

THIS IS A SAMPLE REPORT AND, AS EACH PROPERTY IS UNIQUE, A SIMILAR TYPE OF REPORT PREPARED ON ANOTHER PROPERTY MAY REFER TO ADDITIONAL MATTERS OR OMIT SOME MATTERS REFERRED TO IN THE SAMPLE



www.tgsurveyors.co.uk

**BUILDING SURVEY REPORT IN RESPECT OF
FIELD FARM, FIELD LANE,
ANYTOWN, RO2 20R**

**CLIENT: MR BROWN, 1 RED STREET,
ANYTOWN, RO1 10R**

SURVEYOR: A. SURVEYOR, FRICS

23RD JANUARY 2008

INDEX

PART 1. INTRODUCTION
PAGES: 1-5

PART 2. LIMITATIONS TO INSPECTION
PAGE 5

PART 3. STRUCTURE-EXTERNAL
PAGES 6-14

STRUCTURE-INTERNAL
PAGES 15-21

SERVICES
PAGES 22-25

GENERAL MATTERS
PAGES 26-27

PART 4. GENERAL REMARKS & SUMMARY OF ADVICE
PAGES 28-30

APPENDIX 1. PHOTOGRAPHS

Wrencote, 123 High Street, Croydon, CR0 1QG
Tel: 020 8649 9374 Fax: 020 8688 5303

Our Ref: FM1000000
2008

23rd January

Mr Brown
1 Red Street
Anytown
RO1 1OR

Dear Mr Brown

Re: Field Farm, Field Lane, Anytown, RO2 2OR

PART 1 - INTRODUCTION

This is a report on the construction and condition of the above property, following our survey carried out in accordance with your Instructions, which were confirmed to you in our letter dated 18^h January 2008. 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 to comment as to whether further investigation or specialist reports are 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 in a tabulated format, Part 4 providing the General Remarks and the summary of our advice.

Within the body of the report we shall refer to photographs taken at the time of our inspection. These will be found in Appendix 1 to the report and are intended to be of assistance to you in interpreting our comments and advice.

DATE AND WEATHER

We inspected the property on 21st January 2008. The weather at the time of our inspection was overcast but dry and had been preceded by a period of mainly dry weather.

SITUATION AND DESCRIPTION

The property comprises a substantial detached house arranged on basement, ground, first, and attic levels, with an attached ground floor Conservatory/Lobby area, leading to a single storey attached "Bake House", with an adjacent store shed.

The accommodation is as follows:

Storage cellar

Ground floor:

Entrance hall

Dining Room

Lounge

Kitchen/breakfast room

Study

Utility room/w.c.

First floor:

Bedroom 1 with adjoining dressing room and en-suite shower/w.c

Bedroom 2

Bedroom 3

Bathroom/w.c. with shower cubicle

Attic room

Attached Ground floor Conservatory/Lobby leading to Bake House annex comprising, main living area with galleried bedroom, kitchen, shower room/w.c.

Outbuildings:

Store shed to rear of Bake House annex.
(Photos, 1, 2 and 3).

All directions and room locations will be given as if facing the facing the front elevation of the main house.

The property is located in a primarily rural location, although the towns of Northton, Southbridge, and Eastford are all within reasonable travelling distance.

Public transport facilities in Anytown however are very limited and the use of motor vehicles for access to the property is considered essential.

The property is currently situated on a sizeable plot, which also has several barns and out buildings located within the boundaries.

We understand from the vendor that the existing boundaries are to be redrawn and that the existing title deeds will be altered to create two seperate holdings.

From the information provided to us to date, we understand that the front garden and driveway area will be largely included in the area to be annexed to the vendor. This new ownership will extend to the left-hand side of the main house. The pond and surrounding areas further to the left of the pond will also be in the vendors revised ownership.

The rear garden and right-hand side garden are to be largely included in the sale to your self, together with a sizeable section of the field to the rear of the rear garden, whereby a new access road will be constructed to the existing house.

Your legal advisers will need to ensure that the seperation of the existing title deeds, and the precise extent of the new boundaries are clearly defined. Any costs of creating new boundary walls, and the construction of the new access road should also be satisfactorily clarified. All enquiries should be dealt with in these respects prior to you entering into any commitment to purchase.

The main house, and possibly the Bake House annex, may be classified as Grade 2 listed under the Department of the Environment listing system for historic properties. This will have implications as to what can or cannot be done to the property, and will certainly increase costs of maintenance works etc. Your Legal Advisers should clarify the situation in this respect, and also ensure that any proposed works to boundary walls, etc will not contravene any "listing" affecting the property as a whole.

There is also a sizeable tree to the right hand side of the existing front garden area. This may well be subject to a Tree Preservation Order. This should be clarified by your Legal Advisers, and in particular whether any of the proposed works to set out new boundaries etc, have made allowance for the presence of the tree, and its potential affects on the footings to any boundary walls, etc.

PART 2 - LIMITATIONS TO INSPECTION

The property was occupied and fully furnished, and most ground and upper floors were covered with fitted finishes.

The weather was dry and therefore it is not possible to state that gutter joints, roof junctions, flashings, etc are totally watertight.

The presence of the attic room and lining to walls and ceiling therein, limited access to view areas the roof construction, as did insulation and some stored goods in the cupboards that lead to the eaves areas of the main roof off the attic room.

The roof constructions to the Bake House, and Conservatory/Lobby have been lined internally and the roof timbers are consequently largely hidden from view.

The inspection of services was limited to those areas which are visible. No comment can be made as to the soundness of any pipe-work, wires or fittings which are not visible, and the risk must be accepted that defects may exist in such hidden areas.

It has not been possible to remove floor coverings to inspect areas beneath. We shall comment on some potential defects which may warrant further investigations to some areas.

Whilst we have inspected as much of the property as possible, it must be appreciated that we cannot cause damage, and no comment can be given on areas that are covered, concealed or not otherwise readily visible. In formulating our advice we have assumed that, unless we have reasonable grounds to recommend further exposure works/specialist investigation, any such inaccessible areas are free from defect. If you require further assurance on inaccessible areas then further exposure works, and potentially specialist investigations would be necessary. Where further investigations are recommended herein, then unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will come to light at a later date.

PART 3 - STRUCTURE

EXTERNAL

CONSTRUCTION	CONDITION
<p>Roofs:</p> <p>The main roof and rear dormer area are covered with slates. The conservatory/lobby, and Bake House roofs are mainly slate covered, but with the right hand section of the Bake House roof being tile clad.</p> <p>Roof Void:</p>	<p>The main house roof is in generally serviceable condition at the present time. It must be appreciated however that a roof covering of this age/nature will require careful and regular maintenance. We shall refer below (Chimneys) to some slight staining to the ceiling in the attic room, and the need for roof coverings/flashings in this area to be checked.</p> <p>The roof/flashings to the Conservatory/Lobby were found to be serviceable.</p> <p>The slate roof to the Bake House is generally satisfactory but the mortar fillets to the right hand eaves area need to be renewed as soon as possible to avoid rain penetration and deterioration of adjacent timbers. There was no readily apparent indication of any such deterioration at the present time.</p> <p>The tiled roof to the Bake House is serviceable.</p> <p>The main roof area is partially taken up by the attic room area although there is access around the edges of the roof via a small entrance door to the rear elevation and further access is visible via the storage cupboard, which houses the water storage tanks to the right-hand side of the attic area.</p> <p>The provision of insulation and stored goods further limited accessibility.</p> <p>The roof timbers, however appear to be</p>

	<p>generally satisfactorily framed and in serviceable condition. The roof lining, again as far as visible, also appeared to be generally serviceable.</p> <p>As indicated there is no roof void to the Bake House area, and also only very limited access to view any timbers to this area and the Conservatory/Lobby, but there is no readily apparent indication of undue defect to the roof structures so far as they could be viewed.</p>
<p>Chimney Stacks:</p> <p>The main building has two brick built chimney stacks on the left-hand and right-hand roof slopes. These are provided with metal flashings.</p> <p>There is also a small chimney stack serving the Bake House area. Flashings around the stack are formed in metal.</p>	<p>No significant defects were noted to affect the stack structures. Their overall condition appears to be relatively good in relation to the age of the property.</p> <p>The condition of flashings also appeared to be serviceable although they could not be viewed in any detail towards the inner faces of the stack area.</p> <p>Within the attic room, there is some slight staining to the junction of the wall and ceiling in an area to the left hand side of the room. (Photo 4).</p> <p>It is likely that the flashing to the adjacent stack is leaking in this area, or that there is a slipped/cracked slate above this area.</p> <p>It would be prudent to arrange for contractors to inspect and check the flashings and roof slates for weather tightness in this area as soon as possible.</p> <p>Internally an Aga and a log burner stove have been provided. These are vented via purpose built flue pipes which appear to pass up through the chimney areas. We obviously cannot comment upon the efficiency or operating capabilities of these units. Any maintenance records should be obtained from the vendor.</p>

	<p>The fireplace in the front reception room area does not appear to be utilised at the present time. If it should be your intention to utilise any flue areas then we would strongly recommend that you seek specialist advice as flues will almost certainly require cleaning, if not relining.</p> <p>The stack and fittings to the Bake House appear to be in good order. The flue for the heater in the living area of the Bake House appears satisfactory, but we have not carried out any tests of the installation. All such fittings should be regularly serviced, and your Legal Advisers should obtain any records relating to such maintenance. Unless the records show that all heating appliances have been tested/serviced in the past 12 months, then a suitably qualified contractor should carry out testing/servicing prior to exchange of contracts.</p>
<p>Rainwater Goods:</p>	<p>Gutters and down pipes are a mixture of metal fittings with some PVC units.</p> <p>The metal down pipe on the rear right hand corner of the main house shows indications of rusting and is slightly split. This unit needs to be replaced as soon as possible. (Photo 5).</p> <p>On the flank left hand side of the main building there is a metal down pipe which is set into the lower section of the main wall. Whilst this unit appears to be generally serviceable, and there is no readily apparent indication of water penetration internally, the present arrangement will lead to a risk of rusting to the unit and water seepage into the main structure which is clearly to be avoided. We would consequently recommend that the down pipe is removed from being in contact with the lower sections of the walls and is placed on spacers away from the main structure. Some general making good and re-rendering will subsequently be needed to the areas from where the down pipe has been removed. (Photo 6)</p>

	<p>The remaining sections of rainwater fittings appear to be generally serviceable. All units should be regularly checked for leakage. It must be appreciated that joints, in particular, will likely require re-sealing from time to time.</p>
<p>Foundations:</p>	<p>We cannot confirm the nature or type of the foundations used in the construction of this property as they form part of the sub-structure.</p> <p>The main building shows some indication of general distortion and general differential settlement. This is to be expected in a property of this age and type and there are no grounds for us to formulate a reasonable opinion that the underlying foundations are manifestly defective.</p> <p>There are numerous surface cracks to the main walls and some of these extend down through the lower sections of the wall structure and to ground level, but there is no indication that the cracking is due to underlying movement.</p> <p>Areas to the front right hand corner (Photo 7), and rear left hand corner (Photo 8) of the main building have clearly been patched at some stage in the past. The front area appears serviceable at present, but the rear area requires some further repair as soon as possible.</p> <p>Within the cellar area the cement rendered walls, whilst being damp, showed no indication of undue defect, which would lead us to further formulate any opinion that the foundations to the main building are ineffective.</p> <p>It must be appreciated however that the foundations serving a property of this age and type will very unlikely have been taken down to any significant depth and as such there is a greater than average risk of movement in the future.</p>

Within the limits of our inspection we can see no reason why the property should not be insured in a satisfactory manner, but we would strongly recommend that you ensure that your general policy includes coverage against potential subsidence, settlement, landslip and heave damage.

We would also strongly recommend that your Legal Advisers make appropriate formal enquiries of the vendors to ascertain whether there has been any underpinning, structural repairs or any similar works undertaken to the premises at any stage in the past. It should also be ascertained whether there have been any insurance claims in respect of movement and any other matters, and whether any such matters are outstanding.

If enquiries reveal that such works or claims have been carried out, then full details should be made available to ourselves for further advice and comment prior to your entering into a commitment to purchase.

It should be appreciated that with this type of structure general seasonal movement will be a recurring situation and that internal floors, walls and door fittings, together with external rendering etc., will be prone to some general distortion and cracking from time to time. The property will require careful and regular maintenance, particularly to external areas, if undue damage is to be avoided to the main structure.

The Conservatory/Lobby area showed no indications of any significant movement.

The attached Bake House area shows indication of some general settlement but the walls are generally true, as is the main roof area. We cannot confirm the nature or type of foundations serving this element of the accommodation, although again it must be appreciated that it is very unlikely that they will have been taken down to any great depth.

	<p>We would again recommend that this element of the property is adequately insured against potential subsidence, settlement, landslip and heave damage but we see no reasons why it should not be insured in a satisfactory manner.</p>
<p>Walls:</p> <p>Walls to the main section of the property are of timber framing, which is lined internally and cement rendered externally.</p> <p>The walls to the Conservatory are bricked based supporting glazed panels. The walls to the Bake House area are of traditional solid brickwork.</p>	<p>As indicated the external rendering to the main walls is cracked in several areas. This will tend to be an ongoing situation with this type of property. Some of the cracks are now of a general size and nature, particularly around the lower sections of the main walls, where they need infill as soon as possible, and certainly prior to the next winter period.</p> <p>Many of the cracks are purely of a surface nature at the present time, but will be prone to further deterioration.</p> <p>We are of the opinion that extensive general overhaul of the rendering should be allowed for within the near future. It would be prudent to arrange for a suitably qualified contractor to inspect the premises and provide quotations for such works prior to your entering into a commitment to purchase as costs for this type of work on this size/age of property may be fairly considerable.</p> <p>The walls to the Conservatory/Lobby, and also to the Bake House, are generally serviceable at the present time. The walls to the Bake House area in particular will however require careful maintenance.</p>
<p>Damp Proof Course and Sub-Floor Ventilation:</p> <p>The construction of the damp proof course serving the premises could not be readily ascertained</p>	<p>Moisture meter tests were taken at regular intervals throughout the main accommodation and attached structures.</p> <p>There is some localised dampness in the main</p>

<p>due to a lack of access to the internal faces of the main walls and external rendering.</p> <p>There are indications of a relatively new plastic damp proof course having been provided to some sections of the Bake House.</p>	<p>building towards the rear left hand corner of the lounge, and in the utility/w.c.</p> <p>There is also more extensive dampness to areas of the Bake House, particularly in the main living area.</p> <p>Due to the mode of construction of the main house, we would strongly recommend that a suitably qualified specialist contractor, who should be BWPDA registered, is requested to inspect the premises, and also to carry out some localised exposure work to adjoining areas of the main framing and to prepare a specification and quotation for appropriate remedial works.</p> <p>Such investigations etc. will obviously require the co-operation of the vendor and arrangements may have to be made with them for some "making good" after any exposure works.</p> <p>Within the Bake House, wood flooring has been laid over the floor in the main living area. The adjoining walls are very damp in places, and there has been some lifting of sections of the flooring, particularly on the rear elevation close to the radiator in the main living area (Photo 9). There is strong potential that there is rot infection in and around this floor area and exposure works should be carried out in order to ascertain the extent of any problems and to enable the assessment of costings for appropriate remedial works.</p> <p>There is also extensive dampness in the cellar area below the main building (Photo 10). This is to be expected in a house of this age, but there is potential that the dampness has spread into adjoining floor timbers. The presence of ceiling panelling within the cellar limits access to view much of the timber elements around this section of the property. We would consequently strongly recommend that some further exposure work is also carried out to this area to enable the assessment of costings to carry out remedial works.</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>The stairwell leading from the ground floor entrance hall into the cellar also shows indications of dampness, and the timber floor plate, which is visible in the stairwell, is also damp although there is no readily apparent indication of any significant rot to this element at the time of our inspection. However, some remedial works will need to be carried out to avoid deterioration over a period of time.</p> <p>We would strongly recommend that further investigations are carried out prior to your entering into a commitment to purchase.</p> <p>If the results of these investigations are made known to us in due course we will be more than happy to consider the findings and to provide further advice as how best to proceed.</p> <p>Ventilation to the right hand side of the floors in the main building is provided by a grille on the flank elevation, which leads down into the cellar. There are several grilles around the other sections of the main house, although we believe that the floors are primarily shallow timber frames laid over what is almost certainly a solid/stone base. Due to the presence of floor coverings and furniture and fittings etc. we cannot confirm the precise nature of the underlying construction, although the floors in themselves appear to be generally firm and level and, with the exception of some localised areas of dampness, they appear to be in generally good condition. It would however be prudent to arrange for some sections of boarding to be lifted at ground floor level when further recommended investigations are carried out in order to check the condition of the under-surface of the flooring and the bedding they are set upon.</p>
<p>External Joinery and Decoration:</p> <p>The external joinery is</p>	<p>There are several broken sash cords to</p>

<p>considered to be more modern than the main house.</p> <p>Many sections of windows appear to have been replaced in the fairly recent past although there are still some older fittings.</p>	<p>window areas, which will require some overhaul/repair.</p> <p>It should be appreciated that sash fittings will be prone to deterioration and specialist works may need to be carried out to the operating mechanisms from time to time.</p> <p>There are also several sections of broken glazing to some of the window fittings, noticeably to the front of the dining room, and some repair to the fittings is required (Photo 11).</p> <p>There are some sections of soft wood and some slight wet rot to areas of external joinery, noticeably to the ground floor window on the right hand flank elevation and some overhaul and general repair is considered necessary (Photo12).</p> <p>There is some distortion to the window sill to the kitchen area. This is not uncommon in this age and type of property and there is no indication that the fitting is in itself defective.</p> <p>It is likely that the window openings will be prone to some distortion and window fittings may require some easing and adjustment from time to time.</p> <p>Whilst the overall decorative condition of joinery is reasonably good, we would recommend that any soft areas and poor areas of paint work are prepared and treated/redecorated prior to the next winter period.</p> <p>The window fitting to the attic window requires attention as soon as possible.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

INTERNAL

CONSTRUCTION	CONDITION
<p>Ceilings: Ceilings are a mixture of lath and plaster sections with some replacement plasterboard.</p>	<p>Ceilings areas within the main section of the building are generally serviceable. There are some surface cracks visible above lining paper.</p> <p>Whilst no immediate repairs are considered necessary at the present time it should be appreciated that in a property of this type and age the lath and plaster sections may become detached, particularly due to vibration in the use of the building, general ageing, and also the general shrinkage and movement of building materials during the seasons.</p> <p>It should also be appreciated that steam wall paper/ceiling strippers are not ideally to be used in removing lining paper as this will often exacerbate the problem of deterioration of the plaster areas.</p> <p>As part of general maintenance at the property, general replacement of the lath and plaster areas will likely be needed over a period of time.</p> <p>Ceiling areas within the shower cubicles in both the main bathroom and the en-suite to the main bedroom have sections of spot mould to their surface at the present time. We shall refer to the need for better ventilation to be provided to these areas, but cleaning of the spot mould and general redecoration of the ceiling areas affected will need to be carried out shortly.</p> <p>We would reiterate that there is some damp staining to the ceiling in the attic room, and there is a need for some further investigations and repairs to this area.</p>

<p>Internal Walls:</p> <p>Internal walls to the cellar are of solid construction and cement rendered.</p> <p>The internal walls to the main house are of timber framing with lined/plastered surfaces.</p> <p>There are some sections of wood lining to walls at ground floor level.</p>	<p>The walls to the cellar area are damp and require further investigations by a specialist contractor as we shall refer to below under the heading of "Dampness".</p> <p>There are distortions to internal walls and door openings, particularly at first floor level.</p> <p>These distortions are not of a nature whereby they are considered to be out of keeping with the general age and nature of the property, and there is no readily apparent indication of any significant movement that would lead us to form a reasoned opinion that the movement is ongoing/progressive.</p> <p>It should be appreciated however that there will tend to be seasonal movements in a structure of this nature, and consequently that cracking to wall surfaces may appear from time to time, and that careful and regular maintenance and redecoration will be necessary.</p> <p>With lined walls of this nature care will have to be exercised in affixing heavy items to wall surfaces, and specialist fittings may be required.</p> <p>You use of steam wall paper strippers should be avoided in any preparation/redecoration works.</p>
<p>Floors:</p> <p>The floors to the cellar area are of solid concrete construction.</p> <p>The ground floors to the main house are of timber construction, with a fully suspended section above the cellar, and what are</p>	<p>Within the main section of the building the ground floor areas appear to be generally firm and level.</p> <p>The upper floors, particularly at first floor level, are somewhat out of level to several sections but there is no indication of undue deflection or general springiness, which would lead us to form a reasoned opinion that the structure is unsatisfactory.</p>

<p>believed to be timber surfaced shallow void floors to the remaining sections.</p> <p>Upper floors are of suspended timber construction.</p> <p>The conservatory/lobby floor is of solid construction</p> <p>The Bake House floor is of solid construction, but wood surfaced in the living area.</p>	<p>The degree of movement is considered to be within tolerable limits. It should be appreciated that seasonal movements in a structure of this nature may cause door heads and fittings to require some sticking and consequent adjustment may be necessary from time to time.</p> <p>The attic area appears to be constructed of timber framing off the main ceiling joists. The structure appears to be generally serviceable so far as it can be viewed and the attic room is likely to be an original feature.</p> <p>There is no readily apparent indication of any significant distortion or deflection to the attic area but we would strongly recommend that this section of the property is not utilised for the storage of heavy goods and care should be taken not to impose excessive loads by the provision of particularly heavy items of furniture.</p> <p>The Conservatory/Lobby area is satisfactory.</p> <p>In the Bake House living area, as previously referred to, there is a section of lifting wood flooring towards the rear wall. This area requires lifting and the sub-floor area should be checked for dampness and any allied defects by a BWPDA registered specialist timber/damp contractor.</p> <p>The timber framing to the floor of the galleried area has a considerable amount of woodworm infestation. This does not however appear to be active, or to have caused any loss of structural integrity of the floor, but we shall make further recommendations in "Timber Defects" below as to the need for further specialist investigations.</p>
<p>Fireplaces, Flues and Chimney Breasts:</p>	<p>The fireplace in the dining room does not appear to be utilised. The remaining fireplaces within the main accommodation are serviced by log burners/the aga in the kitchen.</p>

	<p>There is also a log burner serving the fireplace in the living accommodation of the Bake House.</p> <p>The chimney breasts within the property appear to be in generally serviceable condition at the present time, although we would reiterate that we have not undertaken any testing of the flue pipes or the appliances which they serve.</p> <p>If it should be your intention to utilise the fireplace in the dining room area then we would strongly recommend that you seek specialist advice as previously referred to as the flue may well require relining and will certainly require cleaning.</p>
<p>Internal Joinery:</p>	<p>Doors are of timber panel type and are in relatively good condition, although some door heads are noticeably out of level but this is to be expected in this age of property.</p> <p>The steps leading down to the cellar area are somewhat steep and care needs to be taken in their use and we would strongly recommend that a suitable hand rail fitting is provided to improve safety.</p> <p>The main staircase leading from the ground floor entrance hall up to the first floor landing appears to be generally serviceable although access to view was limited due to a lined soffit and carpeting to its upper surface.</p> <p>The staircase leading from the first floor landing up into the attic area is very steep and the tread depth to the stairs is somewhat narrow. We would recommend that a hand rail fitting is provided to this area again to improve safety.</p> <p>The kitchen fittings are of a reasonably modern nature and appeared to be serviceable. Door and drawer fittings will require some maintenance from time to time.</p>

<p>Internal Decorations:</p>	<p>The overall internal decorative condition of the property is reasonably good.</p> <p>There are some areas of damaged plaster work, for example to the main stairwell (Photo13), and it must be accepted that general maintenance and redecoration will be required from time to time.</p> <p>Shrinkage and movement cracks will also become apparent in plaster due to seasonal movements and general ageing of the materials.</p>
<p>Dampness:</p>	<p>There are indications of extensive dampness in the cellar area of the main building, some slight penetrating dampness to the left hand end of the attic room, and also dampness in sections of the ground floor areas of the main building, notably in the rear corner of the lounge, and also in the utility/w.c. area.</p> <p>There is also extensive dampness in the Bake House area and there is potential for damage to adjoining timbers and floor sections in particular.</p> <p>We would reiterate our recommendation that a suitably qualified specialist contractor inspects the accommodation and provides an appropriate specification and quotation for necessary remedial works prior to exchange of contracts.</p>
<p>Timber Defects:</p>	<p>There are indications of extensive wood worm infestation around the main sections of the property and also to elements within the Bake House. This is to be expected in a property of this age and nature and there were no readily apparent indications that the infestation is active or has caused any particular loss of structural fabric.</p> <p>It should be appreciated however that in a property of this age when redecoration or any exposure works are carried out further</p>

	<p>infestation may well be found and consequently some treatment may be required.</p> <p>So far as we could ascertain from the vendor there has been no specific treatment for wood worm infestation within the property. We find this to be somewhat unusual in a property of this general type and age. We would consequently recommend that your conveyancers make appropriate formal enquiries to ascertain whether any works have been carried out in the past and whether any guarantees are in existence.</p> <p>Unless it can be proven that any documentation/guarantees are available then we would strongly recommend that, as part of further investigations into dampness and potential timber defects within the property, the contractor is asked to comment specifically upon apparent woodworm infestation and to prepare a specification and quotation for any consequent remedial works considered necessary.</p> <p>Some sections of external joinery will require repair/replacement where they are affected by wet rot but this is considered to be part of general maintenance for a property of this nature.</p>
<p>Insulation – Thermal/ Acoustic:</p>	<p>Whilst some insulation has been provided to the main roof void this could be improved in order to avoid unnecessary heat loss. The ventilation provided to the roof void area should also be improved if insulation is upgraded. There is no indication of undue levels of condensation within the roof void areas at the time of our inspection but if</p> <p>insulation is improved then the risk of such condensation and consequent damage would be increased.</p> <p>It would consequently be prudent to install suitable ventilation fittings around the eave</p>

	<p>areas to avoid potential problems.</p> <p>Insulation provided to visible sections of plumbing circuits around the water storage tanks needs upgrading.</p> <p>The insulation provided to water pipe work in the cellar area is of some age, and whilst it may be serviceable, there is potential that a material of this type may contain some asbestos elements. The precise nature of the material could not be definitely ascertained, and although it is not a loose fill type of material, we cannot definitely confirm that it does not contain any asbestos (Photo 14).</p> <p>Within a confined area such as a cellar then any disturbance to the insulation may present a health risk to any contractors and indeed any occupiers of the property.</p> <p>We would consequently strongly recommend that a suitably qualified licensed contractor is instructed to inspect the insulation and to carry out appropriate testing to ascertain whether it does contain any asbestos based material. If so then the insulation should be removed under controlled conditions and replaced with a suitable modern material.</p> <p>We would strongly recommend that these investigations/ tests are carried out prior to any commitment to purchase being entered into and the costs of any replacement works provided.</p> <p>If the results of further investigations are provided to us in due course we would be more than happy to advise accordingly.</p> <p>The shower cubicles are not adequately ventilated, and suitable extract fan units should be installed to take moist air from these areas to the outside of the property.</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

SERVICES

We have no instructions to carry out or arrange for tests on any of the service installations, but from our purely visual inspection, we can advise you as follows:

CONSTRUCTION	CONDITION
<p>Electricity:</p> <p>The electricity meter and consumer units are located in a garage on the far side of the drive away from the main building.</p>	<p>There is a further bank of residual current devices located in the ground floor lobby adjacent to the ground floor WC/utility room.</p> <p>We understand from the vendor that the main electrical consumer unit etc. will have to be divided between the accommodation that they are retaining and the main building.</p> <p>These works will require the co-operation of the appropriate Electricity Board and obviously the services of a suitably qualified contractor.</p> <p>We understand from the vendor that the cost of these works will be included in the proposed sale of the property and we would strongly recommend that the overall situation is clarified with the vendors by means of formal enquiries via your conveyancers.</p> <p>All works of this nature will require the provision of an appropriate test certificate upon completion.</p> <p>The electrical system within the premises appears to have been upgraded and modernised in many respects, although it must be appreciated that the vast majority of circuits are not readily accessible.</p> <p>As extensive works are needed to provide a separate service system to the accommodation then at that time it would be prudent to arrange for the entire system within the main building and adjoining structures to be checked</p>

	<p>by the contractor and any works considered necessary to ensure their proper operation and safety should be carried out.</p>
<p>Gas:</p>	<p>There is no gas supply to the property.</p>
<p>Cold Water and Plumbing:</p> <p>The property is connected to a borehole water supply system.</p>	<p>There is a borehole/pump and filtration unit located in the cellar of the main building.</p> <p>This is connected to a system of cast iron and copper pipe work throughout the property.</p> <p>We would emphasise that no specific testing of appliances has been carried out, although the service of water to the various fittings appeared to be generally satisfactory at the time of our inspection.</p> <p>The quality of the water supply will need to be tested regularly and we understand from the vendor that the whole installation is serviced on a regular basis.</p> <p>We would strongly recommend that your conveyancers obtain full details of all service records and there should be an appropriate certificate from a suitably qualified contractor to prove the quality of the water supply etc.</p> <p>There will be the need for further regular maintenance for the installation generally.</p> <p>The visible sections of the pipe work appear to be generally serviceable but will need to be regularly inspected from time to time.</p> <p>The cold water storage tanks in the loft area would however benefit from draining, cleaning, and subsequent refitting of the lids, and the provision of additional insulation.</p>

<p>Hot Water and Central Heating:</p> <p>Space heating is provided to the main house via an oil fired boiler serving a system of radiators. There is a hot water storage cylinder located in the main bathroom.</p> <p>Space heating is provided to the bake house area by means of an LPG fired boiler located in the kitchen area, this in turn serving radiators within this section of the property.</p>	<p>The oil fuel storage tank serving the main building system appeared to be generally serviceable. The tank is adequately supported and is provided with some external protection by a plant covered arbour.</p> <p>Installations of this nature will require regular inspection and some maintenance may be required from time to time.</p> <p>A radiator fitting has been removed on the first floor landing and pipe work capped off. Within the limits of our inspection we cannot ascertain the general performing capabilities of the system and you may find that there is a need to reinstall the radiator in this area at some stage.</p> <p>There is no readily apparent indication of leakage etc. from the radiators but again the installation will need to be regularly serviced.</p> <p>We understand from the vendors that there has been a recent service of the installation generally and your conveyancer should obtain all the appropriate documentation.</p> <p>The heating system to the Bake House should also have been regularly serviced.</p> <p>The systems to both areas should not be utilised until it has been proven that they have been serviced by suitably qualified contractors within the past 12 months. Servicing should thereafter be carried out at 12 monthly intervals.</p>
<p>Sanitary Fittings:</p>	<p>The sanitary fittings are reasonably modern and appear to be generally serviceable.</p> <p>Floor areas and plumbing connections beneath the shower areas in the en-suite and also main bathroom areas could not be viewed.</p>

	<p>The condition of mastic sealant and ceiling fittings around the units is somewhat basic and would benefit from some upgrading as soon as possible.</p> <p>It would also be prudent for the plumbing and floor areas beneath the shower fittings to be checked on a regular basis.</p> <p>There is some slight staining to the floor surface in the en-suite area and consequently when contractors undertake further investigations into potential timber defects within the property, it would be prudent to arrange for some exposure works to be carried out around this element to ascertain whether any repairs are necessary at the present time (Photo 15).</p>
<p>Drainage:</p> <p>We could not lift any drainage inspection chamber covers around the site. The fitting adjacent to the rear right hand corner of the main house is screwed into position and is also covered with paving which makes it relatively heavy.</p> <p>The concrete panels over the inspection chamber/pit towards the rear of the shed at the rear of the Bake House could not be readily removed.</p>	<p>We understand from the vendor that there is a pit/tank system of drainage serving the property.</p> <p>We were advised that the drainage runs between the main building and pit area were replaced some years ago. The provision of a relatively new plastic soil pipe would appear to support this information.</p> <p>We also understand that the pit area is cleaned out on an annual basis.</p> <p>We would recommend that your conveyancers confirm the situation in this respect and obtain appropriate documentation that the system is operating satisfactorily.</p> <p>It must be appreciated that the drainage channels cannot be readily viewed to the majority of their length and if you require further assurance with regard to the operating capabilities of the system generally then a specialist contractor should inspect and advise.</p>

GENERAL

CONSTRUCTION	CONDITION
Security and Fire Precautions:	<p>The present arrangements for fire precautions within the property are not considered to be particularly good.</p> <p>We would strongly recommend that ideally a system of mains operated smoke detectors/alarms are provided in the cellar, ground, first and attic areas of the property.</p> <p>As a minimum, smoke detectors should be provided at all levels within the property.</p> <p>Door and window locks appear to be of a reasonable standard but you may care to consider upgrading the security fittings and certainly changing all door locks upon occupation.</p>
Garages:	None.
Outbuildings:	<p>There is a timber framed store shed to the rear of the bake house area.</p> <p>This appears to have been upgraded in part in the fairly recent past and its overall condition is reasonably good and it should prove capable of providing general storage facilities.</p> <p>There has been some deterioration of the edging to the concrete base to the exterior of the shed and some general repair/maintenance should be carried out in due course.</p> <p>The rainwater down pipe to the rear right hand corner of the shed requires some realignment in order to discharge into the adjoining surface water pipe.</p>

Site:	<p>The site areas are generally well maintained and in reasonably good condition.</p> <p>As previously indicated the site areas are to be re-delineated as part of the purchase of the property and it should be ensured that the construction of any new boundary walls etc are carried out in a proper workmanlike manner by appropriately qualified contractors.</p>
--------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PART 4: - GENERAL REMARKS AND SUMMARY OF ADVICE

The property was found to be in a generally fair condition for its age and type. It must be appreciated that when any property is cleared of vendors furniture and fittings that there is the likelihood that some further repair/re-decoration works will become apparent.

The exterior of the main building and the rendering to the main walls requires some overhaul and general redecoration and works in this respect should ideally be carried out prior to the next winter period. Costings should be obtained prior to any commitment to purchase.

It would also be prudent to arrange for the main roof covering and some sections of chimney flashings above the left side of the attic area to be inspected and checked by suitably qualified contractors.

Some sections of rainwater goods require repair/replacement.

Some sections of external joinery require overhaul with some sections of wet rot affected timbers requiring replacement.

The eaves pointing to the right hand side of the Bake House roof should be improved.

Internally there are sections of dampness affecting the premises and a suitably qualified contractor should be instructed to inspect and advise further in this respect, including advice on timber defects/woodworm infestation.

There is potential that the insulation to the water pipe work in the cellar area contains some asbestos and a suitably licensed contractor needs to inspect and advise in respect of this material.

Where we have recommended further investigations and reports from specialists within this report, you are advised to obtain these, together with estimates for necessary work, prior to exchange of contracts, so that you are made fully aware of the expenditure you are likely to incur. We would recommend that you obtain accurate guidance on the costs you are likely to incur for necessary repair work, before you finally commit yourself to the purchase.

Normally, it is best to obtain several estimates from different firms for comparison purposes.

Whilst we have summarised the main points of our findings above, you are advised to carefully consider all sections of this report prior to entering into a commitment to purchase.

At the time of our inspection, it was noted that the flight path of air-planes landing at Stansted airport passed in close proximity to the left hand side of the site. There was some consequent intrusion from engine noise. You should be aware of this situation, and formal enquiries should be made by your Legal Advisers, as to any potential alteration to the flight paths, or details of any planned increase in plane numbers using the flight path.

Legal Summary:

In addition to the standard enquiries before contract, your Legal Advisers should consider the following matters prior to you entering into any binding commitment to purchase:

1. The rearrangement of boundaries and the consequent amendment of Title Deeds, and all allied matters, e.g. alteration of the electrical installation, construction of the new access drive.
2. The "listing" of the property and any specific restrictions on alteration works etc.
3. The presence of any Tree Preservation Orders.
4. Service records/guarantees for heating appliances, the water filtration system and drainage installation.
5. Any guarantees for timber/damp treatment that may have been carried out.
6. Whether there has been any underpinning, structural repairs etc carried out to the property, and if so whether any documentation is available.
7. Whether there have been any insurance claims in respect of the property and whether any claims are outstanding.
8. Whether there are any known boundary disputes, or any other type of dispute between the vendors and any neighbours or other parties.
9. Ascertain the proximity of the property to the flight paths serving Anytown Airport, and whether the proposed expansion of the Airport will have any impact on the present situation?

We must mention that our report has been prepared for you in connection with your prospective purchase of the property and we can accept responsibility for its contents only to you as our client. We cannot accept responsibility to any third party who may become acquainted with its contents, unless prior consent in writing has first been sought and obtained.

Whilst we always strive to ensure that our reports are clear and easy to read, there may well be, out of necessity, some sections of this report that contain technical terms.

To assist you in this respect we have incorporated on our website (www.tgsurveyors.co.uk) an illustration where you can interactively see the names of many parts of a typical house.

There is also a "jargon buster" on our website which further expands upon some of the more commonly used technical terms.

We trust that within the body of this report we have provided the advice and information you require, but if we can be of any further assistance you should of course feel free to contact us.

Yours sincerely

A Surveyor, FRICS
Tyser Greenwood Surveyors

Appendix 1 – Photography

AS PART OF THE BUILDING SURVEY REPORT, WE WILL PROVIDE GENERAL PHOTOGRAPHS OF THE PROPERTY AS WELL AS PHOTOGRAPHS OF SPECIFIC DEFECTS WHERE WE FEEL THAT THESE WILL BE OF ASSISTANCE TO THE CLIENT IN CONSIDERING THE COMMENTS WE HAVE MADE.

IN ORDER TO COMPLY WITH DATA PROTECTION LAWS WE HAVE NOT PROVIDED GENERAL PHOTOS OF THE PROPERTY USED AS OUR SAMPLE, BUT FOR ILLUSTRATION PURPOSES WE HAVE PROVIDED TYPICAL PHOTOS OF SOME OF THE DEFECTS REFERRED TO IN THE REPORT.



Photo 5



Photo 12