

REPORT

- on -

XXXXXXXXXXXX

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- for -

XXXXXXXXXXXX

1.00 INSTRUCTIONS

1.10 Scope of Instructions

In accordance with the attached Terms & Conditions of Engagement dated XXXXXXXXXXXX to XXXXXXXXXXXX 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 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 XXXXXXXXXXXX and, at the time of the inspection, the property was occupied by the Vendor, XXXXXXXXXXXX. A full inspection was limited due to the following:-

- Fitted carpets have been laid over the Sitting Room, the centre of the staircase and over all the first floors and these were held down around the edges.
- There were no loose floorboards to the suspended timber ground or first floors to inspect the condition of the floor construction or the underfloor voids.
- The underside of the staircase was concealed by linings in the cupboard and could not be inspected.

- A full inspection of the main pitched roof void was limited due to the boarding and effects around the roof hatch and the cross layers of quilt glass fibre insulation over the remainder of the first floor ceilings.
- There was no access into the roof voids over the front and rear single storey projections. There is a small hatch to the front of the Hall where the horizontal ceiling above could be inspected.
- The south-east side of the single storey rear projection faces into the garden of XXXXXXXXXX and a full inspection was limited.
- The north-west side external wall of the main house faces into the gardens of XXXXXXXXXX and is also partly concealed by a Garage and Garden Shed and a full inspection was very limited.

2.00 DESCRIPTION

2.10 Construction History

The property comprises the north-west end of a terrace of 6 no. houses believed to have been built as 'XXXXXXXXXX' in 1899 principally of 225mm solid brickwork with Suffolk white brick externally under pitched roofs covered with natural Welsh type slates. The property has been improved and renovated probably within the last 10-15 years by previous owners and the original front Porch has been enclosed into the Hall, a single storey rear projection formed to create a Utility Room and Cloakroom, French doors have been installed to the rear of the Dining Room and most original timber sash windows have been replaced with PVC sealed double glazed units, apart from the ground floor splay bay in the Sitting Room where the original sash windows have been retained. The present Vendor is understood to have purchased the property in 2006 and has advised the following improvements have been carried out:-

- Flat roof over Sitting Room bay window coated with a rubber/bitumen resin.
- The upper part of the chimneys repointed.
- Roof insulation upgraded and the retracting loft ladder and drop-down loft hatch formed to the Bathroom.

2.20 Location

Situated fronting the south-west side of XXXXXXXXXX in an established residential area mainly characterised by late Victorian terraced and semi-detached houses facing onto a modern 1930's development of semi-detached and terraced houses built for Local Authority occupation, within easy walking distance of the centre of the large market town of XXXXXXXX where all usual facilities are available.

The front elevation faces north-east.

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 97m² (1,044ft²) and briefly comprises:-

2.31 Ground Floor

Suspended timber floors to all rooms, except single storey Utility Room and Cloakroom and original high ceilings to main rooms of 2.9m.

Hall
(front)

with part horizontal ceiling to extended front section having roof hatch into void above, original part vaulted sloping ceiling to remainder with possibly the original painted timber panelled (nine upper panels glazed) door and single glazed full bar side light with coloured glass, square arch to original front door opening, original stripped pine winding (top and bottom) staircase with handrails and balusters off to first floor, original stripped pine four panelled doors off to Sitting & Dining Rooms, plain square edge pine floorboards, high-level cupboard housing MK fused consumer unit and electricity meter.

Sitting Room
(front)

with original splay bay window to front with probably original single glazed painted timber double hung sliding sashes to the centre section and fixed sashes to the splays, plastered chimney breast (now redundant) with tiled fire surround and cast-iron Victorian/Edwardian grate with stone hearth with plinth cupboards to right-hand side.

Dining Room
(rear)

with door as Hall into Kitchen, plastered chimney breast with cast-iron Edwardian style fire grate with concrete hearth and fender with plinth cupboards to the left-hand side, smaller panelled door to understairs storage cupboard having concrete floor, pair of modern full bar painted timber single glazed French doors into rear garden, exposed original pine floorboards.

Kitchen
(party wall side)

with plastered chimney breast with flue closed (unvented) with Neff 4-ring electric cooker and double oven below, shaker style Kitchen units in an 'L' shape with woodblock effect worktops with stainless steel single drainer inset sink with hoop mixer tap, painted panel drawers and cupboards under and matching wall cupboards over with copper stopcock under sink cupboard with grey plastic polypipes for hot and cold supplies and wastes for adjacent integral Whirlpool dishwasher, integral Whirlpool fridge/freezer, small coloured tiled splashbacks between wall cupboards and worktops, riven slate effect floor tiles (on suspended timber floors) continue into the Utility Room, tall square arch opening into Utility Room.

Utility Room

(rear - single storey projection)

with wide cavity uPVC double glazed top vent window to side (bottom unit outer pane cracked), sloping vaulted ceiling over, matching wall cupboards and worktop as Kitchen with space and plumbing for washing machine, screw-down air tight inspection cover in floor, modern pine four panelled door to Cloakroom, concrete floor with matching tiles as Kitchen.

Cloakroom

(rear - single storey projection)

with sloping ceiling as Utility and similar floor, modern white suite with wall hung basin and close couple W.C. suite, modern painted timber single glazed top vent window to rear.

2.32 First Floor - with original 2.65m ceiling heights.**Landing**

with stripped pine four panelled doors off to all rooms and stripped pine original moulded architraves, small galleried Landing rail, white uPVC double glazed wide cavity top vent window to front.

Bedroom 1

(front over Sitting Room)

with uPVC medium depth cavity sealed double glazed sliding sash window with wide cavity fixed double glazed side lights, plastered chimney breast from Sitting Room (redundant) with Victorian style cast-iron inset fire grate with tiled hearth and timber fender, full height modern varnished pine double wardrobe cupboard unit to right-hand side.

Bedroom 2

(rear over Dining Room)

with uPVC wide cavity sealed double glazed top vent window to rear, plastered chimney breast from Dining Room below with small Victorian style cast-iron fire grate.

Bathroom
(rear over Kitchen)

with drop-down access hatch and concertina ladder into pitched roof space over, plastered chimney breast from Kitchen (fireplace opening removed and closed with no vent), uPVC wide cavity sealed double glazed top vent window to rear, modern white suite with close couple W.C. suite, reproduction traditional English style column pedestal basin and cast-iron claw feet bath, chrome towel radiator, resin shower tray in fully tiled cubicle with chrome shower mixer, Cupboard with Biasi wall hung balanced flue gas-fired combination boiler.

2.33 Outside

Rectangular plot extending to about .018 hectare (.04 acre) as shown edged red on the attached extract from the Ordnance Survey Sheet (**Appendix C**).

Small enclosed front garden with concrete slab footpath to front gate with remainder laid to stones. Brick boundary walls to front and side garden to XXXXXXXX and old iron railings to boundary to XXXXXXXXXXXXX.

Larger enclosed rear garden. Concrete paving slab terrace to rear of Dining Room with 2 no. timber steps down to remainder of garden comprising small central lawn area with stone to remainder. Large conifer tree to centre of garden. Small Garden Shed to rear. Gate to footpath along rear gives access back along the rear of the properties into XXXXXXXXXXXXX.

Your Solicitor should verify boundary positions and ownerships on all sides of the property.

2.34 Services

We understand that the main services of electricity, gas, water and drainage are connected to the property. We understand that the wall-hung balanced flue gas-fired combination boiler supplies on-demand domestic hot water and central heating to modern stove enamelled radiators mostly having thermostatic radiator valves and partly concealed by painted timber lattice radiator covers.

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.

2.50 Outgoings

From an enquiry to XXXXXXXX District Council (Council Tax Department) we note that the property is currently classified in Band B (£42,001 to £52,000) for Council Tax purposes.

2.60 Weather

Mild (16°C), dry and overcast.

3.00 ROOFS

3.10 Externally

3.11 Roof Coverings

Pitched/hipped roofs re-covered about 10/15 years ago with original reclaimed natural Welsh type slates which are typically chipped around the edges. There are matching 'V' shape and rope detail ridge and hip slates. The roof slopes are relatively level and even and there was no evidence of any significant roof spread at eaves levels. There are lead valleys to the front gable roof and these are satisfactory. There is a lean-to roof to the front over the Hall and staircase with similar slates and the lead stepped and apron weather-proofing (flashings) to the upper brick walls are satisfactory. We noted 1 no. clipped slate to the rear roof slope over Bedroom 2. ***There is 1 no. broken slate to the single storey rear projection which should be replaced.*** You should be aware that since reclaimed slates have been re-used these will over the long term be subject to gradual deterioration as the nail holes fracture and slates are then prone to slipping. ***The slates can be clipped back into place and, as part of long term maintenance budgeting, you should allow for re-fixing or replacement of individual slates as and when deterioration occurs.***

Flat roof over splay bay to Sitting Room is probably formed with concrete and has a rubber/bitumen coating which the Vendor advises has been recently repaired. There are no leaks to the ceiling to the underside in the Sitting Room. There is an old lead pipe outlet discharging into the surface water rainwater gutter to No.45 near the Storm Porch roof and this has now been blocked off at the roof. The main surface water exit pipe is to the front and this discharges over the garden. ***Whilst there were no signs of any leaks to the roof at***

present, this should be regularly inspected to ensure the roof is kept in sound condition to prevent the possibility of surface water leaking through the roof to the Sitting Room.

3.12 Chimney Stacks

Central shared chimney stack with XXXXX has 4 no. flues, 2 no. of which serve the original fireplaces to the Kitchen and Bathroom which are now redundant and ridge tile covers have been formed at the top to ventilate the flues. The top 2 no. courses of brickwork have been badly repointed. ***The rear face lower course of mortar is badly perished and missing and should be repointed in conjunction with No.45.*** The lead stepped and apron weather-proofing (flashing) is serviceable where it could be inspected, although the front face could not be seen from ground level.

Brick chimney stack for the Dining Room/Bedroom 2 fireplaces has been built of matching Suffolk white brickwork and there is 1 no. clay flue pot to the rear which we assume is for the Dining Room fireplace. The stack has been badly repointed near the top. ***There is a very slight vertical fracture to the rear face which needs repair/repointing.*** The stack is otherwise straight.

The original chimney stack serving the Sitting Room and Bedroom 1 fireplaces has been removed to below the roof line (*see further comments under Paragraph 3.20 Roof Spaces below*).

3.13 Soffits, Fascias and Bargeboards

Painted timber which mainly comprises modern timber, although the top edge of the fascia and bargeboards could not be inspected. Moulded painted timber strips have been applied to the fascia and barge boards. ***We recommend the fascias and barge boards should be checked over when redecorations are next carried out.***

3.14 Rainwater Goods

As there was no significant rainfall at the time of the inspection all joints should be checked over for leaks as part of regular repair and maintenance.

Plastic half-round gutters to the front elevation. The downpipe to the front corner of Bedroom 1 discharges over the single storey lean-to roof below into the eaves gutter and this has a downpipe discharging into the ground. ***The route of the downpipe into appropriate soakaway drainage should be verified.*** At the opposite end of the gable to Bedroom 1 a gutter runs into the guttering serving XXXX. ***Your Solicitor should verify the shared rainwater goods arrangements.***

The plastic half-round gutter continues around the side elevation to the front and rear.

Modern plastic half-round gutter with matching downpipe to the rear elevation. The downpipe to the rear corner of Dining Room discharges over old cast-iron grating. **You should check the route of surface water drainage to an appropriate soakaway.**

There is no rainwater gutter and downpipe to the rear of the single storey rear projection to the Utility/Cloakroom and this should be provided.

3.20 Roof Spaces

Main Pitched Roof Space

Drop-down hatch and concertina ladder in Bathroom gives limited access into the pitched roof space over. The pitched and hipped roofs have been generally constructed of about 120mm x 50mm rafters at about 400mm centres with matching ceiling joists fixed to the sides of the rafters with 120mm x 50mm purlins to the mid-span and 120mm x 50mm hangers. This roof is generally as originally framed and is performing adequately. There was no evidence of any timber infestation activity to those accessible timbers which could be inspected.

Modern bitumen felt roof lining is generally in satisfactory condition.

Shared chimney stack with XXXXX has been built into dividing party wall line and passes through the roof space and is generally serviceable. Some of the brickwork has evidence of old soot stains. By the side of the chimney stack the party wall fire stop has been finished with plasterboard which is satisfactory. The chimney stack for the Dining Room and Bedroom 2 fireplaces passes through the edge of the roof eaves and a small area of the brickwork is visible and this is satisfactory. The chimney stack for the Sitting Room/Bedroom 1 fireplaces (now redundant) has been taken down to below the roof line and the brickwork is generally serviceable. There is evidence of old soot stains. The brick gable wall to the front is generally satisfactory. **There is an old plastic circular storage tank and connecting pipework which is now redundant and could be removed.**

Front Hall Roof Space

Small access hatch just inside the front door gives access into the small triangular area of roof space above which was originally part of the Porch and has been subsequently enclosed. The roof is framed from about 100mm x 50mm rafters at about 400mm centres and there are also 120mm x 50mm trimmers where the roofs connect. There

are also 80mm x 50mm ceiling joists fixed to the sides of the rafters and built into the upper wall. The roof frame is generally satisfactory and has been partly boarded where the original Porch was formed. Modern bitumen felt roof lining is generally satisfactory. The upper brickwork wall which has been enclosed is generally satisfactory.

4.00 MAIN EXTERNAL WALLS

4.10 Construction

The main external walls are principally constructed of 225mm solid Suffolk white brickwork which was originally laid in a lime based mortar.

To the front elevation there are a few areas of cement repointing. There are decorative stone details to the ground floor Sitting Room bay window and stone lintels to the first floor windows with matching stone/concrete sills. There is a decorative brick rope course above the lintels and a curved brick eaves course. The brickwork is generally level and even and mortar pointing is generally satisfactory.

The side elevation is mostly concealed in the adjoining property's rear gardens and could not be fully inspected. The upper wall which could be seen from the pavement (with the aid of binoculars) only comprises the original brickwork laid in a lime based mortar and to those areas which could be seen the brickwork is generally level and even and the mortar pointing is generally satisfactory.

To the rear elevation there are curved solid brick double arches over the first floor windows with concrete/stone sub-sills. Part of the rear wall has been enclosed by the single storey rear projection. 1 no. brick course below ground level has been cement rendered down to ground level. There is mostly the original lime based mortar with some modern cement mortar and replacement brickwork over the Dining Room French doors where the wall has been built/re-formed to accommodate the doors. The walls have been built to reasonably true lines and levels and the mortar pointing is generally serviceable.

The single storey rear projection comprises 225mm matching solid brick plinth walls up to about 350mm above ground floor level and the lower wall has been cement rendered as the rear wall. The upper walls are probably constructed of timber framing with modern cement rendered finish externally. The wall facing to XXXXX is possibly single brick to match the adjacent garden wall and has been dry lined with timber framing and plasterboard internally. The walls have generally been built to reasonably true lines and levels and no significant cracks or distortions were noted. ***The rear wall plinth brickwork has been stained from leaking to the roof above and a rainwater gutter and downpipe should be fitted as recommended at Paragraph 3.14 above. The attached single brick garden wall***

is loose at the top and the coping brick is unstable and requires repair. The build up and condition of the timber framing to the single storey rear projection has not been verified.

Where future repointing is carried out to the brickwork this should be in a lime based mortar which is more in keeping with the philosophy of the breathability of solid brick walls and cement mortar pointing should not be used.

4.20 Foundations and Movement

We have not carried out excavations to expose the original foundations and consider it is unlikely these would conform to current standards.

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.

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 cracking was noted to the following areas:-

- **Landing** – very slight vertical plaster crack over Bedroom 2 right-hand door head as a result of minor first floor partition movement and this is acceptable.
- **Bedroom 2** – very slight vertical plaster crack below rear window to left-hand end of sill is probably the result of previous external brickwork movement cracks where the brickwork has been re-built for the newly installed French doors.
- **Hall** – very slight diagonal plaster crack over top left-hand head of Sitting Room door (with corresponding crack on reverse side to Sitting Room) which tapers out and is the result of acceptable minor movement around the door frame.
- **Kitchen** – very slight vertical/diagonal plaster crack to Dining Room door to top left-hand head tapers out and this is the result of minor acceptable movement.

These cracks should be carefully filled and repaired as part of normal redecorations.

4.30 Damp-Proof Course

Evidence of probably a slate damp-proof course to the front elevation embedded in a thick mortar joint above the line of the air bricks to the splay bay to the Sitting Room window and we suspect this slate damp-proof course would have been continued around the external walls, although this has not been verified. The damp-proof course equates to ground level outside the entrance door to the Hall. We have not been able to verify the type or suitability of the damp-proof course to the single storey rear projection. ***The stone area at the front should be lowered to 2 no. courses below the damp-proof course.***

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 between 12%-16% were obtained. Slightly higher readings of 30% and above were obtained around the left-hand side of the Dining Room chimney breast and in the plinth cupboard to the left-hand side. These higher readings may be the result of hygroscopic salts retained in the plaster and some residual condensation and appear to be localised around the side of the chimney breast. ***We recommend the cupboard is ventilated and we would not recommend any further works at this stage.***

We have not been able to verify the relative levels between the side elevation and the rear gardens of the adjacent properties. The external ground level should be at least 2 no. brick courses below the internal ground floor level.

4.40 Windows and Doors

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

The following defects were noted:-

- ***Hall – bottom of frame is showing signs of decay and one cracked pane of glass should be replaced. A projecting threshold should be fitted to the front door sill (or alternatively drip groove) to prevent water driving under the front door causing dampness to the brickwork and floor.***
- ***Sitting Room – there is one cracked pane of glass to the bay window which requires replacement.***
- ***Utility Room – the outer pane of the sealed double glass unit to the side window is cracked and requires replacement.***

The top vent window to Bedroom 2 is not large enough for an escape window and you should consider the long term replacement of the window with a proper escape window for this Bedroom.

There is evidence of previous moisture penetration to the bottom right-hand reveal of Bedroom 2 window where the plasterwork and paint is bubbling. This area was tested with an electrical conductor moisture meter and readings of between 12%-14% were obtained indicating this area has previously been damp and has probably dried out. ***The seal between the window and brickwork externally should be checked and made good as necessary.***

4.50 External Decorations

Paintwork to the fascias, soffits and bargeboards is probably serviceable, although we would recommend consideration should be given to redecorations next year. The paintwork to the rendering to the single storey rear projection also could benefit from redecoration next year.

4.60 Thermal Insulation

Laid between and over the ceiling joists to the main pitched roof space are 2/3 layers of quilt glass fibre insulation providing a total thickness of between 250mm/300mm which generally conforms to current Building Regulations standards. There was no evidence of condensation forming within the accessible roof space at the time of the inspection and moisture readings of around 12% were recorded. ***You should consider the installation of roof space ventilation as a long term improvement to reduce the likelihood of condensation occurring.***

To the small area of roof space accessible over the front of the Hall there is a thickness of about 100mm quilt glass fibre insulation. ***This should be upgraded to current standards which are currently around 250mm/300mm.*** There was no condensation forming within the accessible roof space at the time of the inspection and moisture readings of around 12% were recorded. ***You should consider the installation of roof space ventilation as a long term improvement.*** We are not able to verify whether there is any adequate insulation in the remaining area of sloping ceiling over the Hall/staircase but suspect this will fall below current standards. We have not been able to verify whether the concealed timbers have been affected by condensation. As there was no means of access into the sloping ceiling over the Utility and the Cloakroom single storey rear projection, we have not been able to verify the suitability of insulation installed but suspect this will fall below current standards. We have also not been able to verify whether the timbers are free from condensation.

The original external walls are of solid brick construction and they will be prone to acting as a cold bridge for condensation and this can normally be relieved by trickle vents fitted over the heads of the windows and exit doors. To reduce the possibility of condensation occurring within the future it is necessary to obtain the correct balance between adequate heating and natural controlled ventilation. There is evidence of typical residual condensation staining to the windows and given there are no trickle vents this is not unusual. ***We recommend externally vented extractor fans are fitted into the Kitchen and Bathroom to remove moist air.***

Most of the windows are replacement sealed double glazed units and these generally provide adequate levels of thermal insulation. Original timber sliding sash single glazed windows to the Sitting Room bay window and single glazed windows to the French doors to the Dining Room. ***In order to further reduce heat loss from the property, you should consider secondary double glazing these windows to improve their thermal performance.***

The ground floors are mainly of suspended timber construction and it is unlikely these have been insulated.

The party wall separating the attached property (XXXXX) is unlikely to be much thicker than 100mm brickwork and plaster and you should anticipate some air and structure borne sound between the properties which is not unusual with terraced properties.

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

Probably original lath and plaster ceilings some of which have been over-skimmed with modern plaster finishes and modern plasterboard. There is a part plasterboard ceiling to the front of the Hall, Utility and Cloakroom. Plaster covings have been fitted around the edges to Bedroom 1 and to the sloping ceiling over the staircase. There is evidence of previous cracks to Bedroom 1 ceiling which have been concealed by lining paper. There is evidence of a very slight crack to the Dining Room ceiling near the rear wall above the left-hand side of the French doors and a return crack up to the Kitchen partition wall.

This crack should be filled as part of normal redecorations. There is evidence of a previous damp stain to Bedroom 2 near the chimney breast which may have been the result of previous leaking which the Vendor advises has been repaired by the repointing of the chimney stack. The ceilings are generally otherwise in satisfactory condition. ***Where lath and plaster ceilings have been left intact and have not been replaced or over-boarded with plasterboard, you should allow for repairs to the ceilings as part of long term maintenance budgeting.***

6.00 FLOORS

6.10 Ground Floors

The floor finishes are described at **Paragraph 2.30 Accommodation** above. There are suspended timber floors to most of the ground floor with exposed plain square pine boards to the Hall and Dining Room. There are 225mm x 75mm terracotta air bricks to the splays to the Sitting Room bay window and no other air bricks at the front and rear could be located, although it is possible there may be some air bricks to the side elevation facing into the neighbours' garden and these have not been verified. ***You should verify whether there are adequate air bricks to the side elevation and additional air bricks should be installed at the front and rear walls to improve sub-floor ventilation.*** The lack of adequate under floor ventilation can lead to the build up of moisture under the floors which can lead to decay to the floor joists and the floorboards. Whilst the floors felt relatively firm when walked across and the surface of the floorboards tested around 18% moisture content in the Dining Room, we are not able to verify the full condition of the concealed timbers. ***We recommend selected floorboards are lifted within the Dining Room to assess the condition of the under floor void timbers.*** We noted the floor to the Kitchen is slightly uneven and where the riven slate floor tiles have been laid to the front of the cooker, these are slightly uneven and the raised edges are a potential trip hazard and the floor tiles should be made good. As reported at **Paragraph 4.30** above, the front of the Hall floor is below ground level and potentially vulnerable to moisture transmission across the solid brick wall. ***The external ground level should be lowered to at least 2 no. brick courses below.*** There is evidence of old woodworm flight holes to the exposed original floorboards in the Dining Room and these are probably inactive. ***You should check whether there are any valid transferable Guarantees for Timber Treatments.***

There are ground bearing concrete floors to the Utility and Cloakroom and to the understairs cupboards. These floors were tested to the surface with an electrical conductor moisture meter and average readings of 10%-18% were obtained and the floors were found to be relatively level and even.

6.20 First Floors

These are constructed of suspended timber possibly with plain square edge boards laid over joists. The floor joists to Bedroom 1 run parallel to the front wall, whilst those to Bedroom 2 run parallel to the party wall and the joist spans to Bedroom 2 could not be identified. Where the floor joists have been built into the external walls it is essential that the mortar pointing is kept in sound condition to prevent surface water ingress which could cause decay to the joist ends. The floor joists felt generally level and even when walked across, although we have not been able to inspect the surface of the concealed floorboards.

7.00 INTERNAL WALLS AND PARTITIONS

Ground floor partitions mainly comprise 100mm brick and plaster. The partition dividing the Sitting Room from the Kitchen and Dining Room rises through the first floor to divide Bedroom 1 from the Landing and Bathroom. The remaining first floor partitions are of original timber framing with lath and plaster/plasterboard over skim coat plaster. The partition dividing the Utility Room from the Cloakroom is of modern timber frame and plasterboard with skim coat plaster.

There is mostly plaster over brickwork to the ground and part of the first floor walls with lath and plaster over timber frame to first floor partitions. There are typically a few 'hollow' areas of old wall plaster which is not unusual and these are acceptable. Where redecorations are carried out care should be taken not to disturb old plaster, otherwise repairs will be required. We noticed some former 'tar' stains to the plaster on the Dining Room chimney breast which will need to be concealed when redecorations are carried out.

Where the original front door was located at the base of the staircase, the original door and window have been relocated to the front when the Hall has been extended. A tall archway has been formed between the Kitchen and Utility Room where there was presumably a former rear window opening. We are not able to report on the type or suitability of lintels or beams installed over these openings, but there were no signs of any distortions or deflections to the plasterwork around the openings to indicate a defect in the method of support.

Internal decorations have generally been maintained in satisfactory condition and are well presented throughout.

8.00 INTERNAL JOINERY

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

The Kitchen units are generally ample and provide satisfactory fitments. ***The built-in appliances have not been tested and you should check whether there are any Guarantees or Warranties to be transferred to you on Completion.***

We noted that the door handle to the Sitting Room door does not operate correctly, the Dining Room doors are stiff at the bottom and the Kitchen door requires adjustment to close correctly.

9.00 FIREPLACES AND FLUES

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

The Sitting Room/Bedroom 1 fireplaces are now redundant as the chimney breast has been removed to below the roof line. The fireplaces have been removed from the Kitchen and Bathroom chimney breasts and these are ventilated at the top which are reported at **Paragraph 3.12** above.

The open fireplaces in the Dining Room and Bedroom 2 were not in use at the time of the inspection and the Vendor advises these have not been used during her occupancy for the last 4½ years. ***We recommend these are checked and swept by a Chimney Sweep before re-use.***

Balanced flue to the wall hung gas-fired combination boiler to the Bathroom is generally satisfactory.

10.00 ELECTRICITY

Mains overhead supply connects to the front wall and the meter and fuse box are located in the Hall cupboard. There is evidence of modern switches, socket outlets and fittings and it is evident the supply has been upgraded in recent years. ***As there was no evidence of a recent test record, we recommend an Electrician's Inspection/Test is carried out.***

11.00 GAS

Mains underground supply connects to the external meter box and the supply then connects to the boiler in the Bathroom cupboard. 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

We were not able to locate the external Water Authority stopcock and it is possible the properties in the terrace may be on the same main supply. ***The position of the external stopcock and main supply should be located.*** The copper internal stopcock is located under the Kitchen sink. All fittings are supplied direct from the rising main for the cold water and hot water supply direct from the combination boiler. Since there is no independent cold or hot water storage within the property this may cause temporary inconvenience if the main supply is turned off for any reason.

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.

The combination boiler is believed to be about 10/15 years old and there was no evidence of a recent test record. ***In view of this, we recommend the boiler is inspected and tested by a GasSafe Engineer.***

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 is generally satisfactory. The shower/mixer to the Bathroom has not been tested.

The first floor Bathroom wastes connect into an external PVC soil and vent pipe terminating over the eaves line with a PVC balloon. Cloakroom basin and washing machine wastes connect into an external gully below the Cloakroom window. There is a sealed inspection chamber in the Utility Room floor which could not be opened which we assume collects the soil and vent pipe and Cloakroom W.C. and gully. There is a further inspection chamber in the rear garden to XXXX. ***You should verify the route of the pipework into the main sewer and your Solicitor should confirm there are appropriate easements.***

14.00 OUTSIDE

14.10 Grounds and Boundaries

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

Your Solicitor should verify boundary positions and ownerships on all sides of the property.

We noted one of the two timber steps down to the rear terrace from the Dining Room was loose and requires re-fixing.

14.20 Outbuildings

Timber frame Garden Shed to rear not inspected.

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 boundary positions and ownerships on all sides of the property. Confirm arrangements for the shared rainwater goods and chimney stack. (**Paragraphs 2.33, 3.12, 3.14 & 14.10**)
2. Confirm whether there are any valid transferable Guarantee Certificates for timber treatment works. (**Paragraphs 6.10 & 6.20**)
3. Confirm whether there are any valid Guarantees or Warranties for the built-in Kitchen appliances which can be transferred to you on Completion. (**Paragraph 8.00**)
4. Locate the position of the external Water Authority stopcock and confirm whether the property has a shared or separate cold water supply pipe. If the supply is shared, confirm appropriate easements. (**Paragraph 12.10**)
5. Confirm the route of the foul drainage connection into the main sewer and appropriate easements. (**Paragraph 13.00**)

15.20 Further Investigations

The following should be carried out **prior** to legal commitment to purchase the property to budget for the cost of any works which may be required:-

1. Arrange for an Electrician's Inspection/Test. (**Paragraph 10.00**)
2. Arrange for the gas boiler to be inspected and tested. (**Paragraph 12.20**)

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. Replace broken slate to single storey rear projection. (**Paragraphs 3.11**)
2. Repoint rear face of shared chimney stack to XXXXXXXXXXXXXXXX. Repoint and repair fracture to rear face of Dining Room/Bedroom 2 chimney stack. (**Paragraph 3.12**)
3. Check the route of the downpipes to appropriate soakaways. Fit rainwater goods to Utility/Cloakroom roof. (**Paragraph 3.14**)
4. Repair top of brickwork coping to garden wall to Cloakroom at XXXXXX. (**Paragraph 4.10**)
5. Lower stones to front to 2 no. courses below damp-proof course. Provide ventilation to Dining Room plinth cupboard. (**Paragraph 4.30**)
6. Repairs to front door and windows. (**Paragraph 4.40**)
7. External redecorations. (**Paragraph 4.50**)
8. Upgrade roof space insulation above front of Hall and fit externally vented extractor fans to Kitchen and Bathroom. (**Paragraph 4.60**)
9. Install additional sub-floor vents to suspended timber ground floors. Lift selected floorboards to the Dining Room to inspect the condition of the under floor void timbers. (**Paragraph 6.10**)
10. Adjustments to internal doors. (**Paragraph 8.00**)
11. Arrange for Dining Room/Bedroom 2 fireplaces to be inspected and swept by a Chimney Sweep before re-use. (**Paragraph 9.00**)

Bearing in mind the works required, we recommend that quotations are obtained from local building contractors, familiar with working on older 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. Allow for replacement of slipped/defective slates. (**Paragraph 3.11**)
2. Provide escape window to Bedroom 2. (**Paragraph 4.40**)
3. Install roof space ventilation to main roof and Hall roof. Fit secondary double glazing to Sitting Room windows and Dining Room French doors. (**Paragraph 4.60**)
4. Repairs to lath and plaster ceilings. (**Paragraph 5.00**)

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 **£XXXXXXXXXXXXXXXXXX (XXXXXXXXXXXXXXXXXXXXXX)**.

The property has the benefit of reasonably spacious accommodation and has retained some of the original features and has the benefit of a reasonable rear garden area and all these factors are advantages. Car parking is available along the road to the front, although this can be limited as there is competition for car parking from the adjoining properties. 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. We are not aware of any direct comparison evidence of recent sales of similar properties of this type and age. Indirect comparison evidence of similar type and size properties in the locality has 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 that there will be any significant upwards movements of property prices in the next 12 months.

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