

REPORT

- on -

XXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXX

SUDBURY, SUFFOLK

CO10 XXXXXXXX

- for -

XXXXXXXXXXXXXXXXXX

1.00 INSTRUCTIONS

1.10 Scope of Instructions

In accordance with the attached Terms & Conditions of Engagement dated XXXXXXXXXXXXXXXXXXXX to XXXXXXXXXXXXXXXXXXXXXXXXXXXX to inspect the above property and prepare a Residential Building Survey and Market Valuation in respect of your proposed purchase.

The Market Valuation has been carried out, where appropriate, in accordance with the RICS Valuation Standards (April 2010) prepared by the Royal Institution of Chartered Surveyors. The Market Value is defined in these Valuation Standards as '*the estimated amount for which a property should exchange on the date of Valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing where in the parties had each acted knowledgeably, prudently and without compulsion*'. In addition, the property is to be valued on the assumption that there is no contamination.

The Valuation Date to be assumed is as at the date of the inspection.

1.20 Scope of Inspection

The property was inspected on XXXXXXXXXXXXXXXXXXXX and, at the time of the inspection, was occupied by the Vendor. A full inspection was limited due to the following:-

- Fitted carpets were laid over most floors, apart from the Cloakroom where there were ceramic floor tiles and the Bathroom where there were slate floor tiles and the Kitchen and Breakfast Area where there was tongued and grooved oak boarded flooring and these finishes prevented a full inspection of the floor surfaces beneath. There were no loose floorboards to the first floors to inspect the build up or condition of the suspended timber floors.

- There was no means of access into the pitched roof spaces to the Porch or the Dining Room rear extension.
- Waste and hot and cold service pipes have been largely concealed in the building fabric or in ducts and pipework connections could not be fully inspected.
- The Garage was full of the Vendor's effects and this severely limited a full inspection.

2.00 DESCRIPTION

2.10 Construction History

The property comprises a detached house believed to have been built around 1972 (as dated on the Lounge chimney breast in the roof space) and is constructed of cavity walls with faced brickwork to front and rear ground floor external walls and to the full height to the gable walls with painted timber horizontal shiplap boarding to the first floor front and rear elevations, part rendered blockwork to the Porch and side of the Breakfast Area extension, under pitched roofs mainly covered with concrete double roll interlocking pantiles (single roll to Porch) and a lean-to double glass roof over the Breakfast Area extension.

It is understood the Vendor purchased the property in 2003 and the following improvements have been carried out:-

- New gas-fired boiler, radiator heating system and new hot water cylinder (January 2004).
- Replacement uPVC wide cavity sealed double glazed window and door units (believed to have been installed in about 2005).
- Cavity wall insulation (2009).
- Single storey rear extension for Breakfast Area to rear of Kitchen and side of existing Dining Room extension (believed to have been built by previous owners).
- Modern fitted Kitchen units with wood block worktops and white gloss fronted drawers and cupboards under and matching wall cupboards over.
- Modern contemporary Cloakroom and Bathroom suites.
- New electricity consumer unit installed and ground floor rooms re-wired.
- New internal doors, skirtings and architraves.
- New coal effect gas fire to Lounge.
- Rear garden landscaped with block paved and raised decking installed.

2.20 Location

Situated on an established residential development of detached and semi-detached/link detached houses built during the 1970's by a local building contractor at the front of the development overlooking a large green area to the side of XXXXXXXX Street at the southern end of the large, popular and attractive tourist village of XXXXXXXXXXXX having daily facilities. All other facilities are available in the large market town of Sudbury which is about XXX miles south.

The front elevation to the green area and XXXXXXXX Street faces north-west.

2.30 Accommodation

The external appearance is as shown on the attached coloured photographs (**Appendix A**).

The accommodation is as shown on the attached sketch floor plans (**Appendix B**) and extends to a gross external floor area of about 134m² (1,442ft²) and briefly comprises:-

2.31 Ground Floor

Porch
(front)

with modern composite insulated front door, side hung window casement, square arch (former doorway) opening into Hall.

Hall
(front)

with original staircase to first floor with painted vertical balusters with space under and ducting for gas meter to front wall and separate box for electricity meter and fuse box, pair of fully glazed doors into Kitchen and single glazed door to Lounge, modern painted timber four panelled Colonial style door to Cloakroom, Drayton wall thermostat.

Cloakroom
(front)

with small side hung casement to front, modern white suite with concealed cistern dual flush low-level W.C. suite and steel/enamelled vanity basin.

Lounge
(front)

with deep side hung casement and vent windows to front, original plastered chimney breast with slate tiled raised hearth and gas coal basket effect room fire, original window and door have been removed to form large square arch opening to Dining Room extension.

Dining Room
(rear extension)

with sliding patio door into rear garden, 2 no. by-fold Colonial style doors into Breakfast Area.

Kitchen
(centre)

with modern contemporary Kitchen units with dark oak wood block worktops with sunken stainless steel 1&1/3 bowl sink with Insinkerator macerator, plumbing (hot and cold and waste) for integral Baumatic dishwasher and Bosch washing machine either side of sink, gloss fronted drawer and door fronts having long brushed aluminium/chrome handles and matching wall cupboards over, large stainless steel Lofra 5-ring gas range with Baumatic stainless steel chimney hood with externally vented extractor hood over, Baxi wall hung gas-fired balanced flue boiler, worktop to sink provides breakfast bar into Breakfast Area extension, original window and door opening has been removed to form a large square opening into the Breakfast Area extension.

Breakfast Area
(rear extension)

with shallow pitched lean-to uPVC wide cavity double glazed four panel roof over having PVC rafters, 2 no. electrically operated roof lights and roller shutter blinds, door to Dining Room, pair of French doors with side lights with top vents into rear garden.

2.32 First Floor

Landing

with tall casement vent window to front, painted vertical baluster galleried Landing rail, painted timber four panelled Colonial style doors off to all rooms, Store Cupboard (previous Airing Cupboard) with slatted shelves.

Bedroom 3 (front over Lounge)

with double side hung casement and top vent window to front, Airing Cupboard with factory foam lagged indirect hot water cylinder with plug-in immersion heater (not used), British Gas cylinder-stat and pressure gauge, Drayton Lifestyle LP722 time control clock and programmer and Drayton Digistat SCR wireless control.

Bedroom 2 (rear over Lounge)

with double side hung casement and top vent window to rear and double wardrobe cupboard with Colonial style doors.

Bedroom 1 (rear over Kitchen)

with 2 no. double side hung casement and top vent windows to rear, double wardrobe cupboards as Bedroom 2 and access into roof space over.

Bathroom (front over Hall)

with top vent window to front, Silavent extractor to side wall, full height small rectangular ceramic tiled splashbacks to all walls except Landing partition, recessed ceiling lights, white modern contemporary suite with Ideal Standard vanity basin, concealed cistern single flush W.C. suite, acrylic shower bath with shower mixer over and GRP curved hinged shower door.

2.33 Outside

Medium size plot extending to about .03 hectare (.07 acre). Front garden is open plan with a lawn area and concrete footpath leading to the front door and around the north-east side into the rear garden. There is also access around the south-west from the front garden, although this has been temporarily fenced off.

Medium size enclosed rear garden with block paved area and raised decking area with planted raised beds. Semi-detached single Garage to rear built of 100mm faced matching brickwork under a flat felt roof with mineral chippings laid in the surface. UPVC double glazed personal door to rear and metal up-and-over door to front onto rear service road. Pedestrian gate to rear fence also gives access to rear service road.

Single track tarmac rear service road provides access to the Garages to this and the adjoining properties from XXXXXXXXXXXXX.

Your Solicitor should verify boundary positions and ownerships on all sides of the property and vehicular rights of way and liabilities for maintenance and repair over the rear surface road.

2.34 Services

We understand that the main services of electricity, gas, water and drainage are connected to the property. We understand that the gas wall-hung boiler to the Kitchen provides domestic hot water and central heating to modern stove enamelled radiators mostly having thermostatic radiator valves, whilst back-up domestic hot water could possibly be provided by an immersion heater, although this is apparently not in use.

2.40 Tenure and Town & Country Planning

We have assumed that the property is Freehold and is not subject to any onerous restrictions or covenants. There was no evidence of any tenancies and we have assumed that Vacant Possession will be available on Completion.

Your Solicitor should obtain copies of the Planning and Building Regulations Approval Documents for the Dining Room and Breakfast Area extensions, confirm that all Planning and Building Regulations Conditions have been fully discharged and obtain copies of the relevant Building Regulations Completion Certificates.

The Building Regulations require with effect from 1st April 2002 that all replacement windows (see **Paragraph 4.40** below), the gas coal-effect room fire (see **Paragraph 9.00** below) and the gas wall-hung boiler (see **Paragraph 12.20** below) have either Building Regulations Approval or are installed by Contractors under the Competent Persons Scheme which are Government Approved/Trade Organisations whose Members can self-certify the installations to meet the standards of Building Regulations. **Your Solicitor should verify FENSA Certificates were issued for the replacement windows/doors and CORGI/GasSafe Installation and Commissioning Certificates were issued for the gas room fire to the Lounge and the gas-fired boiler to the Kitchen.** Building Regulations also require with effect from 1st January 2005 that electrical work carried out will need to be carried out by a Contractor registered under the Competent Persons Scheme. **Your Solicitor should verify that the replacement electricity consumer unit and electrical improvements (see Paragraph 10.00 below) were carried out by an appropriate Contractor.**

2.50 Outgoings

From an enquiry to Babergh District Council (Council Tax Department) we note that the property is currently classified in Band D (£68,001 to £88,000) for Council Tax purposes.

2.60 Weather

Mild (16^oc), dry and sunny following a previously mild and dry period of at least 48 hours.

3.00 ROOFS

3.10 Externally

3.11 Roof Coverings

Main Pitched Roofs

As built dual pitched roofs covered with concrete double roll interlocking pantiles laid on original bitumen felt and battens with painted tongued and grooved boarded open soffits and painted exposed rafter feet at the front and rear. Matching concrete half-round ridge tiles. Roof surfaces are generally level and even and the tiles satisfactorily interlock and there was no evidence of roof spread at front or rear eaves levels. The cement mortar pointing to the ridge tiles and gable verges is generally satisfactory. There is a small dual pitched roof over the Porch which has been covered with single roll concrete pantiles with matching concrete half-round ridge tiles. There is cement mortar pointing to the ridge tiles and gable verges. The Porch roof is generally satisfactory. There are asbestolux type

soffit/verge boards to both roofs (*see further comments at **Paragraph 15.00 Conclusions** below*).

Dining Room Rear Extension

Shallow lean-to pitched roof (approximately 14°) covered with matching concrete double roll interlocking pantiles. The roof surfaces are level and even, the tiles satisfactorily interlock and there was no evidence of roof spread at eaves level. The roof pitch is at the limit of the range for a shallow pitched roof for these tiles and we are not able to report on whether additional felt or counter battening was provided to the underside of the tiles which would reduce the risk of wind driving surface water under the tiles and roofing felt due to the low pitch. There were no indications of damp staining to the Dining Room ceiling below to indicate the roof does suffer from water penetration, although the roof void could not be inspected.

To the side external wall are 2 no. separate 225mm x 225mm terracotta air bricks which we assume are to provide some form of roof space ventilation.

Breakfast Area Rear Extension

Shallow lean-to pitched roof formed just below the line of the Dining Room roof with four panels of wide cavity uPVC sealed double glazed window panels and 5 no. PVC sloping rafters. At the top of the two roof panels are 2 no. electrically operated roof lights. Where the glass roof meets the Dining Room extension there is a lead stepped weather-proofing which is satisfactory. Where the glass roof meets the side external wall a raised parapet wall has been formed with a sloping concrete coping slab with a drip groove to the underside over the glass roof and there is also lead weather-proofing. There is also a lead apron upstand at the top of the glass roof under the shiplap boarding and this is satisfactory.

3.12 Chimney Stacks

Lounge Stack (south-west gable)

As built single flue faced brick stack built off the cavity wall with a concrete coping stone and clay flue pot with a wire triangular hat to the top. There is lead weather-proofing (stepped and apron flashings) at the roof line. The brickwork and lead is generally satisfactory.

Kitchen (north-east gable)

As built projecting single flue faced brick stack built to match the Lounge stack with the exception there is no triangular wire hat at the top. The stack has been adapted to serve the balanced flue from the Kitchen gas boiler which projects through the side of the chimney

breast. The brickwork, lead weather-proofing and balanced flue are all satisfactory.

3.13 Soffits and Fascias

Painted exposed rafter feet to the front and rear of the original house and painted soffit boards/bargeboards to the Porch. Painted exposed rafter feet to the Dining Room extension.

All these are generally satisfactory.

3.14 Rainwater Goods

As there was no significant rainfall at the time of the inspection or in the 48 hours prior to the inspection, all joints should be checked over for leaks as part of regular repair and maintenance.

Modern plastic half-round gutters with matching downpipes. There is an Ogee section gutter to the Breakfast Area roof. All gutters apart from the Breakfast Area roof are fixed to the exposed rafter feet. The gutters generally have adequate falls to the downpipes. ***We noted the front right-hand stop end is uneven and the stop end to the rear over the Dining Room/Breakfast Area is uneven and there is evidence that the gutter joint to the main two storey roof to the rear outside Bedroom 1 leaks over the glass roof and all these areas should be checked over and repaired.***

The downpipe to the front corner of the house discharges into the ground. The downpipe to the rear corner of the Kitchen also discharges into the ground. The downpipe to the rear wall of the Dining Room/Breakfast Area connect together and discharge into the ground. The downpipes should be piped to soakaway drainage and this can only be verified by carrying out excavations and these did not form part of the Terms & Conditions of Engagement.

You should consider installing rainwater goods to the Porch.

3.20 Roof Spaces

Main Roof

Hatch to Bedroom 1 ceiling gives access into the pitched roofs space which is of as built nail plate trussed softwood rafter frames at about 450mm centres. The trusses have lateral bracing and are generally satisfactory. ***The trusses are not strapped to the gable walls as is now common practice and you should consider the installation of these as a long term improvement.***

The original bitumen felt roof lining is generally satisfactory.

As built blockwork gable walls are generally satisfactory. The rendered flue from the Lounge gas fire passes through the roof space and, apart from the usual brickwork pattern staining, the stack is generally satisfactory.

4.00 MAIN EXTERNAL WALLS

4.10 Construction

Original External Walls

Constructed of cavity walls with faced brick externally to the full height to the side gable walls and up to ground floor window head height to the front and rear with horizontal painted timber shiplap boarding above and projecting front and rear brick corner piers. The brickwork has been built to reasonably true lines and levels and the brickwork and mortar pointing is generally satisfactory. Evidence of some minor brickwork cracking is reported further at **Paragraph 4.20 Foundations and Movement** below.

The Porch walls have been built of cavity blockwork with 1/2 no. faced brick plinth courses below. The walls have been built to reasonably true lines and levels and the cement render is generally satisfactory.

Dining Room Extension

External walls have been built of cavity walls with matching faced brick externally and we assume concrete blockwork internally and the walls have been 'butt jointed' to the original rear wall of the house. The walls have been built to reasonably true lines and levels and the brickwork and mortar pointing is generally average for an extension. Very slight mortar cracking was noted and this is reported further at **Paragraph 4.20 Foundations and Movement** below.

Breakfast Area Extension

The north-east side external wall has been built from cavity blockwork cement rendered and coloured externally and dry lined with plasterboard and skim coat plaster internally. A 2 no. faced brick plinth course has been left at ground level. The triangle gable has been closed with horizontal plastic shiplap boarding. The render and boarding is generally satisfactory.

4.20 Foundations and Movement

We have not carried out excavations to expose the original foundations or those to the extensions and are unable to confirm if these conform to current standards. The extensions should have foundations which would have been inspected by Babergh District Council Building Control as part of the Statutory Building Regulations Inspections.

External Cracking

The accessible external walls were inspected externally and, where cracking was noted, this can be regarded as Category 1 (very slight) as defined in BRE Digest 251 Cracking and Movement.

Very slight mortar cracks were noted as follows:-

Front Elevation (north-west)

- Very slight vertical mortar crack below Lounge window down to damp-proof course.

Side Elevation (north-east)

- Very slight diagonal mortar crack at rear corner of Kitchen runs for 4 no. courses down to the damp-proof course.

Rear Elevation (south-east)

- Very slight vertical mortar crack to top left-hand corner of Dining Room extension below rafter feet.

Cracks reported above are in our opinion minor cracks as the result of minor acceptable movements of the structure. In general the thicker mortar pointing around the damp-proof course has been undisturbed and there are no indications of any significant below ground movements. ***The cracked mortar should be carefully raked out and repointed.***

Internal Cracking

The accessible areas of plastered wall and ceiling surfaces were inspected internally and, where cracking was noted, this can be regarded as Category 1 (very slight) as defined in BRE Digest 251 Cracking and Movement.

Evidence of very slight plaster cracking was noted to the following areas:-

- **Hall** – very slight vertical plaster crack at the top of the right-hand side of the Hall/Lounge door and on the reverse side in the Lounge diagonally up to the ceiling.

- **Hall** – very slight vertical crack to top left-hand side of Kitchen door and on the reverse side in the Kitchen running up to the ceiling.
- **Dining Room** – very slight vertical crack to both the top left and right-hand sides of the square arch opening into the Lounge up to ceiling level.
- **Kitchen** – very slight crack above the top left-hand side of the square arch opening into the Breakfast Area up to ceiling level.
- **Landing/Staircase** – very slight vertical crack below the centre of the front window sill tapers out at the staircase.
- **Bedroom 2** – very slight vertical crack to the top left-hand side of the rear window reveal up to the ceiling.

These cracks are, in our opinion, the result of acceptable shrinkage and lintel/thermal movement and not uncommon with extended properties of this age and construction. There are also typical very slight vertical/joint edge cracks at the connections of timber frame partitions and masonry walls to first floor level and over the timber frame first floor door heads which are also the result of typical shrinkage and differential movements. As and when redecorations are next carried out, these cracks should be carefully raked out and fitted as appropriate.

4.30 Damp-Proof Course

Evidence of original bitumen felt type damp-proof course installed to the external walls generally 2/3 no. brick courses above external ground levels. Similar damp-proof courses were noted to the rear extensions.

The accessible ground floor wall areas were tested to the skirtings and wall plaster above with an electrical conductor moisture meter and generally average readings of 12%-14% were obtained. A slightly higher reading of 18% was obtained to the rear of the Dining Room to the right-hand corner reveal of the patio doors (to the fixed door panel) which may have occurred from some minor penetration around the door frame. ***The seal with the brickwork externally should be checked and repaired as necessary.***

4.40 Windows and Doors

These are described in more detail at **Paragraph 2.30 Accommodation** above.

Average housing quality uPVC wide cavity sealed double glazed window and door units all operated generally satisfactorily when tested. You should be aware that sealed double glazed units to the windows do not last indefinitely and when the seals fail the gap

between the panes of glass mists over as the result of condensation. We noted that the fixed right-hand patio door unit has been subsequently replaced as the embedded labelling is different from the left-hand door which was the original installed around 2005. The three Bedroom windows all have escape casements with escape hinges. ***The exact lifespan of any of the sealed double glass units cannot be easily verified and you should factor into long term maintenance budgeting the likelihood that some of these sealed double glass units may need to be replaced. You should ask the Vendor as to whether there are any valid Guarantee Certificates for the replacement windows and rear doors to be transferred to you on Completion.***

4.50 External Decorations

The timber shiplap boarding, the exposed rafter feet and fascia/soffit and bargeboards to the Porch have been gloss painted. ***Some of the paintwork is peeling off particularly on the shiplap boarding and this will require redecoration next Spring.***

Paintwork to the rendered wall surfaces is generally satisfactory.

4.60 Thermal Insulation

Laid between and over the ceiling cord of the roof trusses in the main pitched roof space are 1-3 layers of quilt glass fibre insulation varying from 150mm to 250mm in overall thickness. ***Insulation should be upgraded to a minimum of 250mm thickness over all the roof space and cut around the recessed ceiling lights or ventilated shrouds fitted over to prevent scorching and overheating of the lights.*** There is no roof space ventilation and there was no evidence of condensation forming at the time of the inspection and the timbers were tested between 10%-12% with an electrical conductor moisture meter and these readings are acceptable. ***However, when the insulation is upgraded to a consistent thickness, we recommend that roof space ventilation is installed to prevent the possibility of condensation occurring within the future.*** We suspect that insulation to the Front Porch and Dining Room roof voids will fall below current standards and the lack of insulation will result in heat loss and high heating costs. Neither of the roof spaces have been ventilated and we are not able to verify if there has been a build up of condensation within these roof voids.

The Vendor advises the original cavity walls have been injected with insulation and this is confirmed by the presence of external drill holes. ***Your Solicitor should verify the type of material installed and whether there is a valid Guarantee Certificate to be transferred to you Completion.***

The replacement windows and doors generally comprise wide cavity sealed double glass units with trickle vents over the heads of the windows/doors which should be left open to allow the removal of residual condensation. There is an externally vented extractor fan in the Bathroom and the extractor hood to the Kitchen is also externally vented and both of these allow for the removal of moist air.

You should be aware that all houses now offered for sale have to be provided with an Energy Performance Certificate (EPC). It is understood that Energy Performance Certificates are likely to be used by prospective purchasers of properties as a benchmark as to the overall cost of heating and energy efficiency. Those properties with high energy ratings could be potentially viewed more favourably, given the present concerns over climate change, the need to reduce carbon emissions and find alternative means of energy. ***You should obtain the EPC from the Selling Agents to note the Home Energy Assessor's recommendations for improving both the Energy Efficiency and Environmental Impact Ratings.***

5.00 CEILINGS

Constructed of plasterboard with a plain smooth skim plaster finish with plasterboard covings around the edges except the Porch, Cloakroom, Kitchen, Lounge, Dining Room and Bathroom. The Porch ceiling may comprise asbestos-cement boarding (*see further comments at Paragraph 15.00 below*).

Evidence of typical acceptable minor joint/edge shrinkage cracks to the Cloakroom, Lounge and Dining Room ceilings and typical joint cracks across the Dining Room, Landing, Bedrooms 1 & 2 and Bathroom ceilings. ***The cracks to the first floor ceilings are more noticeable and whilst all cracks are the result of shrinkage, these will need to be raked out and filled when redecorations are next carried out.*** The ceilings are otherwise generally in satisfactory condition.

6.00 FLOORS

6.10 Ground Floors

Constructed of ground bearing concrete with finishes as described at **Paragraph 2.30 Accommodation** above. We were not able to lift any of the floor finishes to inspect the floor screeds. However, where the floors could be inspected they were generally level and even.

The surfaces of the floors were tested with an electrical conductor moisture meter and generally average readings of 12% were obtained which are acceptable with a property of this age and construction.

We noted some of the boarded floor in the Kitchen is slightly uneven around the Hall and Lounge partitions and this is probably a cosmetic rather than a structural defect.

6.20 First Floors

These are constructed of suspended timber and we noted evidence of original pine tongued and grooved floorboards in the former Landing Airing Cupboard. ***The missing/loose boards in this cupboard need replacing.*** As there were floor finishes the condition of the floorboards could not be inspected and there were no loose boards to allow an inspection of the floor joists. The floors felt generally level and even when walked across.

7.00 INTERNAL WALLS AND PARTITIONS

Ground floor partitions are constructed of 100mm block and plaster and first floor partitions are constructed of about 75mm timber frame with plasterboard and skim coat plaster. Most first floor partitions are supported within the first floor construction and this support is generally adequate. Where the openings have been formed from the Lounge into the Dining Room and Kitchen into Breakfast Area, it is evident that the original window and door openings have been used and brickwork below the windows has been knocked down and the existing width of the openings has been retained. The walls to the Breakfast Area have been finished with dry lined plasterboard and skim coat plaster and the wall to the left-hand side of the Lounge chimney breast has also been covered with dry lined plasterboard and skim coat plaster. The walls have been finished mainly with emulsion paint and there are some ceramic tiled splashbacks and there is feature wallpaper to the side external walls to the Lounge and Dining Room and the Dining Room/Breakfast Area partition. As reported at **Paragraph 4.20 Foundations and Movement** above, there has been some slight plaster cracking which will need to be repaired as part of normal redecorations. There are rough stains to the Landing plaster partitions and to the front wall which also need rubbing down and making good prior to redecoration. ***There are holes in the Landing former Airing Cupboard to the plasterboard panels and also in the ceiling which will need repair prior to redecoration.***

Internal decorations are generally presented in satisfactory condition although, on removal of the Vendor's furniture and effects, we anticipate that some making good will be required to decorations.

8.00 INTERNAL JOINERY

Internal joinery is described in more detail at **Paragraph 2.30 Accommodation** above.

The glazed doors from the Hall into the Kitchen and Lounge have been marked with the British Standard Kite mark and this normally indicates safety glass has been used and this should be confirmed. Original timber staircase with handrail and balusters and galleried Landing rail is generally satisfactory. The underside of the staircase has been boarded and could not be inspected. There are painted timber moulded deep skirtings and architraves and these are generally satisfactory. ***Modern range of built-in Kitchen units are generally of average/good housing quality although, at the time of the inspection, these were in need of a thorough deep clean. The built-in appliances have not been tested and you should check whether there are any Guarantees or Warranties for these to be transferred to you on Completion.***

9.00 FIREPLACES AND FLUES

These are described in more detail at **Paragraph 2.30 Accommodation** above.

The replacement gas coal effect room fire to the Lounge was not in operation at the time of the inspection. ***As reported at Paragraph 2.40 above, your Solicitor should confirm with the Vendor this has been installed in accordance with the Building Regulations. Your Solicitor should also check with the Vendor whether the fire has been serviced annually by an authorised GasSafe Engineer.***

There is a 150mm x 150mm plastic slotted air vent to the rear wall of the Dining Room extension near the partition with the Breakfast Area which should not be blocked as this provides air for the Lounge gas room fire.

The plastered chimney breast from the Lounge passes through Bedroom 2 above at the partition with Bedroom 3 and then rises into the roof space.

Small diameter balanced flue for the gas-fired boiler to the Kitchen exits through the original chimney stack to the north-east side elevation and is satisfactory.

10.00 ELECTRICITY

Mains underground supply connects to the modern digital electricity meter and the Volex protector fused consumer unit in the cupboard to the Hall at the Lounge partition. There is evidence of modern brushed aluminium switch and socket covers and recessed ceiling lights and the supply has been altered and extended as part of the extensions and improvements. A secondary supply has also been taken to the Garage where there is a Tenby fused consumer unit for the light and power circuits. The Vendor advised that the main consumer unit has been replaced and the ground floor re-wired/upgraded. ***As reported at Paragraph 2.40 above, your Solicitor should check that Building Regulations Approval has been obtained for the electrical improvements.***

If no test documentation is available from the Vendor, we recommend that the electrical installation is inspected and tested by a competent Electrician to ensure that it meets with current standards.

11.00 GAS

Mains underground supply connects to the gas meter in the cupboard to the front wall of the Hall under the staircase. The supply is piped to the gas-fired boiler and the cooker in the Kitchen and the gas room fire to the Lounge.

Should definite assurances be required then the installation should be inspected by British Gas or a registered GasSafe Installer.

12.00 PLUMBING AND CENTRAL HEATING

12.10 Cold Water Supply

From the circular Water Authority stop box to the front pavement mains water is piped underground and position of the internal stopcock was not identified. ***The stopcock should be made readily accessible for maintenance purposes.*** We are not able to report on the type or condition of the underground supply pipe.

Situated in the main pitched roof space over the former Airing Cupboard to the Landing is a modern large plastic circular storage tank with lid and insulation jacket. ***The jacket is falling off and needs re-fixing.*** The tank has been supported on cross timber battens over 3 no. ceiling cords with a tongued and grooved pine board platform. There is a plastic overflow pipe to the rear eaves. There is adequate modern foam wrap insulation to the pipework in the roof space.

12.20 Hot Water and Central Heating

The boiler, radiators and hot water central heating systems are described in more detail at **Paragraph 2.30 Accommodation** above.

As reported at Paragraph 2.40 above, the Vendors should be asked to confirm the boiler, radiator heating system and hot water cylinder have been installed in accordance with the Building Regulations.

The boiler was not in use at the time of the inspection.

The Vendor should be asked to confirm the boiler has been serviced annually by an appropriately qualified GasSafe Engineer. If no servicing has been carried out within the last 12 months, we recommend that you should arrange for this to be carried out as soon as possible and possibly negotiate with the Vendor to have this done on your behalf before you proceed with the purchase of the property.

13.00 FOUL DRAINAGE

The sanitary ware is described in more detail at **Paragraph 2.30 Accommodation** above and is generally of average modern housing quality and satisfactory. ***At the time of our inspection the Bathroom sanitary ware was in need of a thorough deep clean.*** The shower over the bath has not been tested.

The wastes from the Bathroom sanitary ware are believed to connect into the concealed soil and vent pipe to the front wall of the Bathroom which rises above the roof line to the front.

The soil and vent pipe falls through the Cloakroom below and it is assumed collects the waste from the Cloakroom W.C. and vanity basin.

There is no inspection chamber in the front garden, although there is a chamber to the front garden of the property on the north-east side and it is possible the soil and vent pipe is connected into this chamber.

Wastes from the Kitchen sink, washing machine and dishwasher are believed to connect together behind the Kitchen base units and there is a screw-down small square gully cover in the Breakfast Area floor for access. The gully cover was not removed. From this gully we assume the foul drainage then runs into the inspection chamber in the neighbouring property as we could find no evidence of any inspection chambers in the rear garden areas.

Your Solicitor should verify the route of the foul drainage connections into the main sewer and appropriate easements where foul drains run across neighbouring properties and also enquire to the Vendor as to whether there are any inspection chambers in the rear garden areas concealed under the block paving or decking areas.

14.00 OUTSIDE

14.10 Grounds and Boundaries

These are described in more detail at **Paragraph 2.30 Accommodation** above.

The front boundaries are unfenced and open plan. The rear side boundaries are formed by a mixture of 1.8m height vertical boarded and panelled fences with timber posts.

Your Solicitor should verify boundary positions and ownerships on all sides of the property to establish your liabilities for future maintenance and repair.

The rear garden area has been partly block paved and a raised decking area has been formed in the rear corner at the boundary with XXXXXXXXXXXXXXXX.

14.20 Garage

This is described in more detail at **Paragraph 2.30 Accommodation** above.

As reported at **Paragraph 1.20** above, a full inspection of the Garage was severely limited. The Garage flat felt roof has been formed on sawn boarded planks over the cross joists with built up roofing felt finished with mineral chippings laid over the surface. The felt roof drains adequately to the gutter along the side which has a downpipe which discharges into the ground and this should be connected into soakaway drainage and has not been verified. The flat felt roof is generally serviceable at present, although you should be aware that flat felt roofs have a limited life expectancy of 10-15 years after which they require replacement. ***Flat roofs can be subject to fairly rapid failure and, as part of long term maintenance budgeting, you should allow for a replacement flat felt roof.*** There is a uPVC double glazed personal door to the rear and a metal up-and-over door to the front which could not be operated due to the Vendor's effects. ***We noted decay at the base of both the front door frames which will require repair.***

15.00 CONCLUSIONS

The main items briefly listed below are shown in ***bold and italics*** type in the main text of this Report for ease of reference.

15.10 Legal Matters

Prior to legal commitment to purchase the property the following should be carried out by your Solicitor:-

1. Confirm Planning Permissions and Building Regulations Approvals were obtained for the extensions, Competent Persons/Building Regulations Approval for the replacement windows/doors, gas fire and gas boiler and for electrical improvements. Obtain copies of all the Approval documents and confirm all Planning and Building Regulations Conditions have been fully discharged and obtain copies of the Building Regulations Completion Certificates. (**Paragraphs 2.10, 2.40, 4.40, 9.00, 10.00 & 12.20**)
2. Confirm boundary positions and ownerships on all sides of the property and vehicular rights and way and liabilities for maintenance and repair over the rear service road. (**Paragraphs 2.33 & 14.10**)
3. Confirm whether there are any valid transferable Guarantee Certificates for the replacement uPVC double glazed window and door units. (**Paragraph 4.40**)
4. Confirm the type of material used for cavity wall insulation and whether there is a valid Guarantee Certificate to be transferred to you on Completion. (**Paragraph 4.60**)
5. Confirm whether there are any Guarantees or Warranties for the built-in Kitchen appliances to be transferred to you on Completion. (**Paragraph 8.00**)
6. Confirm the annual service record for the gas room fire. (**Paragraph 9.00**)
7. Confirm the annual boiler service for the gas boiler. (**Paragraph 12.20**)
8. Confirm the route of the foul drainage connection into the main sewer, appropriate easements and the location of any inspection chambers in the rear garden areas. (**Paragraph 13.00**)

15.20 Further Investigations

1. In the absence of the Vendor providing appropriate Certification for the electrical improvements, we recommend that, prior to legal commitment to purchase the property, an electrical inspection/test is carried out to confirm that the installation meets with current standards. (**Paragraph 10.00**)

15.30 Repairs

The following should be generally attended to over the course of the next 3/6 months as part of continued repairs and improvements to the property:-

1. Check over gutters/joints and repair and make good as necessary. (**Paragraph 3.14**)
2. Rake out and repoint mortar cracks to external brickwork. (**Paragraph 4.20**)
3. Check over and re-seal vertical door reveal at left-hand side of fixed patio door unit to rear wall of Dining Room. (**Paragraph 4.30**)
4. Clean down external painted shiplap boarding and redecorate (Spring 2011). (**Paragraph 4.50**)
5. Upgrade roof space insulation and re-fix insulation to storage tank. Install roof space ventilation to two storey roof space. (**Paragraphs 4.60 & 12.10**)
6. Make good floorboards and holes to plasterboard partition in Airing Cupboard. (**Paragraph 6.20**)
7. Repair base of both Garage door frames. (**Paragraph 14.20**)

Bearing in mind the works required, we recommend that quotations are obtained from local building contractors, familiar with working on modern properties, for all the above items **before** proceeding with the purchase of the property to more accurately gauge the likely costs to be incurred.

15.40 Long Term Repairs

Long term consideration should be given to the following as part of future maintenance budgeting:-

1. Fit rainwater goods to Porch. (**Paragraph 3.14**)
2. Fit gable straps to main pitched roof in roof space. (**Paragraph 3.20**)
3. Allow for replacement of the flat felt roof to the Garage. (**Paragraph 14.20**)

16.00 VALUATION

We are of the opinion that the Market Value of the Freehold Interest, with Vacant Possession and in its present condition as at the Valuation Date, was in the region of £XXXXXXXXXXXX (XXXXXXXXXXXXXXXXXXXX).

The property has the benefit of reasonably spacious and recently upgraded and extended ground floor accommodation and is in a popular location conveniently placed for the large village of XXXXXXXXXXXXXXX. All these factors have been taken into consideration when arriving at the Market Value above.

The comparable method of valuation has been used to assess the Market Value. There is some direct comparison evidence of recent sales of similar detached properties of this type and age on this development. Indirect comparison evidence of similar type and size properties in the locality has also been used and adjusted accordingly.

There is still some uncertainty in both the national and local residential property markets, due to continuing lower levels of activity and volumes of transactions (over the last 3 years) resulting from increasing mortgage and personal debt. In addition, the availability of loan finance for residential mortgages has become more restricted with Banks, Building Societies and Finance Companies requiring higher deposits and applying more rigorous lending criteria. As a result property prices have fallen and whilst there has been some recovery within the last 12 months, it seems unlikely this is sustainable and that there will be any significant upwards movements of property prices in the next 12/18 months.

Asbestos-containing materials may have been used for the soffit verge boards and Porch ceiling which is not uncommon with properties built in the early 1970's. Asbestos as a material, if left undisturbed, should have no adverse effect on health. However, if maintenance of asbestos materials is required (for example cutting, drilling, sanding or removal), this requires the use of Specialist Contractors and careful Health and Safety precautions. For this reason, the costs of such works are often considerably higher than for the treatment of other types of building materials. It should be noted that, with legislative changes and increases in disposal costs, the presence of asbestos containing materials may have an adverse impact upon the future value of the premises.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of such contamination. In undertaking our work, we have been instructed to assume that no contaminative or potentially contaminative uses have ever been carried out in the property. We have not carried out any investigation into past or present uses, either of the property or of any neighbouring land, to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites, and have therefore assumed that none exists. However, should it be established subsequently that contamination, seepage or pollution exists at the property or on any neighbouring land, or that the premises have been put or are being put to a contaminative use, this may greatly reduce the Value now reported.

This Report is prepared for your sole use as set out under Paragraph 1.10 above and is confidential to you and your Professional Advisers. We accept no responsibility whatsoever to any other parties. Any such parties that rely on the Report do so at their own risk.

Neither the whole nor any part of this Report or reference to it may be included in any published document, circular or statement, nor published in any way without our written approval of the form and context in which it may appear.

The property was inspected by G.N. Harcourt-Powell, FRICS for an on behalf of Harcourt-Powell Ltd., who we confirm has relevant knowledge and experience in valuing residential properties.

This Report and Valuation may be subject to monitoring under the R.I.C.S. Conduct and Disciplinary Regulations to verify compliance with the R.I.C.S. Valuation Standards.

We confirm that neither the Valuer nor Harcourt-Powell Chartered Surveyors have had any previous material involvement with the property.

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G.N. Harcourt-Powell Esq., FRICS
Director
For and on behalf of Harcourt-Powell Ltd
Chartered Surveyors & Valuers
SUDBURY : SUFFOLK