidence of the original wattle and daub in a display panel located in the central stairwell. The extent of wattle and daub to walls and ceilings cannot be confirmed and its maintenance will be a requirement of the listed status. It should be noted that original wattle and daub contains organic matter which will be considered to be a biological hazard and a possible source of anthrax. You are advised to seek professional advice on this matter.

Walls will need to have removed to create doorways between the three original properties. It is not possible to confirm the nature of the support provided to the remaining brickwork above without destructive testing. No obvious sign of problem was noted at the time of inspection.

Floors

Inspection of floor surfaces was restricted due to the presence of fitted floor coverings (e.g. Carpets, Tiles, laminates etc.) and furnishings and a comment upon the condition of floor surfaces is therefore limited.

There is a solid ground floor which felt firm and even underfoot. There is evidence of a modern concrete floor being visible within the understair cupboard although this cannot be assumed to run through the remainder of the ground floor. Where visible the floor was found to be dry and even underfoot.

We cannot confirm that the solid floors in the older part of the property are not original. Many older solid floors do not have a barrier against dampness from the ground (called a damp proof membrane or DPM). Solid floors of this type rely on moisture gradually passing through the floor and evaporating harmlessly in the property. In these cases, you should not use any impervious coverings (e.g. vinyl sheeting, ceramic tiles, Foam back carpets etc) because this will prevent this moisture movement creating a dampness problems in other parts of the home. If the floors are found to lack a damp membrane replacement may become necessary, this will be a costly and disruptive exercise.

There is a solid floor to the conservatory which was found to be firm and even underfoot.

There is a suspended timber floor at first floor level. The flooring was found to be uneven and sloping however this is a common characteristic in floors of this age and is in keeping with the nature of support at ground floor level. You should budget for ongoing routine maintenance to creaking/loose/damage floor boarding. Care should be taken not to damage services beneath. It is possible that floor joists have been cut or notched to accommodate alterations or improvements to services. You should therefore budget for some attention to floor joists at the time of carrying out such remedial work.

Fireplaces, Flues and Chimney breasts

Two chimney breasts were noted within the property.



The chimney breast in the front left reception room is installed against an outside wall and is fitted with a solid fuel burner. There is a central chimney stack which provides fireplaces to the centre and front right reception rooms. There is no evidence of external ventilation to any rooms containing the solid fuel fires. It is not possible to inspect the chimney flu and we are unable to comment upon their condition nor can we confirm that the class of flu is appropriate to the appliance. The flue and the associated heating appliance should be serviced annually and prior to first use. Solid fuel fires of this type are not considered to be suitable for use in buildings with thatched roof as they are considered to be a fire hazard. There is some evidence of fire retardant cladding to the chimney breast within the roof void but we are unable to confirm that the extent of fire protection is adequate and in line with current recommendations.

Current guidance suggests that solid fuel fires, and wood burners in particular, are not suitable for properties with thatched roofs. Current owners advise that the solid fuel fires are not in use. It will be necessary to advise insurers of the existence of solid fuel fires and wood burners in particular so that buildings insurance can be assessed and full and appropriate insurance cover provided.



The fireplaces in the first floor bedrooms have been sealed. When a fireplace has been taken out of a chimney breast and the opening blocked up the top of the flu at chimney level should be fitted with a terminal fitting that keeps out the rain but allows ventilation of residual moisture in the flu and the sealed flue should be fitted with ventilating airbricks to the outside air towards the bottom of the flu to help reduce the risk of condensation in the sealed flu.

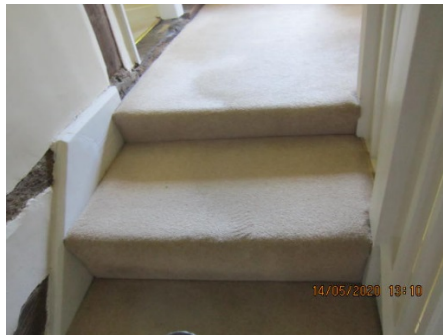
Internal Joinery

Timber Interior doors are fitted into painted frames there is some evidence of distortion to the frames but this is a common feature in property of this age and is related to historic movement. Doors show some general wear and tear but were considered to be in serviceable order.

The Property features three Timber tread staircases.



Whilst the staircases were found to be twisted and uneven they were generally firm underfoot and considered to be in functional order. There is no outer handrail to the lower section of the staircases leading from the utility room and kitchen, this does not comply with current regulations and is considered to be hazardous.



The short rise to the top step to the reception room staircase is a trip hazard and does not conform to current regulations.



Kitchen and Utility units are of modern design. There is some evidence of general wear and tear but they were considered to be in serviceable order.

Interior Decoration

Internal decoration shows some general wear and tear but was considered to be well presented. Of course when the property is fully emptied you may find some sections that have been damaged requiring cosmetic repair and attention.

Dampness



Moisture meter readings were taken throughout and evidence of high moisture content was noted particularly around the outer utility room and the main front reception rooms.



Evidence of timber infestation was noted around the property to timber beams and roof timbers.

External ground levels were found to find some places and it is recommended that these are lower to minimum of 150 mm below damp course level. There is some evidence of previous timber and damp treatments having been undertaken, legal adviser should be asked to confirm guarantees are available for this work.

A full timber and damp survey should be undertaken by a PCA (Property Care Association) surveyor with recommendations to be acted upon in full.

Insulation

There is some fibre insulation within the main roof void however it is below current recommended levels and would benefit from being upgraded.

Single skin brick outer walls to habitable rooms are poorly insulated and will be prone to heat loss, damp penetration and condensation.

Single glazed windows have poor thermal qualities and will be prone to heat loss.

It is not possible to advise on levels of insulation present within the roof void to the extension or to the central section to the main roof space as access is not available to inspection.

Health and Safety



Evidence of vermin infestation in the form of droppings and damage to insulation was noted within the roof void and within some habitable rooms. Pest control specialists should be asked to advise on method or eradication.

Materials that may be found to contain asbestos were noted around the property (eaves boarding). Advice should be taken from a specialist asbestos surveyor to confirm how these substances should be managed or removed.

Carbon monoxide sensors should be fitted to all rooms containing gas appliances.

Legal Advisors should be asked to obtain keys to all lockable windows and doors.

Sustainability

Due to the Listed status of the building there is no EPC certificate available. Listed buildings are exempt from the requirement for EPC's as it would not be possible to undertake the necessary improvements to efficiency without contravening the regulations.

SERVICES

Services have been subject to a visual inspection only, a qualified specialist should be asked to report upon the condition of electrical, gas and heating installations if a full report on condition is required. Drains have been subject to a visual inspection only, inspection chamber covers have been lifted, where possible, but no comment can be made upon the condition of the underground drainage network. A drainage survey should be commissioned if a report on the condition of underground drains is required.

Electricity

The property connects to a mains electric supply with three separate meters and consumer units serving three separate supplies, one for each of the original properties. Consumer units and meters are located in an external hatch and also in the kitchen and study. There are two redundant consumer units in the outbuilding. I saw evidence that the electrical system has been subject to recent updating however we have not seen any certification for this work.



Some adaptations appear to have been made that will have required certification by an Electrician (e.g., replacement consumer units, spot lighting, extension wiring). The systems appear to be past their periodic inspection date (circa May 2018) The Institute of Electronics and Technology (IET) recommends that electrical systems are inspected and tested every ten years and upon every change of occupancy. You should ask an appropriately qualified person to inspect the electrical system now.

There is a system of battery operated and hard wired smoke alarms. Battery powered smoke alarms have not been tested and do not comply with current Regulations. We recommend that all battery powered smoke alarms are serviced prior to occupation and that the system is upgraded to a full hard wired system. We recommend that hard wired smoke alarms are serviced prior to occupation.

There is no security alarm.

Gas

There is no mains gas.

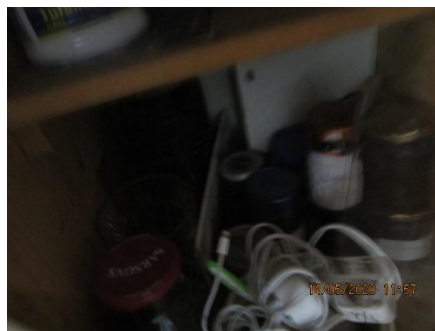


The property is served by and LPG system with gas storage tank located within the garden. We have seen no service history for the LPG tank and recommend that it is serviced in accordance with installers guidelines.

There is a redundant oil storage tank which should be removed.

Cold Water and Plumbing

We are advised that the property is served by three mains cold water systems with a separate stop taps for each system being located in the kitchen below work tops and ground floor WC. Stop taps could not be viewed due to boxing.



We cannot confirm that the water supply pipe is not lead. Before 1970, many water supply pipes were made of lead and research has shown that small quantities can pass into the water. In some cases, lead can accumulate in the body and become a health hazard. This can be a particular problem in areas that have soft water. For further advice, visit the Drinking Water Inspectorate at www.dwi.gov.uk.

There is one cold water storage tank located within the roof void. Insulation to these tanks and adjacent plumbing is inadequate and should be upgraded. Water tanks should be fitted with suitable lids

We are informed that a water meter is not fitted to the property.

Kitchen and bathroom taps have been run and were found to be in serviceable order.

Hot Water and Central Heating

The property is heated by a heating system consisting of two Ethos Propane gas boilers heating water filled radiators.



We have not seen evidence of the boilers service history. Heating installations should be serviced regularly (e.g., usually every year) by an appropriately qualified person who is registered under the government-approved competent person scheme. The competent person will leave appropriate documentation with the homeowner that identifies the type and extent of the work done. This should include all heating systems and appliances, for example, boilers, individual room heaters, all open fires, etc. The Surveyor has not seen evidence of the service history, these records should be obtained by Legal Advisors. Heating systems and appliances that have not been checked may be a safety hazard and should be fully serviced by a Gas Safe Engineer. The gas fired central heating system uses micro bore pipe work and this can be prone to inefficiency and furring.

The property is fitted with three solid fuel fires including a wood burner. Heating appliances should be serviced regularly (e.g., usually every year) by a HETAS Engineer. Documentation should be left with the Homeowner to identify the type and extent of work done. The Surveyor has not seen evidence of the fire service history and these records should be obtained by Legal Advisors. Heating systems and appliances that have not been checked may be a safety hazard and should be serviced by a qualified Engineer prior to first use. There are two chimney breasts in the roof void, however these are not fully visible, they will need to be lagged with an appropriate fire barrier and whilst there is some evidence that this has been done we cannot confirm that the extent of lagging is fully compliant with current fire regulations. The chimney flues will need to be fitted with appropriate terminals.

Heating appliances of this type are not considered suitable for use in property with a thatched roof. The current owners advise that they do not currently use these fires. They are considered to be a fire hazard. You will need to notify your buildings insurers to confirm the availability of insurance cover and the amount of premium.

Hot water is provided by the central heating boiler. Previous comments relating to servicing of the central heating boiler should be noted.

Sanitary Fittings



Ground floor WC fittings are of a modern design show wear and tear but were found to be in functional order.



The fittings and appliances in the main en-suite bathroom are of modern design, show some wear and tear but were found to be in serviceable order. The column bath tap requires re-anchoring and cold tap requires easing. The bathroom would benefit from an extractor unit.



The fittings and appliances in the central guest bathroom of of mixed age but were found to be in serviceable order. There is evidence of the use of flexi-trim to the seal around the shower/bath cubicle. There may be some hidden defects to the timbers below. Defective seals should be made good and you should anticipate that some repair may be necessary to these areas when fittings are removed.



The fittings and appliances in the left side guest bathroom are of mixed age but were found to be in serviceable order. There is evidence of the use of flexi-trim to the seal around the shower cubicle. There may be some hidden defects to the timbers below. Defective seals should be made good and you should anticipate that some repair may be necessary to these areas when fittings are removed.

Drains



The property is served by a private, septic tank drainage system, we are advised that the system has been recently serviced but we have not seen any evidence of the systems service history. Legal advisers should be asked to obtain evidence of the systems service history.

From January 1st 2020 septic tanks need to be compliant with new standards called the General Binding Rules designed to protect the environment from leaking and improperly discharged sewage. The tank will need to be certificated by a specialist contractor.

For a full explanation of rules and how they affect your property, go to <https://www.gov.uk/government/publications/small-sewage-discharges-in-england-general-binding-rules>

Three inspection chamber covers were found on site, these were lifted and there is some evidence of minor root ingress to brick inspection chambers. This is a common feature in chambers of this type and age and was not considered to be significant. We are unable to confirm the condition of underground drains and septic tanks if confirmation on the condition of the drainage system is required a full drainage survey should be obtained.

Grounds

Gardens are generally well maintained and presented. The garden pond has not been inspected and no comment can be made on its condition.



The garden walls adjacent to the rear drive to hardstand shows sign of impact damage and requires repair. Garden walls within the site are generally built from single leaf brickwork. We are unable to confirm that the retaining walls around the site are constructed to an appropriate specification although they appear to be adequately fulfilling their function at the time of our inspection.



The party boundary wall to the right of the site is formed from solid brickwork. The wall is in poor condition, shows severe weathering and structural damage due to the proximity of trees. The wall requires extensive maintenance and the trees will need to be removed to prevent further damage.

There are mature trees on site and around the boundaries of the site. These will be a source of nuisance and blockage of light. They will require routine maintenance. Legal Advisors should be asked to confirm your rights and responsibilities in relation to this matter. Legal Advisors should be asked to confirm the existence of Tree Preservation Orders on trees on and around the site and advise on the implications.

The site sits above the level of the adjacent road and there are no retaining structures to prevent soil creep. No obvious sign of problem was noted but the situation should be monitored for future movement.

Timber garden fences and gates show general weathering and require routine maintenance and repair.

Outbuildings



The timber storage shed is considered to be a temporary structure and is excluded from this report.



The brick built boiler store shows general wear and tear but was considered to be in serviceable order. The roof covering requires overhaul to include, repairing defective tiles and fitting rainwater goods. Defective joinery requires repair.

One brick built WC outbuilding was noted which is in dilapidated condition and requires comprehensive overhaul.

Garage

The garage was not open to inspection and comment cannot be made upon its internal condition.



There is a detached double garage being of timber frame construction with curved felted roof and timber up and over door. The timber frame shows general deterioration and requires routine maintenance. The felt roof is loose fixed and requires refixing/overhaul. Eaves gutters are congested and require overhaul.



PART FOUR AND GENERAL REMARKS AND SUMMARY OF ADVICE

The purchase of a listed building the purchase of the property should be approached with caution and in full knowledge of the responsibilities of ownership of a property with a listed building status. Whilst the various repairs and deficiencies that are highlighted in this report are defects common in a property of this age you will need to be aware that such repairs that are required will need to be carried out in accordance with the guidelines and requirements of the local Conservation Officer. These repairs will be significantly more expensive than similar repairs to a non-listed property. In order to ascertain the full extent of the repairs a number of additional reports will be required:

Further investigations

1. Full timber and damp course survey by PCA approved specialist surveyor.
2. Specialist Thatcher's report on the condition of the thatched roof.
3. Septic tank service records to confirm compliance with current regulations.
4. Gas boiler to be serviced by Gas Safe engineer.
5. Conservation Officer to confirm acceptability of sand/mortar pointing.
6. Destructive survey to confirm condition of period timber frame.
7. Pest control Report.
8. Building insurers to confirm acceptability of thatched roof covering in conjunction with solid fuel fires.

Legal investigations

1. Confirm planning and building regulation approval for rear extension line.
2. Availability of guarantees for timber and damp course work already undertaken
3. Planning status on the Joe Saint open land
4. Right way of a shared side drive
5. Conservation Officer to confirm listed status.

It is recommended that such via advisable to seek further reports and fulfil legal enquiries as recommended in this report before entering into a contract to purchase.

Insurance reinstatement value

Building insurance cover should be referred to Insurance Underwriters.

OPEN MARKET VALUATION

Properties of market value is placed at

(however the Surveyor would wish to reassess this valuation in the light of reports and estimates arising from the further investigations referred to in part 4 of this report.

Coronavirus statement

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes, to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation(s) is / are therefore reported on the basis of ‘material valuation uncertainty’ as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of [this property] under frequent review.

M W Murphy MRICS

West Midlands surveys Limited.