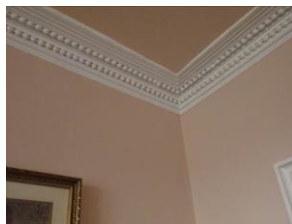


# Georgian/Regency Example Residential Building Survey



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LATE 18TH CENTURY SASH WINDOW



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# INTRODUCTION

Firstly, may we thank you for your instructions of XXX; we have now undertaken an independent Building Survey (formerly known as a Structural Survey) of the aforementioned property. This Survey was carried out on XXX.

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings.

We then go through a more detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the buildings services. We conclude with the section for your Legal Advisor and also attach some general information on the property market.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours, but we will do our best to offer advice to make the decision as easy as possible.

This Building Survey is confidential and not to be shared with the vendor (seller) or estate agent or parties working on their behalf without written consent from the surveyor that has produced the Building Survey. During the course of discussions/negotiations with the vendor/estate agent/parties working on their behalf if they wish to see the Report we suggest you ask them which specific section and send them this section via a photograph or a scan. The Report remains our copyright and should not be reproduced without written consent from the surveyor.

## THANK YOU

*We thank you for using our surveying services and taking the time to meet us during the building survey.*

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# **REPORT FORMAT**

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:

## ***GENERAL/HISTORICAL INFORMATION***

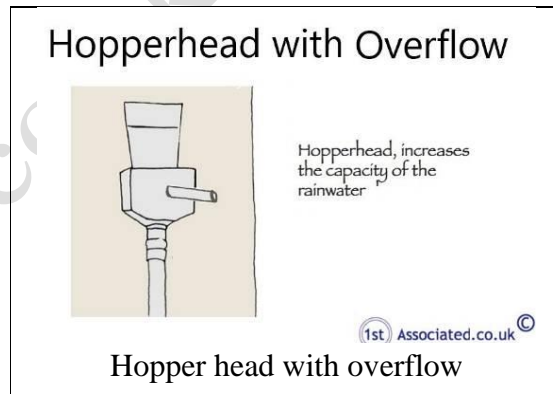
*This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.*

## **TECHNICAL TERMS DEFINED**

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" typeface for clarity.

## **A PICTURE IS WORTH A THOUSAND WORDS**

We utilise photographs and sketches to illustrate issues or features. In some photographs a pencil, pen, circle or arrow has been used to highlight a specific area. The sketches are not 100% technically accurate; we certainly would not expect you to carry out work based upon the sketches alone.



## **ORIENTATION**

Any reference to left or right is taken from the front of the property, including observations to the rear, which you may not be able to physically see from the front of the property.

## **ACTION REQUIRED AND RECOMMENDATIONS**

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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# SYNOPSIS

## SITUATION AND DESCRIPTION

This is a large two storey house, which has been extended and altered over the years, as have most properties of this age, type and style. Having said that, the owner/occupier advised there has not been much work carried out in recent years or since his family took over the property in in XXX.

The building is set within its own grounds, with its own driveway, close to XXX Church and some dilapidated buildings, with surrounding gardens.

As with any building of this age, type and style there is considerable history. We are advised by the current owner/occupier that older parts of the building are Jacobean, possibly older.

The outside appearance of the property has been restyled in a Georgian Era appearance with the side/rear being more of a Vernacular style.

We did a 3D model of the property to help us with the survey.



Front left high level ISO view

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We have been advised that the building is Listed and we have checked on HistoricEngland.co.uk websites which confirms it is Grade II Listed. Reference: XXXX. The Listed building details are (which we have rearranged the wording slightly to make it more readable):

**Overview**

Large House. Late 18<sup>th</sup> Century, apparently remodelled in the early 20<sup>th</sup> Century. Ham stone ashlar, formerly colour washed.

**Roof**

Hipped Welsh slate roof with very wide eaves soffits; brick chimney stacks, 2-storeys

**North elevation**

North entrance front of 3-bays. Central double 2-panel doors with rectangular fanlight, protected by heavy flat-roofed porch with square columns and matching pilasters surmounted with a balustrade.

**East elevation**

All non-classical; 24-pane sash windows in architraves; those to ground floor almost full length, those above with balconies to match porch; dentilled eaves course.

**West elevation**

West elevation of 4-bays to match

**South elevation**

Sundry extension on South side.

If the age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

**ACTION REQUIRED:** Your legal advisor needs to check and confirm all of the above. Please see the Appendices for full Listing details.

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## **Putting Life into Perspective!**

*Some of the things that were happening around the time the property was built:*

- 1348-1350    The Black Death
- 1536-1541    Dissolution of the Monasteries by Henry VIII
- 1605            Gunpowder plot discovered and we celebrate with fireworks every year on 5<sup>th</sup> November.
- 1642            English Civil War begins
- 1660            Charles II brings back monarchy (reigned 1660 – 1685)
- 1666            Great Fire of London
- 1714            George I becomes King, heralding the start of the Georgian Era (reigned 1714 – 1797)
- 1760-1820    Industrial Revolution  
/1840
- 1805            Lord Nelson defeats Napoleon at the Battle of Trafalgar

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# EXTERNAL PHOTOGRAPHS

## Georgian Formal Look House



Front elevation left side  
Aerial view – 360 photo



Front elevation right side  
Aerial view – 360 photo



Left elevation  
Aerial view – 360 photo



Left view close up



Driveway to property



Surrounding gardens

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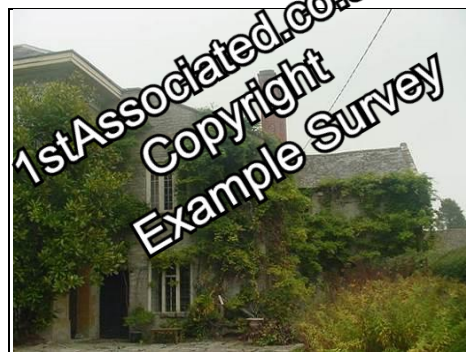




**Right Side and Gardens**



Right elevation  
Aerial view – 360 photo



Front elevation right side



Right side tool shed  
Aerial view – 360 photo



Stables / Garage



Rear left view



Rear view

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# 3D MODELS

Below are 3D models. Please see Appendices for all elevation models. This has limited accuracy as we limited the amount of time spent upon it and it excludes trees, bushes and vegetation, which enabled us to better view the building.



Front ISO view



Rear ISO view

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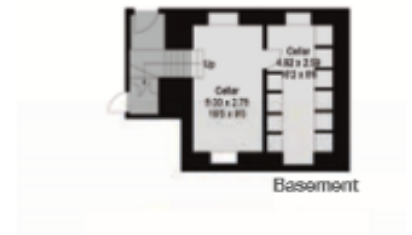
# ACCOMMODATION AND FACILITIES

(All directions given you face the front of the property, assuming the front is the garden side)

## Cellar

The below ground cellar consists of:

- 1) Two cellar rooms located front right of the building



## Ground Floor

The ground floor accommodation consists of:

- 1) Library front left
- 2) Formal drawing room front middle
- 3) Hall rear middle
- 4) Cloakroom
- 5) School room front right
- 6) Kitchen rear right, leading to:
- 7) Utility far right
- 8) Workshop far right, giving stair access to old staff accommodation
- 9) Tank room, far right



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## First Floor

The first floor accommodation consists of:

- 1) Stairs and Landing
- 2) Bedroom to front left
- 3) Bedroom to left
- 4) Linen room middle left
- 5) Bedroom to middle right
- 6) Bedroom to right
- 7) Laundry room, middle left
- 8) Bedroom, rear left
- 9) Bathroom, rear middle
- 10) Bathroom, rear middle
- 11) Wet room, rear middle
- 12) Bedroom, rear right



The first floor old staff accommodation to the right side consists of:

- 1) Room One
- 2) Room Two
- 3) Room Three, with access hatch to loft



## Outside Areas

Surrounding gardens.

Single storey outbuildings, linking to property.

Stable and garage block, linking to property

Finally, all these details need to be checked and confirmed by your Legal Advisor.

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# INTERNAL PHOTOGRAPHS

The following photos are of the internal of the property to help you recall what it looked like and the general ambience. We have not necessarily taken photographs of each and every room.

## Ground Floor



Library front left



Library fireplace



Drawing Room



Drawing Room front middle



Hall/ sitting room to rear



Hall/sitting room fireplace



School Room to front right



School Room

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**First Floor**



Cloakroom to rear



Dining room rear left



Kitchen



Kitchen



Range in Kitchen



Utility

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**Staircases and Landings**



Main house stairs to first floor  
to right side



Landing to right side



Landing to left side



Linen Room to middle right

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## Bedrooms



Bedroom front left



Bedroom front right



Bedroom middle left



Bedroom middle right



Bedroom rear left



Bedroom rear right

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## Bathrooms



Shower room rear middle right



Bathroom One  
rear middle



Bathroom Two  
rear left

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# SUMMARY OF CONSTRUCTION

## External

Chimneys:	Five red brick chimneys
Main Roof:	Pitched, clad with slate
Butterfly Roof:	Pitched, clad with slate
Rear Flat Roof:	Covered with asphalt, decking unknown
Stable Roof:	Pitched, clad with slate
Tool Shed Roof:	Pitched, clad with slate
Main Roof Structure:	Older style traditional hipped cut timber roof And Traditional cut timber roof And Kingpost timber roof (all assumed) Areas of protective underlayer
Gutters and Downpipes:	Cast iron
Soil and Vent Pipe:	Plastic to rear. Waste water discharging into the rainwater drainage.
Walls:	Painted/lime wash Mixture of different stones: Ham Stone, Purbeck and Blue Lias (all assumed)
Wall Structure:	Structural timber frame to various areas, for example right side (assumed).
Fascias and Soffits:	Painted wide timber eave
Windows and Doors:	Large Georgian style timber sliding sash windows incorporating shutters in many cases. Stone mullion and metal windows Small balconies at first floor level.

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## Internal

Ceilings:	Lath and plaster (all assumed)
Perimeter Walls:	Lath and plaster and some modern plaster Traditional style dry lining (all assumed)
Internal Walls:	Solid and studwork (predominantly studwork) (all assumed)
Floors: Cellar:	Stone laid on to earth bed (all assumed)
Ground Floor:	Suspended timber floor Solid floor to kitchen areas on right/rear (all assumed)
First Floor:	Joist and floorboards with embedded timbers (all assumed)

## Services

We believe that the property has a mains water supply, mains drainage, electricity and gas (all assumed).

Heating: There is an old boiler located in the Tank Room  
(advised not working at time of survey).

Electrics: The electrics are located by the Staff  
Accommodation staircase and also in the rear  
middle drawing room.

Oil: The oil tanks are located in the Tank Room.  
There is an Range in the Kitchen

Drainage: The manholes are located to the front, rear  
and right side

We have used the term 'assumed' as we have not opened up the structure.

**ACTION REQUIRED:** Your Legal Advisor needs to check and confirm the above and advise us of anything they require further clarification on before legal commitment to purchase the property.

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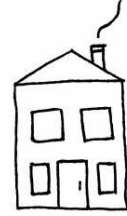
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# **EXECUTIVE SUMMARY**



Summaries are not ideal as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future home when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

## **Introduction**

As with any property of this age there have been considerable alterations and amendments over the decades. The oldest parts during the course of the survey we believe are the cellar vaults and the timber area to the rear right side of the property known as the Hall/Sitting Room.

It looks like a main house is much newer and was built adjacent to this area which now has a Georgian style appearance, which would have probably changed over the decades as styles and fashions changed and different influences affected how the owners wished their properties to be seen.

## **Once you have read this report please contact us**

As we have not met, it seems inevitable a report on a building of this size and nature that some of the issues we have focused on you may dismiss as irrelevant and some of the areas we have decided as part of the character of the building you may think are very important. We have taken in the region of 1000 photographs during the course of this survey and many pages of notes, so if an issue has not been discussed that you are interested in or concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it; if we have not we will happily go back.

## **Executive Summary**

We have divided the Executive Summary into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

Once you have read the report we would recommend that you revisit the property to review your thoughts on the building in light of the comments we have made in this survey.

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## **Discussions with the Owner**

We did, during the course of the survey, speak to the owner briefly (he was accompanied by an estate agent) and he filled out our question and answer sheets. They informed and advised that their family had owned the property since XXX (and as we believe you have been advised) and that to the best of his knowledge there had been very little done whilst he had been at the house, although he had been away from the property for some time.

## **Major works of note known about by the Owner**

Major work of note that we discussed that the owner thought had been carried out was the re-roofing between 1990-1995; he was not aware of any other major works.

We discussed other areas however the owner advised that he could not help.

*For example;*

*We noted movement to the right hand side/rear which we asked him specifically about as well as repair and replacement work to the roof structure.*

The owner advised that he was not aware of any work being carried out during his time at the property, however his father may have carried out work.

## **The Good**

*Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!*

- 1.0) The property has potential. To some extent the very things that give it potential, such as the lack of maintenance and general work to the property, are also the things that give the property its charm and character, although equally it should be remembered the building is Listed and in need of a considerable amount of work.

We are sure you can think of other things to add to this list.

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# The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon. However, a large number of them may sometimes put us off the property.

## Introduction

The areas that we normally look at first, and are generally our first consideration, is whether the building is wind and watertight and whether it structurally sound. As we have not met we thought this would be as good way to start the report.

### 1.0) Is the property wind and watertight?

Presently water is getting in via the chimneys and via valley gutters, the lead detailing to the roof and the wide eave fascias and soffits, all of which need attention.

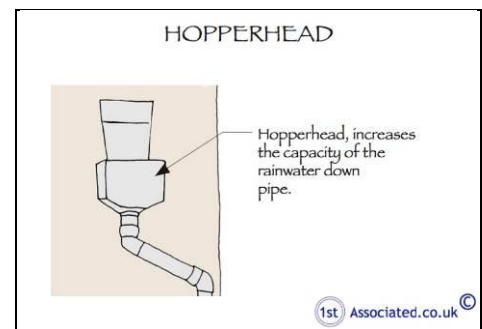
Probably the thing we would most draw your attention to is the deterioration to the cast iron hopper heads, downpipes and gutters and.



Hopper heads (red), downpipes (green) and wide eave fascias and soffits (purple)



Cracked collar to hopper head and rusting downpipes



Hopper head

With older properties it is particularly important to keep them relatively dry to stop deterioration of the structure within (although most materials do need a certain level of moisture content).

In this case there is also surface cracking that will allow dampness to come into the structure further. We do feel the chimneys, valley gutters, lead detailing to the roof,

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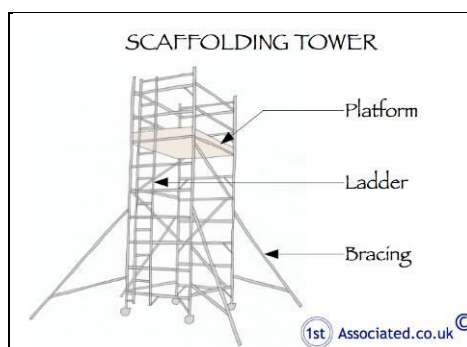


the hopper heads, gutters and downpipes are a good place to start with resolving the dampness coming into the property.

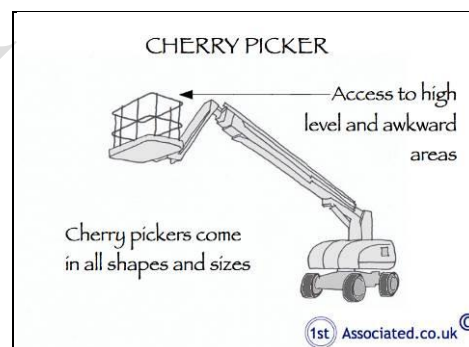
**ACTION REQUIRED:** We recommend the all the rainwater goods (hopper heads, downpipes and gutters) are repaired as soon as possible including external redecoration to make the building as wind and watertight as soon as possible.

We always recommend repair rather than replacement as we find that metal lasts far longer than replacement plastic providing they are maintained and also they are generally preferred by Conservation Officers and Listed Buildings Officers who are more amenable to repair than replacement.

Much of the hopper heads, downpipes and gutters and repair work to the walls is high level meaning it may need full scaffolding, tower scaffolding or cherry pickers.



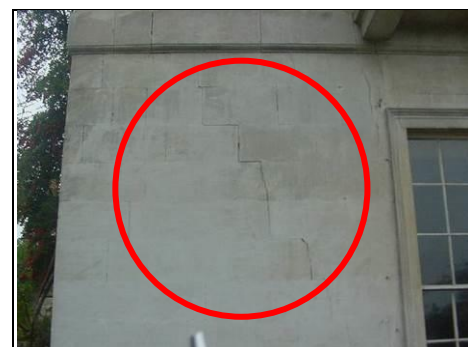
Tower scaffold



Cherry picker

The work to the walls should not be underestimated when sealing the cracking. It has to be appreciated that the cracking is an effect rather than a cause; we will discuss the cause later on within this report.

**ANTICIPATED COST:** Set aside the sum of £50,000 to £75,000; please obtain quotes.



Cracking in stonework

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None of this is particularly difficult to resolve it is more the expense of it as it is high level work and is likely to need scaffolding or some sort of access such as a cherry picker or tower scaffold, which in itself can be relatively expensive and of course getting the tradespeople who are skilled enough to carry out this type of work.

We would also add that the time of year that the work is carried out is very important, as we find much better work is generally carried out during the warmer months and better results are obtained. Also some materials, particularly those materials we would term as historic, are best used during the warmer months.

### **Discussions with the Conservation Officer**

For Discussions need to be started with the Conservation Officer as soon as possible to see if they have any specific requirements and whether they consider this repair work and/or work of such a significance that it requires permission. Redecoration work in particular will have considerable impact on the property.

### **Conservation Philosophy**

We are unaware of your knowledge with regard to conservation. We do feel you have to work closely with your particularly Conservation Officer, who will have their views with regard to conservation philosophy. We have, it has to be said, come across varying different views from conservations specialists over the years and can say no more than each case has to be considered on its individual merits.

Please see the Main Body of this Report for further information.

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## 2.0) High level areas that need further investigation

### 2.1) Chimneys

There are five chimneys to the main building and further chimneys to the stables and outbuildings. We have produced a sketch plan below.

With our high level photography we can see several chimneys and associated areas that need further investigation from a cherry picker or similar device.

We feel that chimneys are below average condition and in particular chimneys three and four (see roof plan below) are in need of work fairly urgently.



3D ISO view of chimneys and roofs

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Chimney three to front right side of property  
(chimney one in background)



Chimney four to rear right side of property  
(chimney one in background)

## 2.2) Lead detailing/flashings

Lead detailing is to the base of the chimneys and also to the ridge of the slate roofs.

We are slightly concerned that the chimney flashings have been carried out incorrectly due to the way they have not been cut into the brickwork joints.

It is details like these that are out of sight or difficult to view that is of the utmost importance that it is carried out correctly for the long term health and wellbeing of the property and also to limit unexpected and unforeseen things in your budgeting in the future.

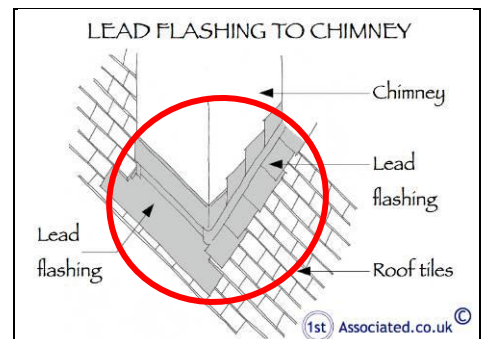
It should be remembered that older properties, as well as having characteristics and charm, can be costly to maintain, particularly if builders working on them do not understand how older properties work and use modern techniques on them.

### Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.



Flashing not cut into the brickwork coursing and weathered brickwork to chimney four



Lead flashings to chimneys



Dampness internally from valley gutter detail

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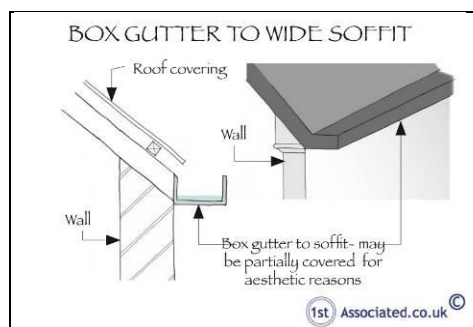
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### 2.3) Leadwork/box guttering to perimeter of main roof

At roof level there looks to be a box gutter detail/lead detail where the slates meet the perimeter of the main roof, which in our experience can be a problem area.

We can also see that redecoration work is needed to the wide fascias and soffits eaves detail.



Box gutter detail to wide soffit



Lead detailing / box gutter on the wide eave fascias and soffits to rear left side  
Aerial view – 360 photo

**ACTION REQUIRED:** We feel that the chimneys are possibly repairable, although we would not discount rebuilding some of the chimney (chimneys three and four). However, we think it is more likely to be ad-hoc repointing and replacement of some of the brickwork.

In addition to this, leadwork in the form of flashings to the base of the chimney is required and also a checking of the leadwork to the box guttering, as well as redecoration of the fascias and soffits.

We would advise that employing true craftsmen/artisans can be both difficult to find and expensive, particularly in relation to leadwork.

**ANTICIPATED COST:** We would set aside the sum of £35,000 to £60,000, assuming the scaffolding is already in place. Again the costs are fairly high as it is high level work. You may be able to combine this with other work, which we will discuss later on in the report. Please obtain quotations.

Please see the Chimneys and Roofs Sections of this Report.

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### 3.0) Butterfly Roof

There is a Butterfly roof where the main building meets the stables. There is water damage and deterioration in this area.



3D ISO of Butterfly roof



Butterfly roof where main roof meets stable roof



Butterfly roof  
Aerial view – 360 photo



Close up of Butterfly  
Aerial view – 360 photo

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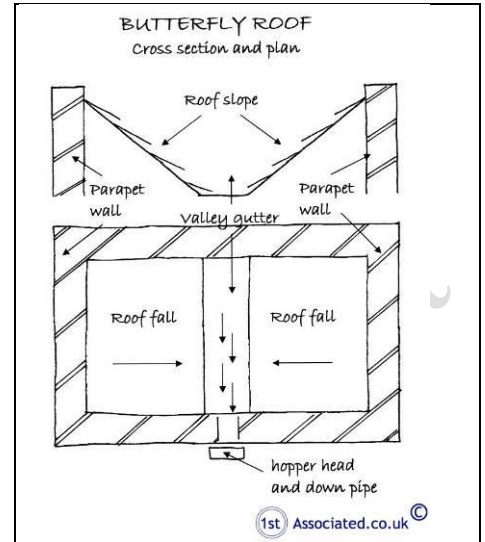
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**ACTION REQUIRED:** This is a difficult defect to deal with and to some extent will just regular maintenance once it is dealt with. We feel the best way to do this is to replace the slipped slates, check the valley gutter that is currently full of leaves that we could not see, then if it possible to obtain an easier access via a roof window or something similar, will be the best way forward.

Please note, we have not been on this roof.

Please see the Roof Section of this Report.



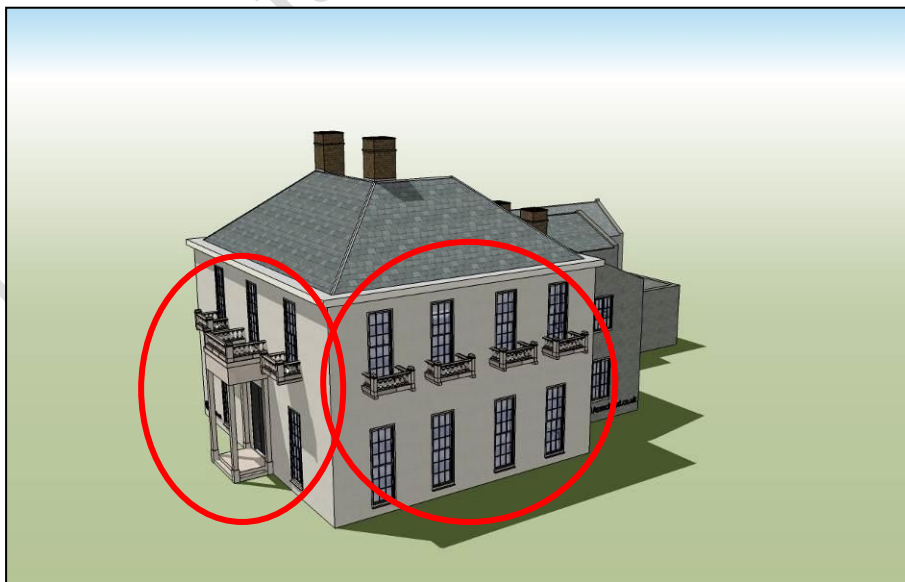
Butterfly roof

#### 4.0) External joinery and detailing – windows and doors

The joinery consists of high level wide eave fascias and soffits, which we have discussed, Georgian style windows and stone mullion windows with metal casements, which are likely to be the older windows in this property depending upon which ones we are discussing, as you also older style windows to more modern 1960's/1970's, possibly later, style metal windows.



24 pane sliding sash windows  
Aerial view – 360 photo



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The adjacent photo with the oval round it shows the 24 pane sliding sash windows referred to in the Grade II Listing. Considering the lack of maintenance we feel they are in fairly good conditions. Nevertheless, as you are having work carried out to the exterior of the property it makes sense to also carry out redecoration and repair work to the windows.

With the windows to some extent you have an option:

4.1 You could just redecorate what is there to minimise your expenditure and put a 'stitch in time' to come back and repair the windows properly at a later date.

4.2 You could look to repair each and every window properly, which in our experience is, from a budgeting point of view, best carried out elevation by elevation to limit your expenditure and get a better understanding of your costs and also see how good the tradespeople working on it are. Some of the sliding sash windows are likely to need new timber repairs.

4.3 We would also open up above some of the windows to check the condition of the lintels.



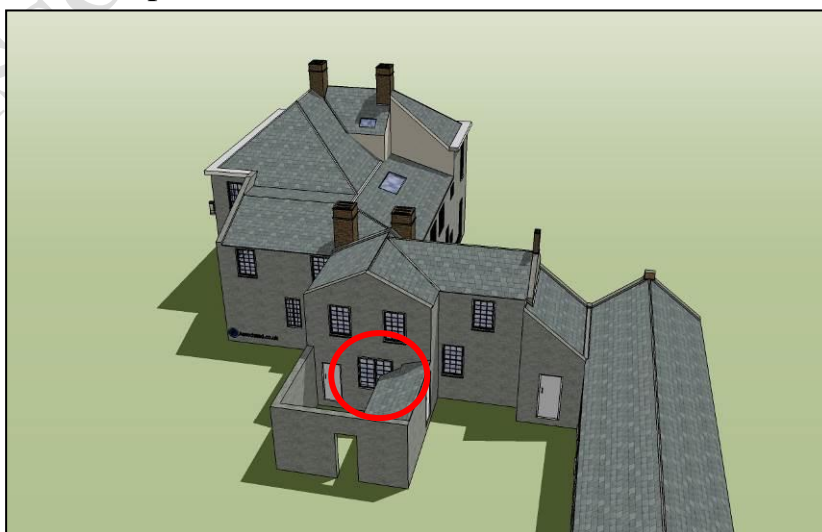
Prop on casement window where there is movement above



Prop on timber sliding sash windows, set in stone mullions

### **Movement and propped window**

To the right side of the property there is a double sash window that is propped in place. We can see the top arch of the window is deflecting. We will talk about that later on within the report.



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## Stone Mullions

You also have some/many stone mullion timber and metal casement windows; these are likely to be the older windows (further research is required).



Stone mullion windows  
Aerial view – 360 photo



Close up stone metal windows



Rusting metal casement window



Deterioration to timber



Mullion window with metal  
casement frame

**ACTION REQUIRED:** We recommend you carry out repairs and redecoration work to the windows at the same time as you are carrying out high level work.

**ANTICIPATED COST:** In the region of £30,000 to £60,000 but ideally we would carry out work to one elevation to get a better understanding of the costs and work required. Please obtain quotations.

Please see our comments in the Windows Section of the report.

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## 5.0) Stonework

There is coursed stonework visible to the right and rear of the property. Listed building references Hamstone, from Ham Hill, Somerset and was a limestone which one source says was abandoned in 1930's. However we have also seen other sources saying that there are quarries still open; please see the companies and the comments we have made in the Appendices of this report.



Coursed stonework

The stonework to the right hand side is the stonework which is deteriorating the most.

We have seen this used with varying degrees of success over the years, in some cases we have seen a softening, particularly to the face of the stone, which is what we have in this case, we can also see movement has occurred on the right hand side. This is likely to relate to ground conditions and the nearby location of a well and probably underground waterways/water course.



Stonework looks to have been wrongly repointed in cement mortar

From what we can see roof structure problems, as well as being wrongly maintained, and changing the original lime bedding to cement mortar in some areas which has further increased deterioration to the face of the stonework.

**ACTION REQUIRED:** There is at least two separate problems occurring with the stonework:

1. There is surface deterioration due to it being wrongly repointed and repaired over the years in cement mortar.
2. There clearly is cracking to the front and right sides of the property that we believe is structural movement. How much of the repointing has covered this up is very difficult to be certain of.

We have produced a photographic record of the cracking within the Walls Section of this report.

When dealing with stonework on a Listed Building one of the earliest questions to ask is whether it is still available and there do appear to be quarries that are

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still producing both Hamstone and Blue Lias if you need it (and the Conservation Officer also agrees that you need it). Please see Appendices.

### **Movement and cracking first steps - start by monitoring**

Our preferred way of dealing with any movement is to start by monitoring to see if it is still moving (known as progressive movement) or whether it is now stabilised.

It is particularly difficult to identify if the movement is progressive or not in this case as the owner advised us that there has been next to no maintenance carried out since their purchase of it in the 1930's and as such it may well be historic. However, general use of cement mortar has taken place since the 1960's and does not equate with these comments. The owner advised that he is away from the property for periods of time and work may have been carried out then. We do not know whether this work, if it has been carried out, dealt with the cause of the problem or just the effect, i.e. the cracking and repointing.

### **Roof Problems**

An area where we can see there are problems that will be affecting the property is in the roof, together with the timber frame in the building.



Looking into the well to the rear of the property near the kitchen

We would also equate the cracking in the house to relating to movement in the right hand side of the building and possibly the well and underground waterway/water course and the underground cellar may all add to the problems of the Georgian style main building, with the large windows which are effectively holes and openings in the property which may be not as stable as they should be and indeed they may be far larger windows than were originally constructed which came about with the fashion of the day.

### **Insurance Claim**

Ideally we would recommend the existing owners take out an insurance claim, advising that the cracking has been noted by a building survey/structural surveyor (this should cost them nothing other than time to write/email the letter). This usually means that the insurance company will carry out a monitoring exercise (the Building Research Establishment recommend monitoring any cracks for a minimum of one year) to establish if there is any

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progressive movement. Your future liability should be limited to the cost of the excess on the insurance providing the insurance company is happy for you to take over the insurance claim.

Your solicitor needs to ensure this is a legally watertight process and ensure your liability is limited to paying the excess on the insurance only.

If for any reason the existing owners will not or cannot carry out an insurance value claim then this does mean this becomes what we would term as a high risk purchase.

## 5.0) Roof Structure Problems

We have inspected the roof via the two access hatched on the right side and the one access hatch to the left side to the main roof. The right hand side roof was of most interest to us where the movement can be seen in the walls. We can see this looks to have been fairly recently supported (by this we mean probably in the last 50 years) to the right hand side.



New timbers added to the rear right roof



Close up of new timbers



Signs of movement as the tenant joint is coming out



Timbers in front right roof



Timber coming out of joints

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This is both good and bad as it shows there has been movement given the amount of dust on the timbers, and there is no obvious signs of new timber being exposed, it does look to be historic. Having said that, the bracing timbers as mentioned look to be relatively new. This is why we recommend the existing owners place an insurance claim which you then take over. If they have information and evidence with regard to what roof work was carried out, or indeed the local council do, would be beneficial.

**ACTION REQUIRED:** Existing owners to place an insurance claim which you will then take over. You will be responsible for the insurance excess and you need to confirm what this is.

Your legal adviser to specifically ask if there is any information with regard to the roof covering and roof structure work that was carried out with both the owners, the local council and Historic England/English Heritage.

#### 6.0) Woodworm active?

As with many old properties there is an element of woodworm. We believe the woodworm to be active but not what we would term as structurally significant presently. However you do need to work towards the removal of the woodworm as far as is possible in an older property. We feel this may be solvable without chemicals by changing the environment in the roof by tidying up the roof, clearing it and better venting it.



Signs of woodworm to the older timbers

**ACTION REQUIRED:** We would start by tidying up the roof and changing the environment by venting the roof. The adding of vents may require approval by the Conservation Officer; it will need to be explained that it will be carried out to reduce the impact of woodworm.

Work will be required to make the conditions unsuitable for the woodworm by venting the roof space and possibly replacement/repairing some of timbers once the tidying up has been carried out to view this better. We would also recommend the roof is well lit.

This will need to go hand in hand with resolving the dampness coming in around the chimneys and also to/through the roof windows and the slated roofs.



**ANTICIPATED COST:** In the region of £10,000 to £20,000; please obtain quotations.

## 7.0) Asbestos

There is an outside chance there may be asbestos in the roof space as we can see lagged pipes.

In years gone by asbestos was commonly used as wood and can be found in all sorts of places. Asbestos was used post war until it was banned only in the UK relatively recently. It is rumoured that it was still used after this point in time where products were imported from countries where it is not banned.

Our insurance company requires us to advise we are not asbestos surveyors and advises us to recommend asbestos surveyors are instructed and that you have your own asbestos survey carried out.

**ACTION REQUIRED:** If you wish to confirm you are 100 percent free of asbestos you need to have an asbestos survey carried out.

**ANTICIPATED COST:** A few hundred pounds for an asbestos test and report; please obtain quotes.

Please see the Roof Structure, Woodworm and Asbestos Sections of this Report.



Lagging - possible asbestos



Lagged pipes, may have an element of asbestos

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## 8.0) Dry rot/wet rot under the floor

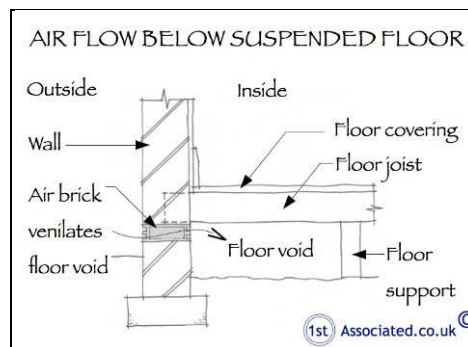
The property has suspended timber floors. The floors do not appear to be ventilated, which is not that unusual in this Era of property, but we can also see signs where dry rot is within the Room on the right hand side/rear area, which is the area also being affected by movement. The floor was softer under foot and had a dull thud, indicating there was deterioration or rot in the timbers beneath.

Dry rot is one of the worst things that can happen in a property and you do need to be 100% certain whether or not you have dry rot. The only to check this is to open up the floor in the right room. Ideally you need to open up the floors throughout the property.

### Dry Rot defined

Dry rot is also sometimes known by its Latin name *Serpula lacrymans*. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.

**ACTION REQUIRED:** Open up sections of the Right Room floor to establish the condition underneath. We feel it is essential this is carried out before you commit to purchase the property as dry rot in a property can be one of the worst things that can happen to a property and be extremely costly to rectify, particularly as dry rot has a root system that will hunt out timber, leaving it with no structural integrity and therefore what apparently looks like good timber can in fact be hollow.



Suspended timber floor



The Room to the front right is where there are signs there is dry



Area where the floor is softer and had a duller thud



Signs of dry rot

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**ANTICIPATED COST:** Depends upon what you find when you open the floor. We also recommend other areas of the floor are opened up if there are any signs whatsoever of dry rot to see how far it travels.

From what we can see the Right Room is one of the rooms the owner occupies so it will be a warmer room. It has the cellar directly beneath it, which may be good as it may limit the amount of timber beneath the floor, or equally it may have allowed, due to the dampness there, further development of the dry rot.

If you have not seen or are not aware of dry rot it has what is known as a fruiting body.

### **Example**

Examples of dry rot in the photos below, taken from the survey of another property.



Dry rot example (not this property)



Dry rot



Dry rot example

Please see the Timber Defects Section of this Report.



## 9.0) Trees

There are trees close to the property and there are large trees, particularly to the rear and right side. We feel with this age of property you will need specialist advice regarding these. We are aware that trees can get the blame for almost any cracking if trees and buildings have lived fairly closely together for many years.

Here we generally feel the problem is lack of maintenance with regard to trees and vegetation close to the property and also high ground levels.



Trees and vegetation close to front of property



Large tree to rear right

**ACTION REQUIRED:** We recommend an Arboriculturalist (not a tree surgeon) gives you a 10 year plan on the trees to ensure:

1. That any problems the trees are potentially causing presently are reduced.
2. That long term that they do not cause problems.

We also recommend the high ground level is reduced.

**ANTICIPATED COST:** In the region of £2,500 to £5,000; please obtain quotations.

Please see the Trees Section of this Report.

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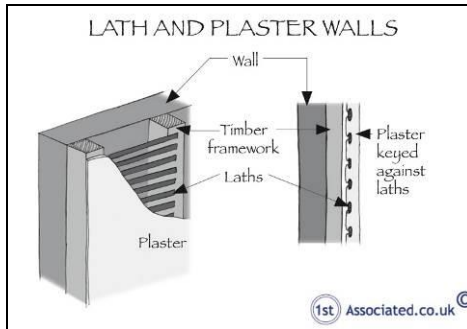
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## 10.0) Rising dampness and lateral dampness

The property has rising damp visible in some areas, although it is hidden in many. It also has lateral dampness (dampness coming through the walls) which again is visible in some areas but hidden in most. The reason why the rising damp and lateral dampness are hidden is the lath and plaster dry lining/false walling that was carried out in this era of building.



Lath and plaster dry lining / false walling



Lath and plaster dry lining / false walling within rear bedroom



Checking for rising damp



Checking for lateral dampness

We believe the cause of the rising dampness at ground level is the high ground level and the vegetation around the property, which needs clearing and reducing.

We believe the lateral dampness is due to the gutters discharging rainwater down the walls and the cracking in the walls which we have discussed and addressed earlier in this report.



Dampness in the workshop/ old kitchen

Rising Damp defined

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Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above. Much evidence points towards there being true rising damp in only very rare cases.

#### Lateral or Penetrating Dampness defined

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.

**ACTION REQUIRED:** Cut back / clear vegetation and wisteria/ivy. General reduction of the ground level around the property would also benefit this.

**ANTICIPATED COST:** In the region of £2,500 to £5,000 to reduce the ground level around the property, together with whatever costs the Arboriculturalist has to cut back the trees, etc. Please obtain quotes.



Wisteria growing over the front right side of the property  
Aerial view – 360 photo

### **11.0) Getting to know the Conservation Officer before you purchase the property**

We recommend a ‘cup of tea’ informal meeting with the Conservation Officer prior to committing to purchase the property. You should be aware that you will be liable for other people’s alterations, regardless of whether they say they did them or did not.

We are finding that Conservation Officers and Local Authorities are keeping much better records of properties these days and have records that will help or hinder you in carrying out the work.

**ACTION REQUIRED:** Meet the Conservation Officer at the property prior to committing to purchase. We would be happy to attend / organise this if you so wish.

**ANTICIPATED COST:** For advice and drawings and sketches and applications, etc, with regard to Listed building advice we would set aside the sum of 10% to 15% of costs.

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## SERVICES

### 12.0) Electrics

The property has limited electrics. In the rooms we went around, even though it was daylight it was a grey day and we had to use torches. We feel it is best if you budget to start again with the electrics.

Most of the lighting in the rooms was either from socket points or via free standing Halogen style lamps.



The electrics near to the Right Room

**ACTION REQUIRED:** We think it is likely that new electrics will be recommended throughout and that you zone the property to different areas.

We recommend an Institution of Engineering and Technology (IET) test and report to be carried out by an NICEIC registered and approved electrical contractor or equivalent before you commit to legally purchase the property as we feel that the electrics are likely to come into tens of thousands of pounds.

**ANTICIPATED COST:** Test and report in the region of £500 to £1,000. Bearing in mind the house has only limited electrics supply at the moment we would expect costs for new electrics to be in the region of £20,000 to £40,000. Quotations need to be obtained before you commit to purchase the property.

### 13.0) Heating

The heating when we inspected the house was via the rear chimney. We spoke to the owner about how the house heating presently works and he advised that most of it does not and he was not sure why some of it still did work and why some of it did not.



School style radiator

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## How does the existing heating system work?

From what we understand the Aga/Range style cooker within the kitchen heats the water. There is also a hot water cylinder in the linen cupboard (unvented) and a further hot water cylinder in the middle left bedroom and hot water pipework in the left hand bathroom.



Range



Unvented boiler in linen cupboard



Water tank in left middle room

**ACTION REQUIRED:** New boiler system and new heating system throughout. We recommend the house is zoned.

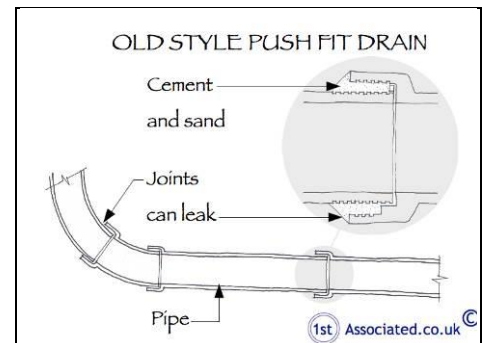
**ANTICIPATED COST:** In the region of £15,000 to £30,000. Please obtain quotations.

### 14.0) Water supply, drainage and a Well

The drainage in this property is likely to be old, possibly a push-fit type system where drainage was often push fitted together rather than bonded together which means that they may leak over the years.

In older properties such as this you often find a water supply that can be in lead pipes. We can see there is lead used internally so it is highly likely that there is a fair amount of lead.

We can see there looks to be a well to the rear of the property a few metres away from the kitchen.



Push fit drain



Lead pipes

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The owner at first could not recall where the well was and when we advised him about it being close to the rear kitchen within a few metres but he had had no further recollections of it.

Wells do affect the structure of a property and do of course need a water course to keep full of water.

We found five manholes (we think there may be more), one of which was the well, two were dry and the one to the rear near the kitchen was clear and one we could not lift. We feel further investigation is required particularly with regard to the well and sewerage system which the owner did not know much about. Drains that work in a property like this with one person/a few people are completely different to when the property is fully occupied.



Close up lead pipes



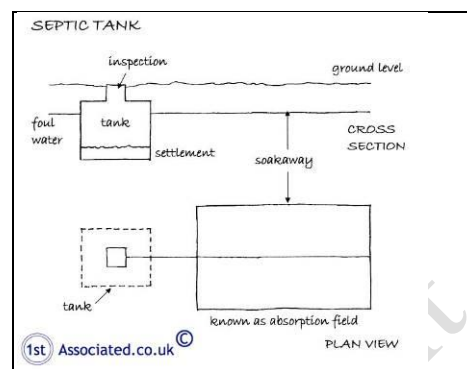
3D ISO area of drains

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**ACTION REQUIRED:** We recommend a closed circuit TV camera report of all the drains before you commit to purchase the property. We would particularly like to investigate the well and the sewerage tanks if there are any. It could be the basic hole with rubble in it or it could be more of a septic tank, similar to the adjacent sketch, with drainage points for liquids around the property.



Septic tank

We think it is safest to assume that there is lead pipes that will need replacing and that you need to budget for a new septic tank.

**ANTICIPATED COST:** Budget for replacing lead pipes and a new septic tank. Costs for CCTV report of the drains in the region of £250 to £1,000. Costs for a new septic tanks £15,000 to £30,000 depending upon the length of drainage run needed. It really is difficult to assess the cost for removal of leadwork but we would set aside the sum of £2,500 to £5,000 as we feel you will end up carrying out re-plumbing of the property. Please obtain quotations.

Please see our comments in the Drainage Section of this Report.

## **The Ugly**

*We normally put here things that we feel will be difficult to resolve and will need serious consideration.*

## **Unknowns**

When taking on a property of this size there will always be unknowns no matter how good the research initially is (unless of course you spend an absolute fortune on it) and that can be the joy of working with old buildings or the pain with regard to budgeting, etc.

## **Getting to know more about older properties**

We would always recommend to anyone looking to take on an older property, particularly like this one, goes on a SPAB course (Society for Protection of Ancient Buildings) or at least joins them to give a better idea and to meet people who have dealt with older properties.

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## **Contingency**

A new build project would typically have a contingency budget of 10%, this type of project would have a contingency budget of 20% to 30% to give you an idea, although there is an argument that you have to be careful how you view the contingency otherwise the builder sees it as extra profit.

## **Structural Movement**

The property does have structural movement, as do many older properties, it is whether this movement is progressive or not that is important. The only true way to find this out is to monitor it over a year (as generally recommended by the Building Research Establishment). Obviously this is not possible or practical in this instance so there is an element of risk when taking on a property that has clear signs of movement.

## **Spreadsheet of potential budget costs for works**

We have set out overleaf a spreadsheet of potential costs but you do need to carry out some investigation work to allow this to be viewed. This would then allow you to substitute some of the budget costs for actual costs.

We did initially use the term 'fine tuning' with regard to the costing but do think it is very difficult to fine tune on this type of building.

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## Spreadsheet of potential budget costs for works

ITEM	£ COSTS FROM	TO
<b>EXTERNAL</b>		
Making the property watertight	£50,000	£75,000
High level work to chimneys, gutters, fascias and soffits	£35,000	£60,000
Roof windows	£250	£750
Tool shed roof	£1,000	£3,000
Rear right flat roof	£2,500	£5,000
External joinery and detailing	£30,000	£60,000
Trees arboriculturalist report	£2,500	£5,000
<b>INTERNAL</b>		
Woodworm	£10,000	£20,000
Asbestos test and report	£250	£500
Dampness	£2,500	£5,000

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<b>SERVICES</b>		
Electrics:		
Test and report	£500	£1,000
New electrics	£20,000	£40,000
Heating	£20,000	£40,000
Humidity controlled extract fans (cost per fan)	£150	£250
Drainage:		
CCTV	£250	£1,000
Septic tank	£15,000	£30,000
Replacing lead pipes	£2,500	£5,000
Fire alarm system	£7,500	£15,000
Security system, depending on type of security system you want	£5,000	£10,000
<b>TOTAL:</b>	<b>£204,900</b>	<b>£376,500</b>
<b>Professional fees 10% to 15%</b>	<b>£20,490 to £30,735</b>	<b>£37,650 to £56,475</b>
<b>Contingency: 20% to 30%</b>	<b>£40,980 to £61,470</b>	<b>£75,300 to £112,950</b>
<b>ESTIMATED TOTAL COSTS:</b>	<b>£266,370 to £297,105</b>	<b>£489,450 to £545,925</b>

Investigations at the start of the property project may well reduce costs in the long term but they will have the initial costs of the consultants. We would also tend to choose the builder who is the most experienced for the work required rather than the cheapest quotes and of course you will need to get to know the Conservation Officer.

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## **Other Items**

Moving on to more general information.

### **Old buildings require on-going maintenance**

It should be appreciated that defects which would normally be highlighted in a modern property, effectively form part of an older property's overall character and style. Such character defects are normally considered acceptable and may not have been specifically referred to as defects within the context of this Report. The Report is looking at structural issues which we consider may be a problem.

This type of property will require ongoing maintenance and repair and a budget for such work must be allowed to ensure it is maintained in good condition. This will prevent undue and unnecessary deterioration. In this case we believe there has been a lack of maintenance to the property. The owner himself said nothing had been carried out since they moved into the property.

### **Getting to know more about older properties - SPAB course**

Sorry to repeat ourselves but we do recommend that you join/go on a Society for Protection of Ancient Buildings (SPAB) weekend course on looking after and maintaining older properties. Even if you do not intend to carry out the work yourself it does give you a far better idea of what work should be carried out. The website for this is [www.SPAB.org](http://www.SPAB.org).

### **Services**

Whilst we have carried out a visual inspection only of the services within the property and we would always recommend you have your own specific testing for each of the services.

### **Electrics**

The existing use of the electrics is very limited in the property as a whole. There is a relatively high risk of starting fires with old electrics. For this reason we recommend full testing of the electrics before you commit to purchase the property to get a better indication and quotations with regard to the cost of re-wiring.

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**ACTION REQUIRED:** The Institution of Engineering and Technology (IET) recommend a test and report whenever a property changes occupancy. This should be carried out by an NICEIC registered and approved electrical contractor or equivalent. We recommend this is carried out prior to legally committing to purchase the property with a new system that is zoned.

## Heating

At the time of our inspection the heating was via a Range style cooker / heater in the kitchen and a wood burner. We would recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

**ACTION REQUIRED:** Test and report by a heating engineer prior to committing to purchase the property with estimates for a new system that is zoned.

## Drainage

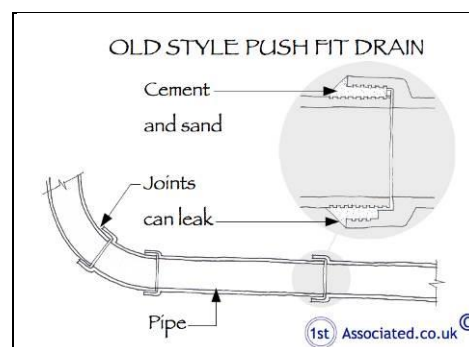
In older properties, such as this, drainage was often push fitted together rather than bonded together which means that they may leak over the years.

**ACTION REQUIRED:** Whilst we have lifted the manhole covers the only true way to find out the condition of the drains is to have a closed circuit TV camera report to establish the condition of the drains. In this age of property there have often been leaks over the years.

We feel there are considerable costs likely with the drains, particularly due to the sewerage disposal/septic tank/lack of septic tank.

## Water Supply

There is danger in older properties of having a lead water supply; we would recommend that you speak to the water company to ask them if they have carried out such replacement, as you will be re-piping much of the water used in the building it gives an ideal opportunity to also check for any remaining lead pipes.



Push fit drain



**ACTION REQUIRED:** We would reiterate that we recommend with regard to all services that you have an independent check by a specialist contractor.

### **Purchase Price**

We have not been asked to comment upon the purchase price in this instance, we have however referred you to sources of general information on the housing market within the Information on the Property Market Section, which can be found in the Appendices at the end of the Report.

### **Every Business Transaction has a Risk**

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any “**ACTION REQUIRED**” points.

### **Estimates of Building Costs**

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes).

The cost of building work has many variables such as the cost of labour and estimates can of course vary from area to area when giving a general indication of costs. For unskilled labour we currently use between £75 and £125 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

### **Have specifications prepared rather than just obtaining estimates**

The reason for having specifications prepared on properties like this is to be as specific as possible about the work required, the materials used and the ways they are used in, as many builders are not used to dealing with older properties (in which case you should not be getting quotes from them) and as with many building projects there are many ways to complete them.

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## **Varying tender prices**

If you obtain builders estimates that vary widely then we advise that the work is probably difficult or open to various interpretations and we would recommend a very specific specification is prepared. It would usually be best to have work supervised if it is complex, both of which we can do if so required. There are a number of chartered professionals that are equipped to carry out this type of work.

## **Contract work**

Where work is carried out in large quantities under a contract, assuming you have the right sort of contract, specification drawings and builders then there are likely to be savings when carrying out the work, particularly where you can bolt things together, such as high level work to the chimneys, roofs and detailing, as well as carrying out works to the walls and windows, all from the same scaffolding.

## **Subsequent to carrying out the survey**

Subsequent to carrying out the survey we have had a brief discussion and are aware that you are used to carrying out projects on buildings. We are not aware of the size of these so you may or may not be aware that there are contracts available with regard to the work being carried out and we recommend that contracts are used.

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# SUMMARY UPON REFLECTION



The Summary Upon Reflection is a second summary so to speak, which is carried out when we are writing the second or third draft a few days after the initial survey when we have had time to reflect upon our thoughts on the property. We would add the following in this instance:

## Overview and our view

We have only had the briefest of chats and did not meet you at the property so were only able to get a flavour of your knowledge level, likes and dislikes with regard to older properties and this property. We hope we have interpreted this correctly and if we have not please contact us and we will adjust our report accordingly.

Most buildings of this age, type and style, unless you carry out very thorough investigations, opening up the structure and tests and reports, (some of which we have recommended within this report) will reveal other work as work progresses. To give you an indication a typical new build project would have a 10% contingency, this type of work would have 20 to 30% contingency.

## 100% safe to purchase

If you want to be 100% safe when purchasing this property this really is not the property for you and you need to be in the mind-set of getting to know and love this type of building and learning about its building history, with older materials used such as lime plaster, and co-ordinating tradespeople (or bringing someone in to do this), to gradually work through the problems in the property, starting by making the property watertight from what we have discussed, then in parallel also checking the structural condition of the cross-bracing timbers.

After which you can bring in the comforts, such as electricity and heating (it sounds strange to say that in this day and age) and kitchens and bathrooms. We would advise living in the property as it is for some time before you make any structural alterations.

We would refer you to our comments in the Executive Summary, 'Good', 'Bad' and 'Ugly' Section and ask that you re-read these.

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As a general comment for any work required we would always recommend that you obtain at least three quotations for any work using a specific specification and using people you have worked with before. From our discussion we understand you have worked before with structural engineers and various builders, etc. We would say that you do need to make sure they are familiar and used to working with older buildings and wish to take the time to understand how best to work with them.

We would ask that you read the Report in full and contact us on any issues that you require further clarification on.



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# **MORE ABOUT THE REPORT FORMAT**

Just a few more comments about the Report format before you read the actual main body of the Report.

## **TENURE – FREEHOLD (OR AS GOOD AS)**

We have assumed that the property is to be sold Freehold or Long leasehold, with no unusual or onerous clauses and that vacant possession will be available on completion. Your Legal Advisor should confirm that this is the case.

## **ESTATE AGENTS – FRIEND OR FOE?**

It is important to remember that the estate agents are acting for the seller (usually known as the vendor) and not the purchaser and are therefore eager to sell the property (no sale – no fee!). We are employed as Independent Chartered Surveyors and offer an independent point of view.

## **SOLICITOR/LEGAL ADVISOR**

To carry out your legal work you can use a solicitor or a legal advisor. We have used both terms within the report.

## **TERMS OF ENGAGEMENT/LIMITATIONS**

This report is being carried out under our terms of engagement for Building Surveys, as agreed to and signed by yourselves. If you have not seen or are not happy with the terms of engagement please phone immediately 0800 298 5424 or email the secretary from which this survey came from.

## **OUR AIM IS ONE HUNDRED PERCENT SATISFACTION**

Our aim is for you to be completely happy with the service we provide, and we will try and help you in whatever way possible with your property purchase - just phone us.

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# **THE DETAILED PART OF THE REPORT FOLLOWS, WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS**

From our investigations the property is Grade II Listed and as such it will require various permissions to be obtained before work is carried out, over and above that normally required and possibly the use of appropriate materials for the age, type and style of property. Your legal adviser should confirm Listed Building status and any other covenants that relate to the property and land.



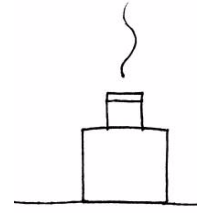
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## EXTERNAL

### CHIMNEY STACKS AND ROOF WINDOWS



#### Chimney Stacks

*Chimneys developed originally from open fires placed within buildings. From this, the chimney has developed to its present day format where it is used as an aesthetic feature and focal point rather than purely just to heat the room.*

There are seven chimneys to this property; five to the main property and two to the Stables.



3D ISO of chimneys



Five chimneys  
Aerial view – 360 photo

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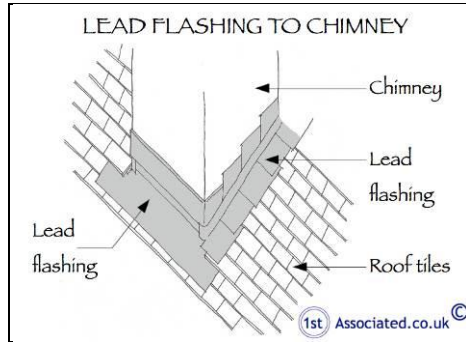


### Chimney One, located to rear left

This chimney is brick finished with a lead flashings. From what we could see from ground level it looked in slightly below average condition considering its age, type and style. We noted dampness internally. The lead flashings do not look to have been cut into the joints which is our preferred method for this type of flashing.



Chimney one



Lead flashing



Dampness coming in around chimney one

**ACTION REQUIRED:** Ad hoc repointing.

**ANTICIPATED COST:** Please see our comments in the Executive Summary.

### Chimney Two, located rear left

This chimney is brick built with a lead flashing and is in average condition for its age, type and style.



Chimneys one (red oval) and two (green oval)



Close up chimney two

**ACTION REQUIRED:** Periodically inspect the chimney.

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### Chimney Three, located to the front right

This is a substantial chimney is brick built with a cement flashing and is in below average condition for its age, type and style.



Chimney three  
Aerial view – 360 photo



Base of chimney three covered  
with plants  
Aerial view – 360 photo

**ACTION REQUIRED:** Close up inspection.

We would also remove the vegetation to the base and check the flashing.

**ANTICIPATED COST:** Please see our comments in the Executive Summary.

### Chimney Four, located to rear right

This is a substantial brick built chimney with a lead flashing. It is in below average condition for its age, type and style and the flashing does not look to have been cut in the joints and may just be a stick on flashing. We can see considerable spalling and weathering to the brickwork.



Chimney four deteriorating  
Aerial view – 360 photo



Spalling brickwork  
Aerial view – 360 photo

**ACTION REQUIRED:** Close up inspection. We think this is probably the most urgent of all the chimneys so

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we would specifically access this and view it as soon as possible, certainly before the spring.

Please see our comments in the Executive Summary about dampness coming through.

**ANTICIPATED COST:** Please see our comments in the Executive Summary.

### **Chimney Five, located rear right**

This chimney is brick built and is the smallest of the chimneys. It has a concrete cement flashing and is in below average condition for its age, type and style with spalling brickwork.



Chimney five



Chimney five

**ACTION REQUIRED:** Close up inspection and ad hoc repointing work and new flashing required.

**ANTICIPATED COST:** Please see our comments in the Executive Summary.

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## Chimneys Six, located to either end of stable block

This is a small brick built chimney with cement flashing and look in below average condition considering its age, type and style.



Chimney Six to rear



Chimney Six to front

**ACTION REQUIRED:** Close up inspection, ad-hoc repointing.

**ANTICIPATED COST:.** Please see our comments in the Executive Summary.

Unfortunately we were unable to see the top of the chimneys properly known as the flaunching, we therefore cannot comment upon them.

### Flashings Defined

Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

### Flaunchings Defined

A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.



Flaunching

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## Roof Windows

(Also known as roof lights or

Velux windows which is the trade or generic name)

The property has older style roof windows, located to the rear which were very difficult to view. We feel it is best to consider they will be in a similar condition to the windows. Older roof windows were really nothing more than glass and leadwork.

The important factor with roof lights is the flashing around them.



Roof window  
Aerial view – 360 photo



Roof window is leaking. A bucket is never a good thing!



Roof window close to Linen Room  
Aerial view – 360 photo



Roof window seen internally  
within Linen Room

**ACTION REQUIRED:** Check, repair and redecorate roof windows as necessary. We normally find that some roof windows can be repaired and redecorated internally without having to use scaffolding, others are a problem and do need scaffolding.

**ANTICIPATED COST:** Please see our comments in the Executive Summary.

Finally, we have made our best assumptions on the overall condition of the chimney stacks and roof windows from the parts we could see above roof level. The inspection was made from ground level within the boundaries of the property (unless otherwise

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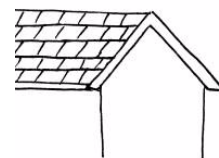
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stated) using a x16 zoom lens on a digital camera and/or aerial photographs. A closer inspection may reveal latent defects.

## **ROOF COVERINGS AND UNDERLAYERS**



*The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.*

*Dependent upon the age of your property and the type of construction a protective underlayer may or may not be present, please read on:*

We will consider the roofs in four areas:

- 1) Main roof
- 2) Butterfly roof, connecting main roof to the stables.
- 3) Link workshop roof
- 4) Rear single storey flat roof

### **Main Roof**

The main roof is pitched and clad with slates and from ground level this looks in average condition considering the roof's age type and style.

We were advised that the property was re-roofed.

On the right hand side there looks to be some deteriorating slates, there is also some vegetation.



Repairs to slates below roof window  
Aerial view – 360 photo

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## Replaced Slates

There are different colour slates on the roof which indicate to us that from time to time slates have been repaired.



Right side roof  
Aerial view – 360 photo

## Perimeter detailing

Due to the wide fascias and soffit detailing there is a lead detailing around the perimeter of the property which we assume forms a box gutter (we simply cannot see it) which is then taken away by the cast iron hopper heads and downpipes.

The sketch below is not quite right, but the box gutter to the perimeter is similar to this.



Wide fascias and soffits  
Aerial view – 360 photo

**ACTION REQUIRED:** Your legal adviser needs to specifically ask with regard to this roof as to when the work was carried out.

There needs to be some cutting back of vegetation on the roof.

Please see our comments about the fascias and soffits / gutter detailing in the Executive Summary. It needs a good inspection to ensure it is watertight.



Box gutter

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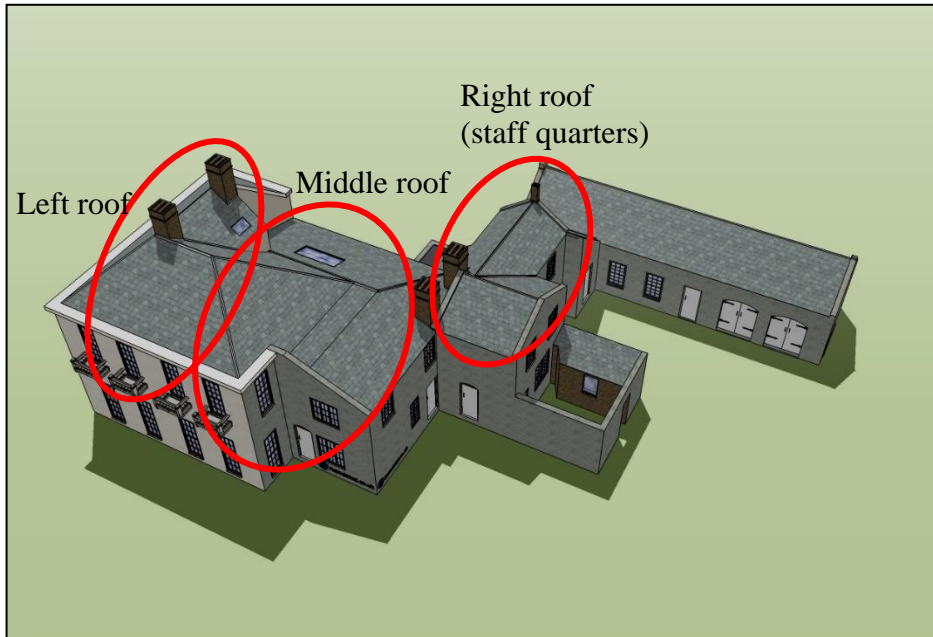
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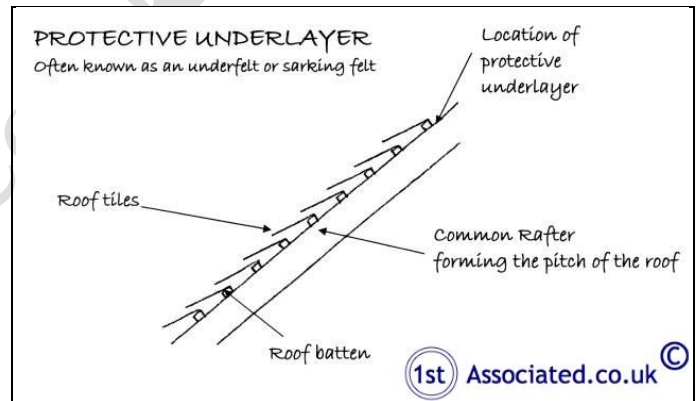
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**Protective Underlayer (Often known as the sarking felt or underfelt)**

*From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.*



Protective underlayer

When we inspected the loft space we found a mineral felt membrane. This type of membrane has been used since the 1960s. We generally found it to be in average condition, with damage in some areas which is what we typically find.

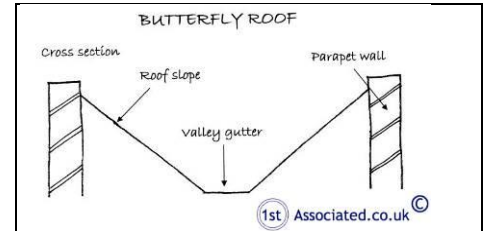


This photo shows the common rafters (the ones that form the pitch of the roof) and the dark area between is the underlayer.



## Butterfly Pitched Roof

There is a Butterfly roof between the main building and the stables. Butterfly roofs with a central drainage point can be problematic and would comment that in this case the roof needs clearing.



Butterfly roof



Butterfly roof on rear right side



Butterfly roof  
Aerial view – 360 photo

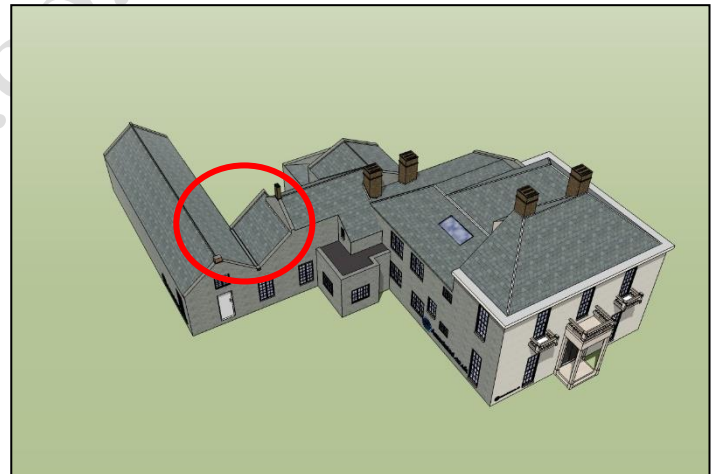


Slates coming away  
Aerial view – 360 photo

There looks to be some problems with the lead flashing, although we have not actually been on this roof, and there also looks to be some slates that are slipping.

**ACTION REQUIRED:**  
General clearing and overhaul of roof and checking of parapet walls.

Please see our comments in the Executive Summary.



3D ISO Butterfly roof

**ANTICIPATED COST:** See our comments in the Executive Summary.

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## Tool Store Roof

This is a mono-pitched roof over the tool store, clad with slates, some of which are glazed. We would comment we found some movement in this building and also to the adjacent rear wall which may have made the area not watertight. It was being used as a tool shed at the time of our inspection. If this space is useful to you then you need to make it watertight.



Tool shed



Glazed slates  
Aerial view – 360 photo



Roof dipping and flashing coming  
away  
Aerial view – 360 photo

**ACTION REQUIRED:** General overhaul of slates and repairing of lead flashing, also repair work to the mono-pitched roof structure.

**ANTICIPATED COST:** Please see our comments in the Executive Summary.

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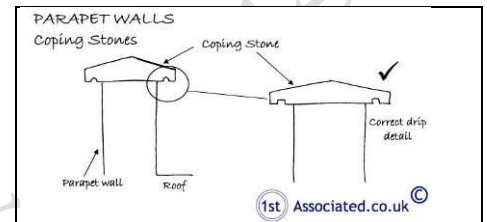
## Flat Roofs

Whilst these roofs are called "flat", present building regulations and good building practice presently requires a minimum fall of 12 degrees.

Flat roofs are formed in a variety of materials. Difficulties can arise when the water is not discharged from the roof but sits upon it, as this can soon lead to deterioration which flat roofs are renowned for.

### Rear right flat roof over kitchen

The flat roof is covered with asphalt with a stone parapet surrounding it and a lead flashing which looks in average condition for its age, type and style. We would comment that there may be some dampness getting in around the parapet walls as there looks to have been repairs to these over the years.



Parapet walls

There also looks to be a fairly modern poor quality flashing detail added under the coping stone. There did look to be pattern staining below the coping stone indicating there are leaks from the parapet walls, although there are no obvious visual signs of major dampness internally but it does need to be resolved. Often it is due to the coping stones being wrongly positioned but it could be the weathering of the joints.



Small flat roof over rear kitchen



Small flat roof over rear kitchen  
with pattern staining beneath  
Aerial view – 360 photo



Close up of flat roof  
and stone parapets

**ACTION REQUIRED:** Close up inspection.

**ANTICIPATED COST:** See Executive Summary.

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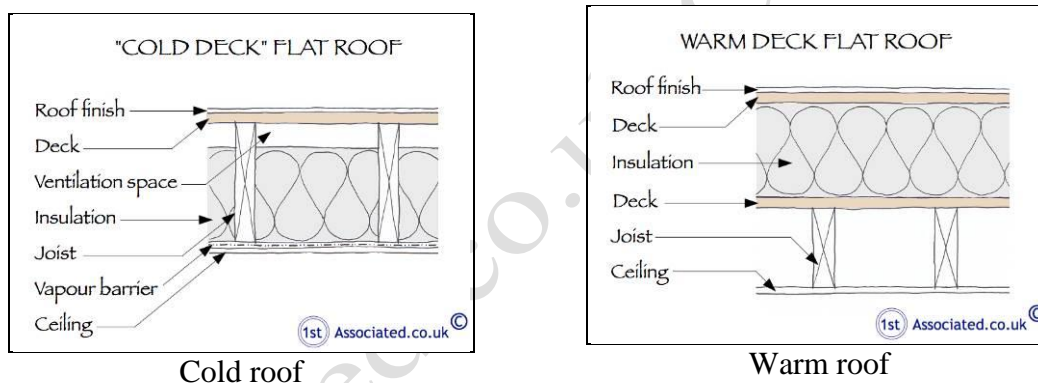
## Further information on flat roofs

### Ventilation

Building Regulations change all the time. A modern flat roof would require ventilation and insulation. Building Regulations are not retrospective but the reason for the requirement is to make sure that any moisture that enters the roof construction is dispelled by way of ventilation. We would suggest that if the opportunity arises ventilation should be provided.

### Insulation

Also it could not be established if there is insulation within the roof or a vapour barrier, without the vapour barrier and combined with inadequate ventilation there will be an increase in the risk of wet or dry rot.



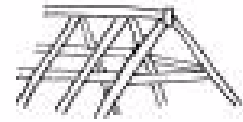
All the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera and/or aerial photographs. Flat roofs have been inspected from a ladder adjacent to the flat roof.

Finally, we were only able to see approximately twenty five percent of the main roof fully from ground level via our high level camera. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.



# ROOF STRUCTURE AND LOFT



## (ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

*The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.*

### Main Roof

#### Roof Access

The roofs are accessed in three places:

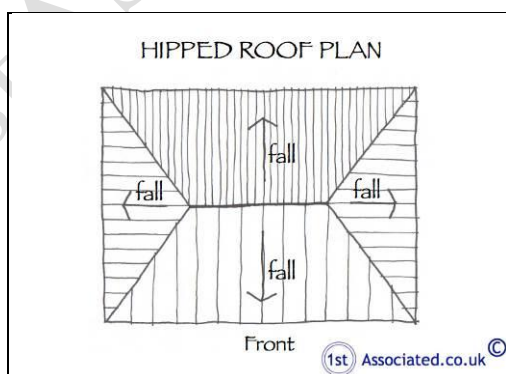
1. Staff quarters in the rear room
2. Half landing giving access to middle roof.
3. Left hand roof within the main house from the top landing.

There is no loft ladder to the access in the rear room, all others had loft ladders available although they were temporarily put in place. There was some lighting and some secured floorboards (although much of it had woodworm). We recommend these be improved upon as it will make the loft space safer and easier to use.

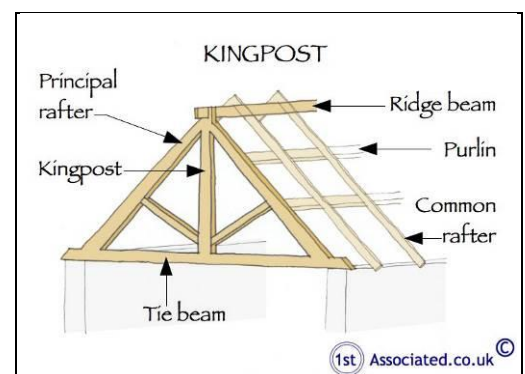
The whole of the loft has been viewed by torch light, which has limited our viewing slightly.

### Roof Structure

We will consider each part of the roof in turn relating to the three areas listed above. This is a hipped Kingpost cut timber roof, which are generally the roof structure is purpose made and hand built on site. Without the original design details we cannot categorically confirm that there are no defects. We cannot confirm there are no defects however it is feasible that there are problems in the roof that are hidden.



Hipped roof



Kingpost roof

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## Roof Timbers

We have inspected the roof structure for:

1. Serious active woodworm
2. Structurally significant defects
3. Structurally significant dry rot
4. Structurally significant wet rot

Our examination was limited by the general configuration of the roof, the insulation and stored items and floorboards. What we could see was generally found to be in below average condition for its age, type and style. We will discuss each roof in turn.

### Roof to right side accessed from staff quarters

We accessed the roof on the right side via the rear room.



Kingpost roof



Loft access from staff quarters in the rear roof. Note the cracking to the wall behind the ladder

We can see there is a mixture of different ages of timber, ranging from modern machine cut timbers to older timbers with bark upon them. We can also see peg fixings in the roof where the purlin fixes into the lintel.



The horizontal timber at the bottom has been added as has the timber directly above (on a slight slant).



Different ages of timber



Signs of vermin in the roof

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Peg fixings where purlin fixes into lintel



Different ridge and timbers with bark attached to them

Purlins Defined

Purlins are the horizontal cross members that give support to the common rafters.

We would draw your attention to the repairs that have been carried out in the roof that look to be what we would term as structural repairs caused by roof spread.

We can also see that there has been woodworm in this roof and still believe there is active woodworm.

**Roof accessed from half landing to staff quarters**

This part of the roof was accessed via the half landing to the staff quarters.

This is a much newer machine cut roof with some old timbers, particularly to the front right side. There is some boarding in here that has woodworm in it. We noted staining to the purlins which could either be due to wind driven rain getting in or staining from prior to when the roof was re-roofed. We also noted some old electrics in the roof.



Loft access via half landing

We believe there is also the potential for asbestos in here, although we did not actually see any, but please see our comments in the Executive Summary and the Asbestos section of this report.

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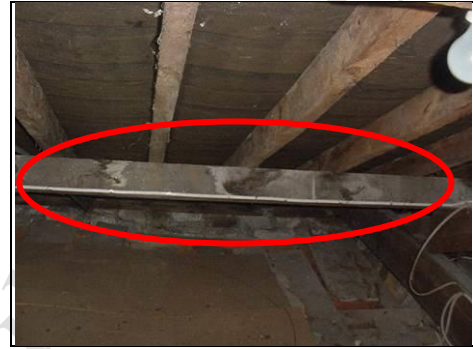
Newer machine cut roof



Old electrics



Staining on purlin and possible asbestos



Stained purlin



Frass in floor boarding



Woodworm frass

In the older part of the roof we noticed stonework.

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Stonework



Older timbers to the front of the right side



Joint looks to be opening up and repaired, unless this is a style of joint we have not seen before



Older ceiling timbers with newer purlin and common timbers

#### Frass Defined

The chewed up wood that the beetle leaves behind.

#### Purlins Defined

Purlins are the horizontal cross members that give support to the common rafters.

#### Common Rafters Defined

The rafters are the timbers, which form the slope to which the battens are secured and in turn the roof covering is also secured too.

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## Roof off left landing

This roof is on the main house landing, accessed via a series of ladders.

We can see staining of timber here. New timbers have been added. There are signs of active woodworm also in this roof.



Ladder to roof space on left



Top of Kingpost roof



New timbers added



Signs of woodworm



Water tank

We noted the tenant joint is coming away from the rafter, indicating there has been some movement in the roof.

There is a roof window and window giving light to the landing, however seeing a bucket below is not a good thing!



Tenant joint is coming away from the rafter

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## Water Tanks and Water Cylinders

We found water tanks in a number of the roofs. We spoke to the owner about the water tanks but he was not sure which ones were and which ones were not being used.

Originally water tanks such as these were used to ensure there was a constant supply of water with a 24 to 48 hour reserve. More recently we have been building houses without water tanks, particularly in major cities where a constant water supply is not considered a problem.

**ACTION REQUIRED:** We recommend a complete revision of all the plumbing in the property and this would include new water tanks.

If you are going to use the existing water tanks for some time we would always recommend that water tanks be drained down and cleared of any debris etc. (we have seen dead birds and other unmentionable things in these tanks). As you are often cleaning your teeth with this water it is best that it is as clean as possible!

## Ventilation

There is no ventilation in the roof as far as we could see.

## Insulation

Please see the Thermal Efficiency Section of this Report.



Water tank



Water cylinder



## Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case we did find old electric cables which is another reason we recommend you re-wire the property.



Old electrics

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.



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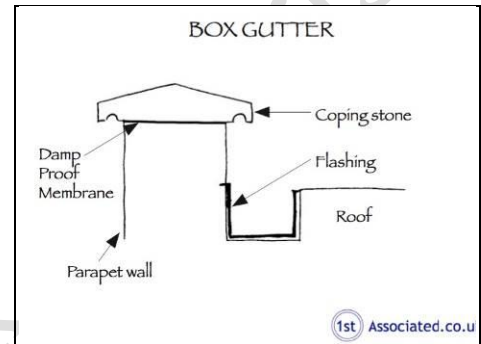
# **BOX GUTTERS, HOPPER HEADS, GUTTERS AND DOWNPIPES**

*The function of the box gutters, hopper heads, gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible.*

*Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.*

## **Box Gutters**

There looks to be a box gutter running around the perimeter of the main roof which then feeds water into hopper heads and downpipes. The remainder of the property is gutters and downpipes.



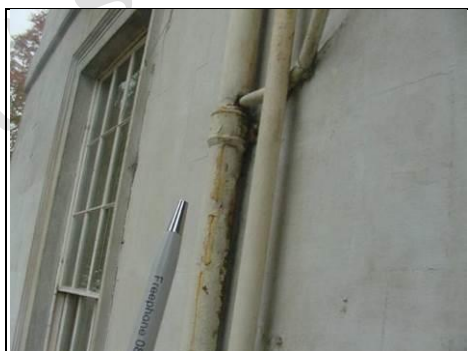
Box gutter

## **Hopper Heads, Gutters and Downpipes**

The property has cast iron hopper heads, gutters and downpipes. Generally the cast iron is in below average condition for their age, type and style with many of them rusting, however it does look to be saveable.

Cast iron of this age will need maintenance. If regularly maintained it lasts longer than plastic, in our experience.

The existing owner is living with the leaks but we do feel that dealing out water ingress into the property is one of the first things to sort out.



Rusting downpipe on left hand side



Rusting guttering  
Aerial view – 360 photo

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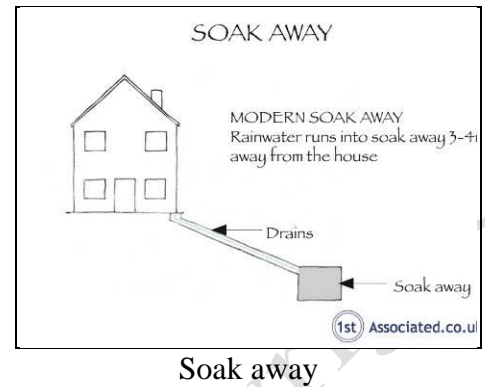
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## Downpipes, where do they discharge?

One of the things that we think is often overlooked with an older property is where the downpipes discharge to, often they discharge into/onto the ground.

We do feel generally it is best if you get the water away from the property and after due thought and consideration it is often best if soak aways are added, which are gullies to the base of the downpipes. Soak aways are typically three to five metres away from the building and will take any rainwater away from the house, which is especially important during heavy or long periods of rain and the wetter months.



**ACTION REQUIRED:** Please see our comments in the Executive Summary.

We would recommend you stand outside the property next time it rains heavily and see how well the drains cope with the rainwater particularly looking at the guttering and the joints.

We also recommend that the gutters and downpipes are cleaned out, the joints are checked and the alignment checked to ensure that the gutters fall towards the downpipes.

## Soil and Vent Pipe

The property has a mixture of cast iron and plastic soil and vent pipes to the rear of the property coming from the bathrooms.

We also noted that some of the soil and vent pipes connected into the rainwater pipes. We assume these are from the sinks within the rooms and would not generally be allowed today.



Soil and vent pipe to rear

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

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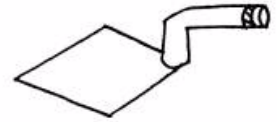
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# WALLS



*External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.*

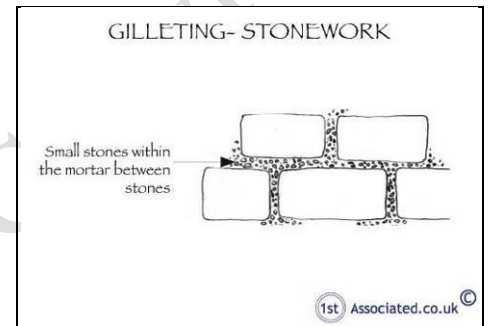
The walls are a mixture of different stones. The Listing refers to Hamstone. We also believe there is some Purbeck Stone and there could be some Blue Lias.



Purbeck stonework



Blue Lias stonework



Gilleting stonework

## Stonework

The walls to the rear/right side are stone. As is often the case this is a courser stone. Having said that it is a dressed stone and it has been cut and coursed. The surface has deteriorated over the years, we think this has been exacerbated by cement repointing.

## Lime every time

We feel is cement mortar is not appropriate to this building. Originally it will have been built with a lime-based mortar and this is what should be used for any re-pointing in the future.

The use of cement mortar causes deterioration to stonework and does lead to the face of the stone deteriorating, which in turn leads to dampness. This is a very important point.

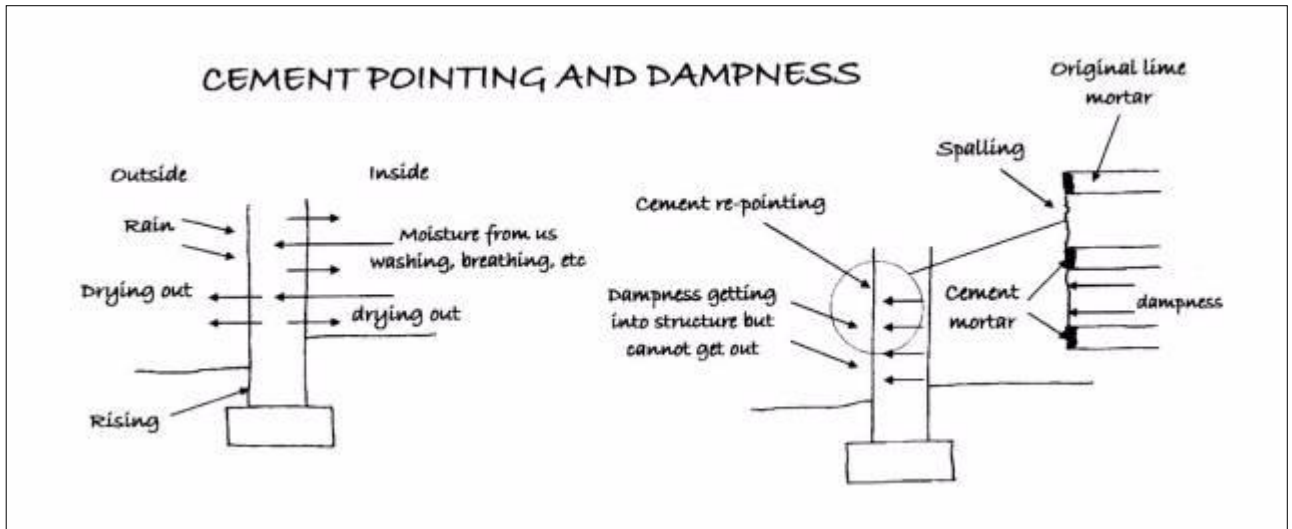
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There has also been some movement to the property to the right side.

A similar stone has been used in the stables and interestingly Purbeck stone has been used to give detail and character.

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

### Cracking to the building

There is cracking to the building.



Stepped crack above door  
Aerial view – 360 photo



Crack under window on right side  
Aerial view – 360 photo

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Rear left corner on the move



Crack to rear left side at high level



Stepped crack to rear left side at low level

**ACTION REQUIRED:** We feel it is best to have a period of monitoring the building to see if the cracks are progressive or whether they are seasonal (opening and closing with the seasons). We would ideally monitor them for one year before carrying out any work.

Please note our comments in the Executive Summary with regard to the existing owner placing an insurance claim that you then take over.

If the building is uninsured then this we feel unacceptably increases the risk that you are taking on.

### Lime wash

This is good quality Ashlar finely cut/dressed stone. It has a thin joint, as in this case, and a very high quality finish. It then had, either originally or at a later day, had what looks to be a lime wash applied to it. Many coats of this can almost look render like and restoration of this is a key factor in making the building watertight, as well as bringing to life the appearance of the property. It does need to be appropriate for its age, type and style and you will need to consult the Conservation Officer with regard to this.



Cracking in wall

There is also hairline cracking in it.

**ACTION REQUIRED:** Please see our comments within the Executive Summary.

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You need to have consultations with the Listed Building Control / Conservation Officer before you legally commit to purchase the property as we think it is essential to get their view on how they would like work carried out and what, if any, research they would like with regard to the finishes.

We would remind you that any hairline cracks that appear need to be sealed as soon as possible to stop dampness and water getting in and causing blisters and hollow areas.

### **Timber Lintels**

You should be aware that it was common practice for timber lintels to be used in older properties and there is a propped up window on the right hand side. See our comments in the Windows section of this report.



Timber lintel (red oval and window propped up (green oval))

### **Hidden Timber Structural Frame**

To the older part of the property there may be a hidden structural frame within it. Timber was the main building material in years gone by.

Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by stonework / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels are common and possibly metal lintels, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.



Older part of property

Our comments have been based upon how the stonework / plaster has been finished. We have made various assumptions based upon what we could see and how we think the stonework / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always as it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

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# FOUNDATIONS



*The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.*

## Foundations

Given the age of the property you may find different depths of foundations. We would expect to find a shallow or stepped stone foundation and possibly a brick foundation to some parts of the property.

## Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

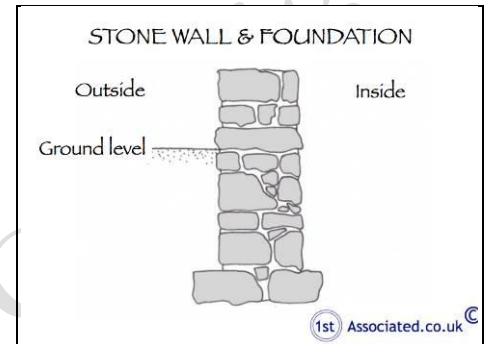
It is your responsibility to check out prior to commitment to purchase that insurance is available on the property on the basis of the things we have reported in the survey. Much as we would like to we are unable to keep up with the changing insurance market and give you advice with regard to this.

## Cracks

Please remember to talk about any cracks identified within the property. Often insurers will refer to progressive and non-progressive cracking. Unfortunately this is something we are unable to comment upon from a one-off inspection; the Building Research Establishment recommend a year of monitoring of any cracking.

We would refer you to our comments with regard to building insurance throughout this report.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property. We would always recommend that you remain with the existing insurance company of the property. As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.



Stone foundation

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# TREES



*Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.*

There are trees within what we would term as influencing distance but you do need to speak to your insurance company as they may have a different interpretation for insurance reasons.



Tree to rear right

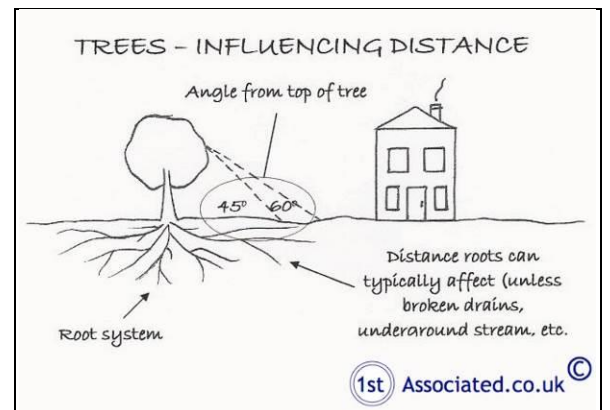
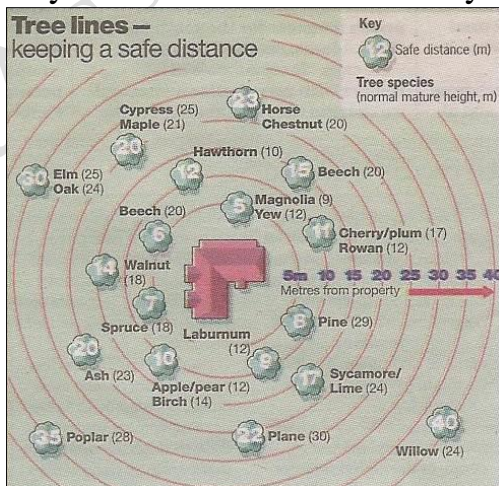


Close up of right side where the wisteria needs cutting back

**ACTION REQUIRED:** We would recommend an arboriculturalist (not a tree surgeon) is asked to view the property and give a ten year plan for maintenance.

Please see our comments in the Executive Summary.

The wisteria bush to the right side of the property needs cutting back to check the condition of the wall. Wisteria can to some extent be saved by putting a trellis up to separate it from the wall and allow an air space to allow the wall to dry better. This wall is heavily cracked internally.



Influencing distance of trees to a property

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### Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Finally, insurance requirements with regard to trees have varied over the years and in our opinion have got ever more onerous. We have seen the notifiable distance of a tree away from a property to have been reduced over the years and we reiterate our comments elsewhere within this report that you need to make enquiries with regard to the insurability of your property in relation to trees and other features when you purchase the property.



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## **DAMP PROOF COURSE**



*he Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.*

All modern properties should incorporate a damp proof course (DPC) and good building practice dictates that a differential of 150mm (6 inches) should be maintained between the damp proof course and ground levels. In this case, there is unlikely to be a DPC.

Please see our comments with regard to using lime every time and how this age of property dissipates dampness.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

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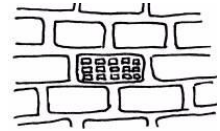
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# AIRBRICKS

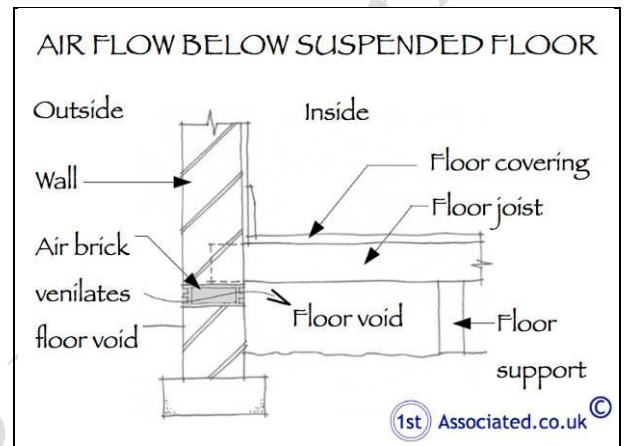


*In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances of the property.*

## Low Level Air Bricks

Air bricks are essential to have a through flow of air as this helps to reduce the chances of wet rot, dry rot and woodworm.

In this case we have recommended opening up the timber floors and repairing any damage. The best way to stop problems re-occurring is to have the floor vented; there may be vents that are hidden.



Suspended timber floor

### **ACTION REQUIRED:**

Open up the floor. Please see our comments in the Executive Summary.

Finally, we have made our best assumptions based upon our visual inspection of the outside of the property and our general knowledge of this age, type and style of construction. We have not opened up the floor, unless we have specifically stated so in this section.

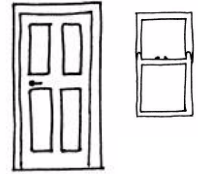
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# FASCIAS AND SOFFITS AND WINDOWS AND DOORS



*This section covers fascias, soffits and bargeboards and windows and doors, and any detailing such as brick corbelling etc.*

*Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.*

## Fascias and Soffits

The fascias and soffits are wide timber which incorporate, we believe, the box gutter detailing. They are painted and we would comment they are in below average condition for their age, type and style and are in need of redecoration.

**ACTION REQUIRED:** Make sure the lead detailing and slates are watertight prior to redecoration.



Fascias and soffits and lead detail

## Windows and Doors

The main property has large Georgian style timber sliding sash windows incorporating shutters in many cases. There will be a considerable amount of work to repair these to their former glory.

There are also stone mullion and metal casement windows.

There are balconies at first floor level, we are advised are a 'modern' addition.



Georgian style timber sliding sash windows and balconies at first floor level  
Aerial view – 360 photo

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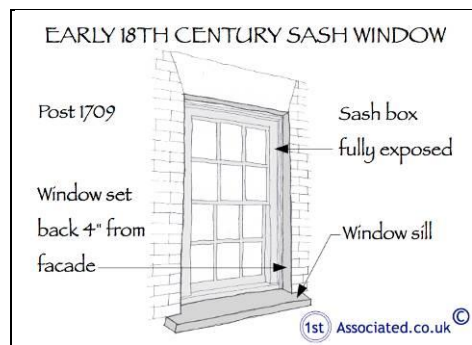
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General Information on Sliding Sash Windows

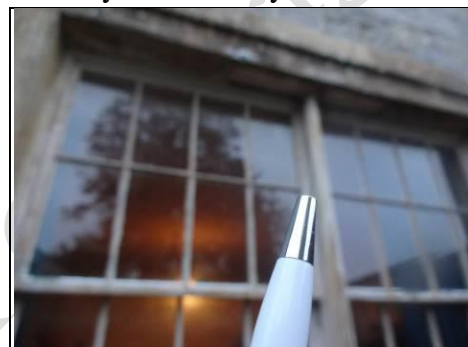
If you have not lived in a property with sliding sash windows previously, you should be aware that typically they are draughty and rattle unless they are fitted by a skilled tradesperson. There is no easy way to eliminate this problem. In our experience this needs more than general easing and adjusting of the windows and also needs amendment to the weights within the windows.



Early 18<sup>th</sup> Century sash window



Window is dipping and has a metal prop



Metal prop to window



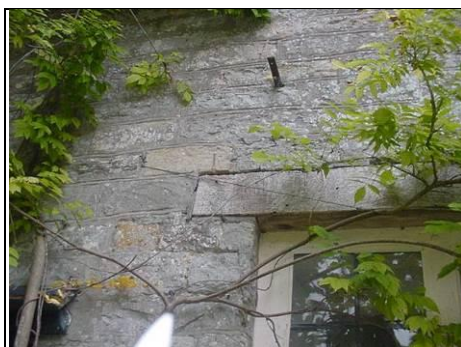
Typical window with flaking paint and bare timber visible



This window on right side of property is in terrible condition



Deteriorating timber window with metal frame



Timber lintel over window, Visible on right side. There will be hidden timber lintels within the building.



Window sill repaired in cement on right side of property

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Large timber sliding sash window on half landing/staircase



Large window on half landing on the staircase internally

**ACTION REQUIRED:** We suggest that you pick one elevation and carry out work to this. This would then help you establish the kind of costs that you will incur.

Please see our comments in the Executive Summary.

### **Large windows or large openings**

When we look at this building as a Surveyor we see very large openings for the sliding sash windows which can make the building unstable. The way that churches that dealt with such large windows was to add buttresses and have what is known as mass wall construction, which is where the walls start off thicker and then become thinner. In properties such as this they tend to generally depend upon the tying in of the structure at floor level and at roof level to give a natural restraint.

**ACTION REQUIREDE:** We recommend opening up the floor at ground floor level to check the restraint and at first floor level, carrying out appropriate repairs as there is often embedded timbers used within these properties which where the walls are damp can deteriorate.

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

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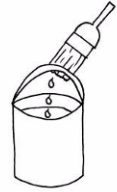
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## EXTERNAL DECORATIONS



*The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.*

The external decorations are likely to have been lime wash to the stonework though this may have been something that was added afterwards. You would have to have a specialist in to date this if it is an important factor to the Conservation Officer.

The windows are in need of painting.

We can look at this project in several ways; you could redecorate to place a 'stitch in time' and leave any substantial repairs to a later date. Alternatively you could leave it completely and just look at one elevation and carry out works to this. This would then allow you to budget for the entire property more accurately and also you will learn from the experience as would any contractors that you employ. This can be a good or a bad experience but it will give you guidance with regard to the property as a whole.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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# INTERNAL



## CEILING, WALLS, PARTITIONS AND FINISHES

*In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions.*

### Ceilings

From our visual inspection of the ceilings and our general knowledge of this age and type of construction we believe that the ceilings are likely to be lath and plaster, and seen from within the roof space.



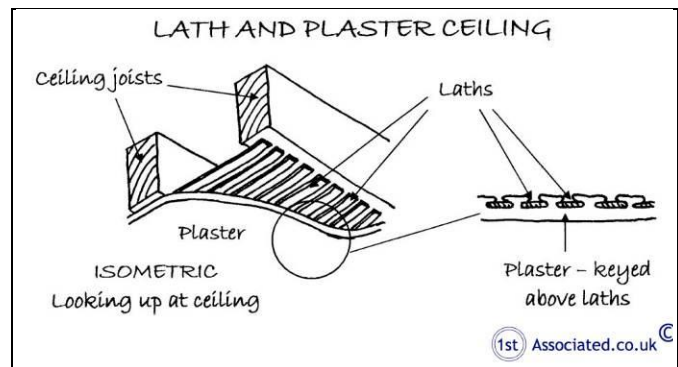
Lath and plaster ceilings viewed from within the roof space



Lath and plaster ceilings, along with ceiling rafters

#### Lath and Plaster Defined

Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.



Lath and plaster ceiling

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## Cracks in ceiling

We noted numerous cracks to the ceilings throughout, which is not that uncommon with lath and plaster of this age, type and style. It is the effect that is important part of this which needs to be resolved.



Crack to ceiling in rear left dining room



Cracking in ceiling of bathroom

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

To some extent you will always have lath and plaster cracking and work to be carried out. This age of ceiling is also getting to the stage where the plaster starts to lose its key on the laths and it may be fairly large areas that need re-plastering in a lime based plaster. This again should be carried out with consultation with the Conservation Officer.

## Ceiling Joists and Floor Joists

Often in this Era of property there are separate ceiling joists and floor joists as opposed to in a more modern property where there is a floor joist and is also a ceiling joist. We have not opened up the ceilings to check or confirm this.

## Internal Walls and Partitions

These are, we believe are a mixture of solid and studwork. It is impossible to determine the construction without opening up the walls in this age, type and style of property. Some of the walls also have panelling.

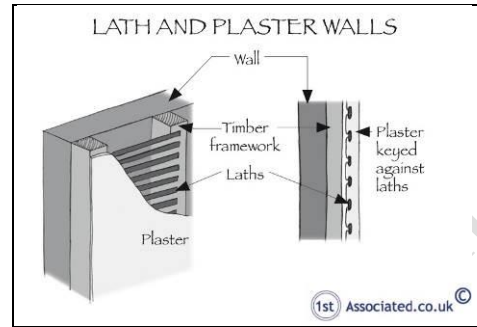


## Perimeter Walls

We believe the walls are lath and plaster, with traditional style dry lining.

Again we cannot be 100% certain of the wall construction without opening them up which goes beyond the scope of this report.

This comment has been based on visual inspection and tap testing and were hollow when tapped in many areas and also there are areas where the plaster has been directly applied to the walls/stonework.



Lath and plaster walls

## Cracking to walls

There are a number of cracks internally. If we had to make a general comment on the cracks they are predominantly to the right side of the property.



Cracking in tool shed



Cracking in staff quarters bedroom



High level cracking to walls and ceiling around window on staircase to staff accommodation



Low level cracking in rear bedroom in staff accommodation

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Right wall coming away from main building in the staff accommodation rear bedroom



Right wall coming away from inner wall in the utility area

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

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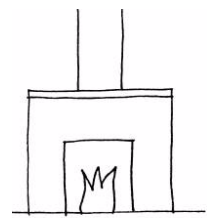
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# CHIMNEY BREASTS, FLUES AND FIREPLACES



*With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.*

In this Era of property every room would have had a chimney for heating. We spoke to the owner / occupier about when the chimneys were last used and he advised not for many, many years, with the exception of the one in the hall area/rear lounge.

At the time of the survey no chimneys were in use.

Any chimneys you intend to use should be swept and a check should be carried out that a lining is safely in place for use.

**ACTION REQUIRED:** A chimney sweep to check all chimneys.

Finally, we will comment on the condition of the chimney breast where we can see the chimney breast. If we can see a chimney breast has been removed we will inspect for signs of movement and advise. However, often the chimney breasts are hidden so we cannot comment. Also additional support can be concealed very well when chimney breasts are hidden particularly when plastered over.

Your Legal Advisor needs to specifically check with the Local Authority for removed chimneys and associated chimney breasts and Building Regulations Approvals and advise by e-mail immediately if chimney breasts are found to have been removed. We would recommend opening up the structure to check the condition. If we are not advised we will assume the relevant Building Regulations Approval has been obtained.

It is strongly recommended that flues be cleaned and checked for obstructions prior to use to minimise the risk of hazardous fumes entering the building. Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.



Hall/rear room,  
only fire currently in use



Drawing Room fireplace



School Room fireplace



Library fireplace

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# FLOORS



*Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.*

## Cellar

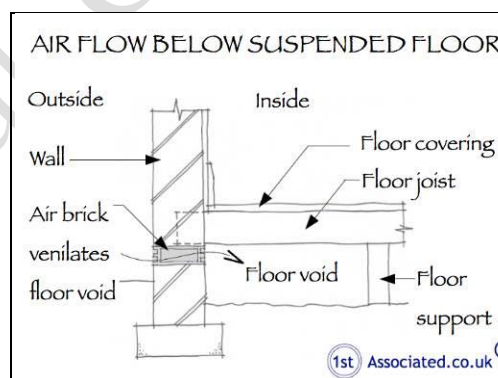
The floors to the cellar are stone slab. It is damp under foot and there looks to be a drain within the cellar which we assume relates to the well in one way or another due to its location.



Stone floor in cellar

## Ground Floor

It is very difficult to confirm the construction of the ground floor without opening up but we believe there is a mixture of a suspended timber floor, which require air movement underneath to minimise wet rot, dry rot and woodworm, and a solid floor.



Suspended timber floor

**ACTION REQUIRED:** We recommend sections of the floor need opening up. We are particularly concerned with regard to the School Room area and the possibility of dry rot and we also suspect there is wet rot in many areas. Ideally this should be carried out before you commit to purchase the property to better establish the extent of work and certainly establish if there is dry rot or not.

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## First Floor

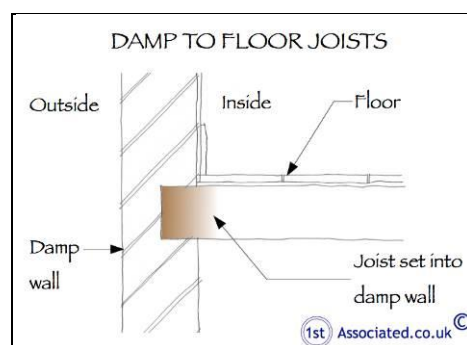
We have assumed that the first floor construction is joist and floorboards with embedded timbers, as this is typical in this age of property.

### Dampness to joist ends

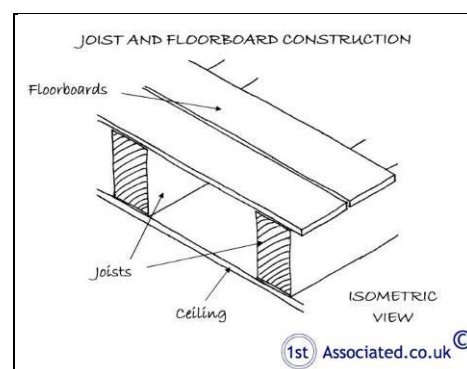
We often find there is dampness and deterioration to the joist ends in this type of floor construction which can result in the lateral restraint that they give to the building being reduced. This is particularly important when the building has such large windows, and as mentioned from a building surveying point of view the windows needs to be considered as large holes in the walls that make the walls less structurally sound, although in turn we do appreciate the beauty of the large windows.

#### Joist and Floorboard Construction Defined

These are usually at first floor level consisting of a joist supported from the external walls, either built in or, in more modern times, sitting upon joist hangers, sometimes taking additional support from internal walls, with floorboards fixed down upon it.



Embedded timbers



Joist and floorboards

Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, exposed flooring etc. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

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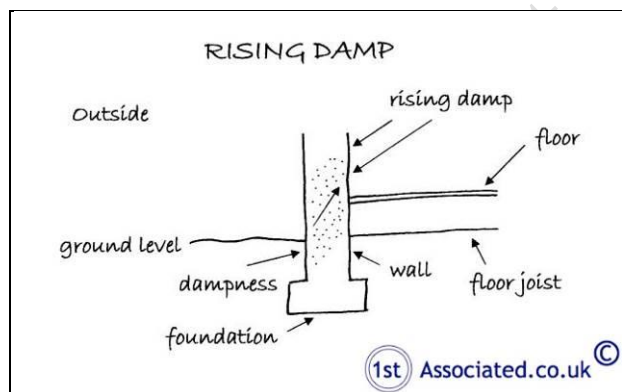
# DAMPNESS



*In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.*

## Rising Damp

*Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above. Much evidence points towards there being true rising damp in only very rare cases.*



Rising damp

A visual inspection and tests with a moisture meter have been taken to the perimeter walls. In this particular case we have found rising dampness throughout the property.

Our concern with the rising damp is that it is to such an extent that it has caused deterioration to the timbers and also wet rot and dry rot.

**ACTION REQUIRED:** Please see the Executive Summary.



Testing for rising damp



Dampness in the workshop/  
old kitchen

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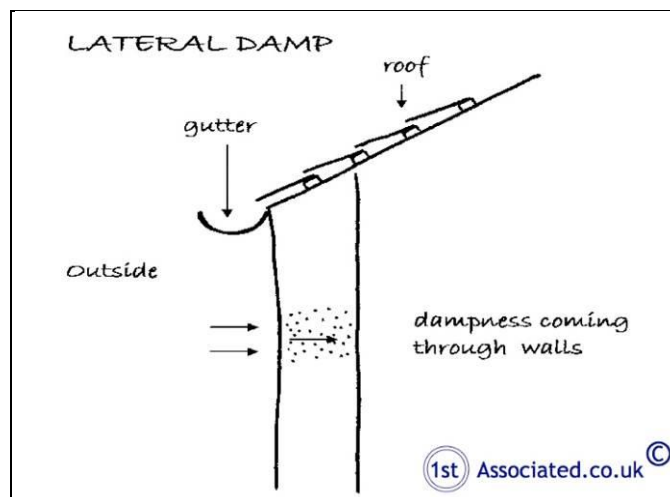
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## Lateral or Penetrating Dampness

*This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.*



Lateral damp

We used a resistance meter on the external walls. We have found significant dampness, predominantly to the right hand side of the property where a plaster has been applied directly to the walls. To the majority of the main building there is a lath and plaster false wall so this limits what dampness we can visibly see or detect, however we would expect dampness to be behind the walls.



Testing for lateral dampness

**ACTION REQUIRED:** Please see our comments in the Executive Summary.



Visible dampness in the formal Drawing Room to front middle

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## **Condensation**

*This is where the humidity held within the air meets a cold surface causing condensation.*

At the time of the inspection there were minor signs of condensation in the bathroom areas. We assume that these will be upgraded to which we would recommend modern day good quality extract fans.

Condensation depends upon how you utilise the building. If you do your washing and then dry it in a room without opening a window you will, of course, get condensation and common sense is needed and a balance between heating, cooling and ventilation of properties and opening windows to air the property regularly.

### **Extract fans in kitchens, bathrooms and drying areas**

A way of helping to reduce condensation is to have good large extract fans with humidity controlled thermostats within the kitchens and bathrooms and also in any areas where you intend to dry clothes which are moisture generating areas.

**ACTION REQUIRED:** We would recommend large humidity controlled extract fans be added to kitchens, bathrooms and any rooms where you intend to dry clothes.

**ANTICIPATED COST:** Please see our comments in the Executive Summary.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

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# INTERNAL JOINERY



*This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.*

## Doors

There are a range of timber doors; some of them look to be of a considerable age. They are generally stained and in need of repair and redecoration.

**ACTION REQUIRED:** Repair and redecorate.

## Staircases

The property has three staircases; one to the main house left side and one to the side staff accommodation front right side and one down to the cellar.

We were unable to examine the underside of the stair timbers so we cannot comment further upon the stair structure.



Stained timber door



Staircase externally

## Main house staircase

This staircase is built into the structure of the house; mainly taking its support from internal timbers.



Staircase to right side in main house



Landing



Staircase in main house to middle

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The half landing is supported by embedded wall timbers and there are signs that there are problems with these.

**ACTION REQUIRED:** Open up half landing where we think the end bearing of the timbers is within the walls to check their condition as we think they may be deteriorating.



Half landing embedded timbers

### **Staff accommodation staircase**

This looks to be taking support from the front right wall which has had considerable movement to it. It is likely that dampness has got into the wall in this area and caused deterioration to the timbers supporting the stairs.

**ACTION REQUIRED:** Open up the rear of the stairs to check the condition of the timbers.



Crack in the wall next to the staff accommodation stairs

### **Cellar staircase**

There are stone stairs going down into the cellar.



Stone stairs in cellar

### **Skirtings**

There is a mixture of large skirtings to the main house and smaller skirtings elsewhere.

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Large plain skirting



Detailing skirting on to a lath and plaster / false wall

There are signs of dry rot in the skirtings in the Old School room.

**ACTION REQUIRED:** Please see our comments in the Executive Summary about dry rot.

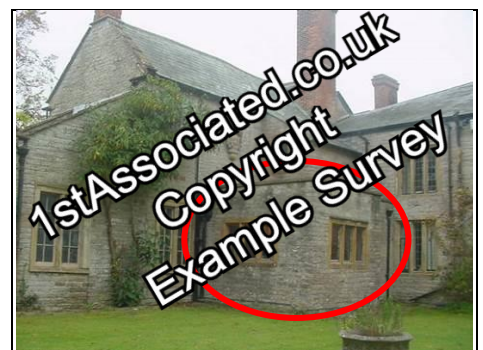


Signs of dry rot in the skirting boards

## Kitchen

The kitchen is to the rear right side of the property and sits underneath the flat roof. It is probably best to say it is dated. It does contain the Range style cooker which seems to heat some of the property. We were also advised that the area known as the Workshop was the old kitchen.

We have not tested any of the kitchen appliances.



Kitchen

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general overview of the condition. Please also see the External Joinery/Detailing section.



Kitchen

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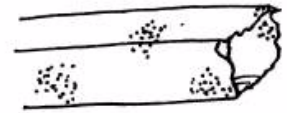
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# TIMBER DEFECTS



*This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.*

## Dry Rot

*Dry rot is also sometimes known by its Latin name *Serpula lacrymans*. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.*

We can see signs of what we think may be dry rot, and feel a dulling of the floor sound, within the School Room particularly on the right hand side and rear. Dry rot can be particularly devastating and costly to resolve.



The School Room to the front right is where we believe dry rot is most likely to be



Dry rot

**ACTION REQUIRED:** The floor needs to be opened up before you commit to purchase the property.

Please see our comments in the Executive Summary.

We would advise that we have not opened up the floors and we had a limited view of the roof.

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## Wet Rot

*Wet rot, also known by its Latin name Contiothora puteana, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.*

We noted wet rot in numerous areas throughout the property. Externally we can see it in:

1. The fascias and soffits
2. Windows.

Internally we believe it exists in the floor joists.

To some extent this is typical for this age, type and style of building. It will be in areas where there has been movement, cracking and water getting in where work will be needed.

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

Again, we would advise that we have not opened up the floors and we had a limited view of the roof.

## Woodworm



*Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.*

The roof is the main area that we look for woodworm. Within the roof we found visual signs of woodworm activity and indeed past signs of significant woodworm activity.

In many properties there is an element of woodworm that is no longer active. Here we believe you also still have active woodworm.



Signs of woodworm

Our inspection was restricted by the configuration of the roof and water tanks, etc.

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**ACTION REQUIRED:** The environment in the roof needs to be changed to reduce/stop the woodworm activity. It should be remembered that when a house such as this was occupied at what we would term at a very basic level is then occupied fully the change in environment can increase woodworm activity.

Please see our comments in the Executive Summary.

If you wish to be 100 per cent certain of the extent of the woodworm the only way would be to remove the boarding within the roof and fixtures and fittings such as old water tanks etc, and fully light the roof. We would be more than happy to return when this work is carried out.

Finally, when you move into the property, floor surfaces should be carefully examined for any signs of insect infestation when furniture and floor coverings are removed together with stored goods. Any signs that are found should be treated to prevent it spreading. However, you need to be aware that many damp and woodworm treatment companies have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

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## INTERNAL DECORATIONS



*With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.*

The internal decorations are dated and stained. There is cracking within many of the walls and ceilings that will need repairing, preparing and redecorating.

You will need to have consultations with regard to the decorations with the Conservation Officer/Listed Buildings Officer.

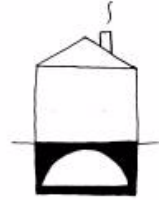
Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

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# CELLARS AND VAULTS



*Cellars and vaults tend to be found in older properties and offer a useful space, although usually they are damp, unless some treatment has taken place such as the tanking of the walls, which is a lining process, or an external damp proofing membrane of some type has been added, or if internally the walls have been lined, therefore hiding the damp. Cellars are often susceptible to flooding from excessive rain, rising water table levels or even blocked drains.*

The property has an underground cellar, divided into two areas, with a vaulted ceiling and stone floors. We accessed the cellar via the internal entrance and the stone steps. There looks to also be an external entrance.



Cellar steps



Vaulted ceiling and columns



Right side of cellar



Storage area



External entrance to cellar?

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**ACTION REQUIRED:** You need to accept that this Era of cellar will be damp and is also liable to flooding.

We recommend you have a closed circuit TV camera report carried out of the 'drain' in the cellar. This should be incorporated with the closed circuit TV camera drainage survey we have mentioned should be carried out before you commit to purchasing the property.



Drain in the storage area which we think may be linked to the well as it is approximately in line with it

Finally, we have made a visual inspection of the cellar/vault only and have no way of knowing what the construction is without opening up the structure.

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## WELLS



*In older properties it is very common to have a well, either within the bounds of the property or a shared well.*

There is what we believe to be a well adjacent to the Kitchen, it could also be for collecting rainwater.

**ACTION REQUIRED:** We recommend a closed circuit TV camera report to confirm construction if any. Carry out full investigation before you commit to purchase the property.



Looking down the well

Finally all older properties would have had a water supply nearby often a well. Where we have not found a well it may be because the well has been filled in many years ago, or built over when amending or extending the property.

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# THERMAL EFFICIENCY

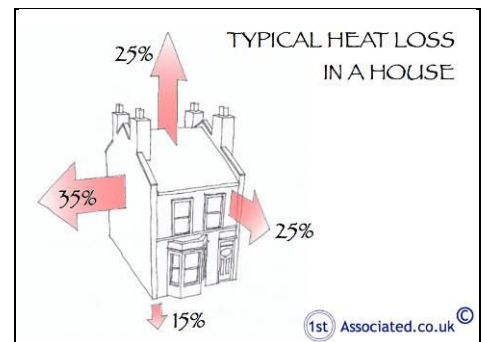


*Up until the mid-1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties. Care has to be taken that properties are not insulated disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.*

*As this is a Listed building there is no need for an Energy Performance Certificate. Older properties perform very differently to modern properties, which is fair to say we still do not fully understand. SPAB have been carrying out research into this area, as have, we believe, Historic England.*

## Roofs

Building Regulations current requirements of 300mm. In this instance there is no insulation. You should be aware you cannot just add insulation to a roof which has woodworm or indeed to a property of this historic nature without fully considering its impact and effect.



Typical heat loss

## Walls

The walls to this property are solid in the sense that they do not have a cavity as a modern property would have. Also they are unlikely to have any substantial insulation. However, unfortunately it is generally very difficult to improve the insulation without affecting the external or the internal appearance of the property. Again thought and consideration has to be given before adding any insulation to the walls as to what effect it may have.

## Windows

The windows are single glazed and therefore will have poor thermal properties. There are internal shutters on some of the windows.

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## Services

It would be interesting to see a record of any costs with regard to the services in this property, albeit that we do appreciate the services are currently running at a minimum. There is an old boiler within the Tank Room that the owner believed had not worked for many years and it may well be worth having someone look at this. You do need to consider carefully how you intend to heat this property in the future. It is essential for the services to be regularly maintained to run efficiently.

## Summary

Assuming the above is correct, this property is below average to average compared with what we typically see.

Further information can be obtained with regard to energy saving via the Internet on the following pages:

*HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid.*

*or alternatively [www.cat.org.uk](http://www.cat.org.uk) (Centre for Alternative Technology)*

*or Sustainable Energy Without the Hot Air by David J C MacKay  
HTTP//[www.withouthotair.com/Videos.html](http://www.withouthotair.com/Videos.html) to download for free or buy a paper copy as we did.*

*It is worth watching the video How Many Light Bulbs? by David J C MacKay  
– can be viewed on YouTube*

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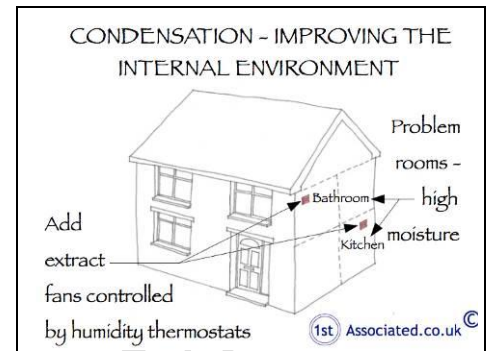


## Large Rooms

The property has large rooms which can be expensive to heat. There is also the potential of what is known as cold bridging in a property of this Era.

### Cold bridging defined

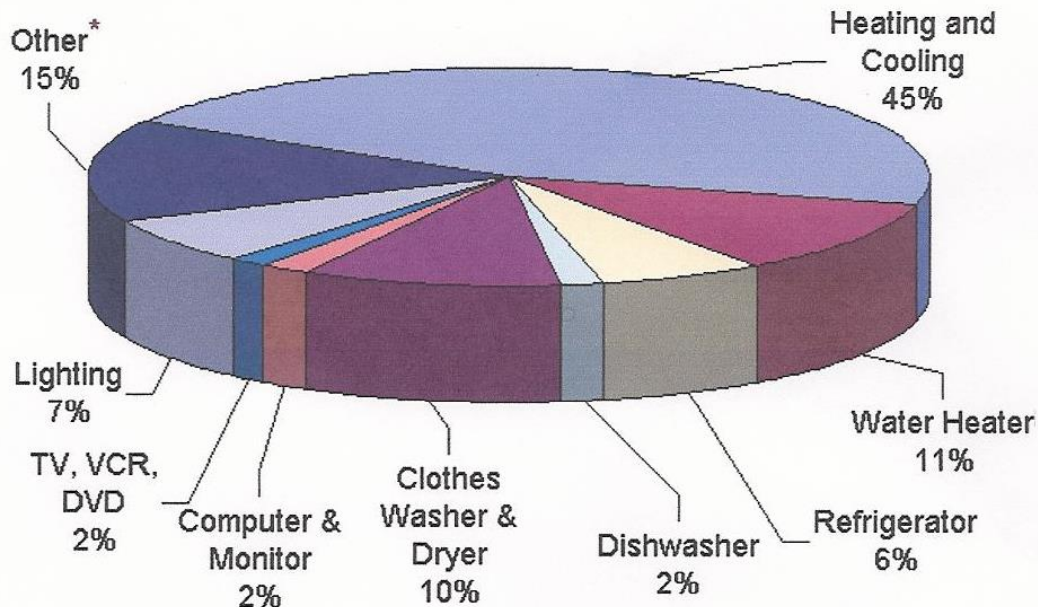
Cold bridging is caused by a colder element in the structure allowing coldness to pass through the structure much quicker when warm moist air is present in the property. Cold bridging is often caused by things like having a shower or a bath, cooking or washing, particularly if you are drying washing on the radiators. This is also caused by the general climate which results in condensation on the element.



Cold bridging

Finally, we would comment that energy we feel will become a major consideration in years to come.

### What does my energy bill pay for?



\* "Other" represents an array of household products, including stoves, ovens, microwaves, and small appliances. Individually, these products account for no more than about 2% of a household's energy bills.

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## OTHER MATTERS



*In this section we put any other matters that do not fit under our usual headings.*

### Security

No obvious signs of any security system were noted.

**ACTION REQUIRED:** We feel it is best to probably start again. We are not experts in this field and therefore cannot comment further and further information should be obtained from the owner. We are not experts in this field and therefore cannot comment further. We suggest you contact a member of NSI (National Security Inspectorate), obtainable through directory enquiries, or your local Police Force for advice on a security system.

### Fire / Smoke Alarms

Some smoke detectors were noted we believe these to be battery operated. The current Building Regulations require that they be wired into the main power supply. When you are improving the security system it would be an ideal time to upgrade the fire alarm system.

**ACTION REQUIRED:** We would recommend that the entirety of the property is reviewed with regard to fire safety and fire alarm systems. We would always recommend a hard wired fire alarm system and are also aware that some now work from a wireless signal which may be worth investigating. Whilst fire is relatively rare it is in a worst case scenario obviously devastating.

### Insurance

We would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

We would refer you to our comments with regard to building insurance throughout this report.

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# SERVICES

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Building Survey.

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors. The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

## BROADBAND CONNECTIVITY



We are sometimes asked with regard to the Broadband Connectivity in the area. We have identified some websites which we believe are useful for this:

<https://www.broadband.co.uk/>

Advises whether there is phone line broadband or Superfast or Ultrafast broadband in an area.

<https://www.ofcom.org.uk/>

Allows you to check broadband availability, check mobile availability and run a speed test.

However, we would always recommend speaking to the occupiers of properties as to what they have used.

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# ELECTRICITY



*It is strange to think that electricity only started to be used in domestic properties at the turn of the 19<sup>th</sup> century with gas lighting still being the norm for a good many years after.*

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institution of Engineering and Technology (IET) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

## Fuse Boards

The electric fuses and consumer units were located by the staff accommodation staircase and in the kitchen area. The owner was not sure where the electric circuit went and what ones were and were not active.



Fuse Board next to staff accommodation staircase

**ACTION REQUIRED:** We feel there really is no choice other than to start again with the electrics.

Please see our comments in the Executive Summary.



Fuse Board in kitchen area

## Earth Test

We normally carry out an earth test during our surveys but in this instance we were concerned that we may fuse the electric system as there were minimum electrics working at the time of our inspection and did not wish this to occur.

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**ACTION REQUIRED:** As mentioned we feel you almost have to start again with the electrics.

When a property is changing ownership The Institution of Engineering and Technology (IET) recommend a test and report and any recommendations be carried out by a NICEIC registered, or equivalent, approved electrical contractor or similarly approved. We recommend this is carried out prior to committing to legally purchasing the property to get a better understanding of the electrics.

In addition to this your Legal Advisor is required to make full enquires with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1<sup>st</sup> January 2005. Any comments made within this report or verbally do not change this requirement.

For basic general information on this matter please see the appendices at the end of this report.

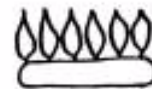
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# OIL



All appliances, pipework and flues should be subject to an annual service by a competent OFTEC registered engineer. Unless evidence can be provided to confirm that there has been annual servicing, we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

## Oil Tank Room

There is an oil tank room with a few oil tanks within it. These are metal oil tanks and we much prefer plastic oil tanks. We also prefer them to be further away from a building. We believe there is probably legislation relating to this although we are not fully conversant with it.



Oil tanks

There is also a heater in this area and this is an area where we feel there may also be some asbestos. Unfortunately when we spoke to the owner about this he advised that he was not aware and could not help as to whether an Asbestos Report had been carried out or not, therefore we assume that has been no such report.

**ACTION REQUIRED:** You need a heating engineer who has an understanding of the requirements regarding the locations of oil tanks as well as the best type of oil tanks.

See our comments in the Executive Summary regarding Asbestos. Please note we are not asbestos surveyors and you should have your own specialist test and report carried out.

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# PLUMBING AND HEATING



*In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.*

## Water Supply

Unfortunately it could not be established where the water supply came from. We were advised that the property was on mains water as opposed to having its own installation unit but you need to check and confirm this.

**ACTION REQUIRED:** Your legal adviser to check and confirm that it is a mains water supply. You also need to check and confirm what type of pipes are used for the water supply, i.e. whether they are they still lead.

## Water Pressure

When the taps were run in the kitchen and bathroom to carry out the drainage test we checked the pressure literally by putting a finger over the tap and both seemed average although probably not to modern day standards for high pressure showers etc and will need pumps if you wish to have these facilities. The Water Board have to guarantee a certain pressure of water to ensure that things like boilers, particularly the instantaneous ones have a constant supply of pressured water (they would blow up if they didn't!).

## Cold Water Cistern

We saw many cold water tanks in the roof, many of which were redundant. Please see our comments in the Roof Section.

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## Hot Water Cylinder

The property has two hot water cylinders, one located in the left middle bedroom and one unvented cylinder in the Linen Room. Both are relatively modern (in this case we mean in the last 50 years).



Hot water cylinder in left middle bedroom

The factory is cylinder hot water cylinder in the left middle bedroom will have reasonable thermal efficiency, although not as good as the more modern hot water cylinders.

The hot water cylinder in the Linen Room is unvented.



Unvented hot water cylinder in Linen Room

**ACTION REQUIRED:** You may wish to start again with regard to the heating of water within the property. We feel with properties such as this zoning is important.

## Plumbing

The plumbing, where visible, comprises copper piping. We make this comment as often plastic pipes are found which we do not feel work particularly well when mixed with copper, although we could add that most of the pipes are concealed by ducts in the floors.

## Heating

There is an old boiler located in the Tank Room.

Our limited inspection of the hot water and central heating system revealed it to be in very basic/survival mode.



Old boiler in Tank Room

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**ACTION REQUIRED:** Before you commit to purchase the property we recommend a heating engineer looks at the existing system and quotes for a new heating system. This will require a fair amount of work with regard to what specifications are needed and the British thermal units recommended throughout the property.

### **Ten Minute Heating Test**

We would normally ask the owner / occupier to turn on the heating for around ten minutes. In this instance we were advised that the central heating does not work and heating was via the fire.

**ACTION REQUIRED:** As mentioned we recommend the heating system be overhauled.



Old school style radiator

Finally, it should be noted that the supply pipe from the Water Company stopcock to the internal stop tap is the responsibility of the property owner.

We cannot comment on the condition of the water service pipe to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

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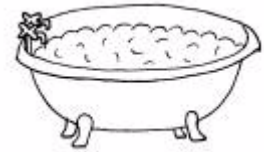
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# BATHROOM



*In this section we consider the overall condition of the sanitary fittings such as the bathroom, the kitchen, the utility room and the cloakroom.*

## Ground Floor Cloakroom

There is a cloakroom on the ground floor to the rear consisting of a WC and wash hand basin.

There looks to be water damage indicating that there has been a leak in this area.



Cloakroom



Water damage in cloakroom

## Bathrooms and Wet Room

There are two bathrooms and a wet room on the first floor to the rear.

The two bathrooms consist of a three piece worn bathroom suite, consisting of a bath, wash hand basin and WC, which looks in average condition. Unusually one of the bathrooms had three taps.



Bath with two taps



Bath with three taps



Heater in cupboard which we were advised works, although the owner said he does not know how

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The wet room consists of a shower which is in average condition for its age, type and style. The estate agent commented that it was possibly the first wet room in the country and we would comment that it needs upgrading.



Wet room

### **Upgrading of Bathrooms and Wet Room**

We assume you will be upgrading the bathrooms and wet room, if not adding en-suites. The whole drainage system will have to be looked at.

We would imagine that the Conservation Officer would like the presentation in the front of the building to remain the same and as such would not allow soil and vent pipes etc. You may be able to carry out the work internally, particularly if there is a void between the ceiling joists and the first floor joists.

Finally, although we may have already mentioned it above we would reiterate that it is important to ensure that seals are properly made and maintained at the junctions between wall surfaces and baths and showers etc. We normally recommend that it is one of the first jobs that you carry out as part of your DIY on the property, as water getting behind sanitary fittings can lead to unseen deterioration that can be costly, inconvenient and difficult to repair.

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## MAIN DRAINS



*The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems.*

It is assumed that the foul drains from the property discharge into a septic tank to the rear; this should be confirmed by your Legal Advisor prior to exchange of contracts.

The cold taps have been run for approximately quarter of an hour in the bathroom and kitchen. No build up or back up was noted.

### Inspection Chambers / Manholes

*For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.*

#### Manholes Defined

Access areas which usually fit a man (or woman) into them and are put in where the drains change direction.

### Inspection Chamber / Manhole One, located to the front

We duly lifted the cover and found it to be dry at the time of our inspection. It was also very shallow. It is not known whether this is rainwater drain or a foul drain; it did look to be a rainwater drain.

**ACTION REQUIRED:** Please see our comments about the adding of your own new soak away to the property.



Manhole to front of property

We recommend a closed circuit TV camera report of the drains.

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## Inspection Chamber / Manhole Two, located to right side

We were unable to lift the cover to check its condition. It may be a well that has been covered over or it may be a drain coming from what was the kitchen location.

**ACTION REQUIRED:** We recommend a closed circuit TV camera report of the drains.



Manhole to right side, we were unable to lift the cover

## Inspection Chamber / Manhole Three, located to rear near to the kitchen

We duly lifted the cover and found it to be dry at the time of our inspection. Again we are not sure whether this is a rainwater drain or a foul drain but would take an educated guess that it is a rainwater drain.



Dry manhole located to the rear near to the kitchen

## Well

There is what we believe to be a well to the rear of the property close to the kitchen.

**ACTION REQUIRED:** Please see our comments in the Executive Summary.



Looking into the well to the rear of the property near the kitchen

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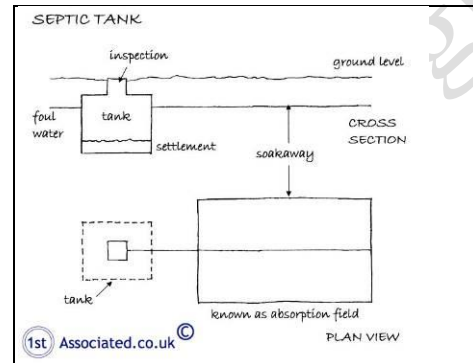


## Septic Tank

There is a small septic tank to the front of the property. We are advised that the sewerage goes towards the tree but little is known about the septic tank. We have included a sketch below of what a septic tank should look like, with the basic format of a brick septic tank which we feel is most likely to be found in this Era of property, if there is anything better than just a hole in the ground.



Basic septic tank by tree



Septic tank

**ACTION REQUIRED:** We feel you need to allow for a new septic tank system or mini-sewerage plant, such as a Klargestor system which are normally in the tens of thousands of pounds depending upon the capacity.

In addition to this, you would have the costs of the new drainage going to it.

Please see our comments in the Executive Summary.

We have only undertaken a visual inspection of the property's foul drains by lifting covers and running water from the taps within the house.

Finally, it must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

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## **Rainwater/Surface Water Drainage**

*Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or affect foundations.*

*Some rainwater drains are taken into the main drainage system, which is now illegal (as we simply do not have the capacity to cope with it), and can cause blockages to the main drains! Here we have done our best from a visual inspection to advise of any particular problems.*

We have been unable to determine the ultimate means of rain/surface water disposal. In this era of property it is likely to be directly into the ground, although there is some drainage to the front of the property.

**ACTION REQUIRED:** We feel that the best way forward is to allow for your own soak away to be added.

Please see our comments in the Executive Summary.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

Please also see our comments within the Gutters and Downpipes section.

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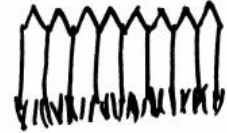
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# OUTSIDE AREAS

## EXTERNAL



### Surrounding Grounds

There are surrounding grounds to the property. We have not walked these as our focus has been on the property. If you wish us to return and inspect these we can do.



Sweeping driveway to front



Lawned area and trees to front

## OUTBUILDINGS

The main focus of this report has been on the main building. We have taken a cursory inspection of the outbuilding and would be happy to return and carry out a survey if so required.

### The Stables and Garages

There are stables and garages to the rear of the property which are connected to the property via the link workshop area. It has a slate pitched roof, with butterfly roof linking the main property. There is one chimney on the roof which is in below average condition for its age, type and style.

It is two stories in height, with stairs on the left side. It consists of an area of car parking and area of stables.

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Chimney on Stables



Link to the Stables



Stables roof

We have had the briefest of looks at the stables/garage and would advise that the roof is leaking which may or may not be important on a building such as this, however it is causing deterioration to the roof timbers and we can see some bowing in them where we could see them in the far left side at first storey level; the majority of the roof was hidden by the boarding.

We can also see cracking in the rear of the walls internally. Externally this is hidden by plants, trees and vegetation, even on our high level photographs.



Gable end of stables/garage



Garage to far right



The roof line undulates



Trees hiding deteriorating rear of stables

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Left side of stables



Stables



Inside one of the stables stalls



Cracking internally in stables



More cracks in garage area



Roof of stable area leaking



Cracking and dampness coming through walls by rickety staircase to the first floor



Back of stairs



Deflection to purlin



Parts of ceiling opened up

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**ACTION REQUIRED:** Cut back trees and vegetation to the rear of the property and ensure the roof is watertight. Add appropriate guttering and seal the cracking with a mastic and monitor.

### Long term use of stables/garage

You need to consider the long term use of the stables, but initially you need to stabilise the building.

### Tool shed

There is a single storey tool shed to the rear. It has a pitched slate roof with areas of glass slates. We noticed the flashing is coming away. The walls are stonework and Stretcher bond brickwork and we noted cracking.



Tool shed externally

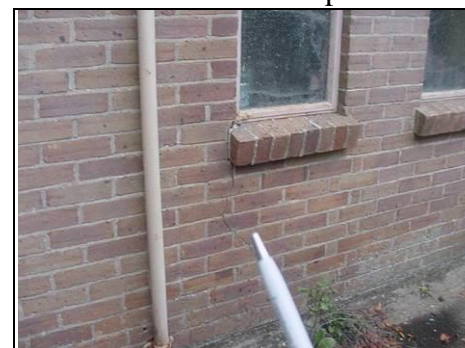


Flashing coming away on pitched slate roof

Aerial view – 360 photo



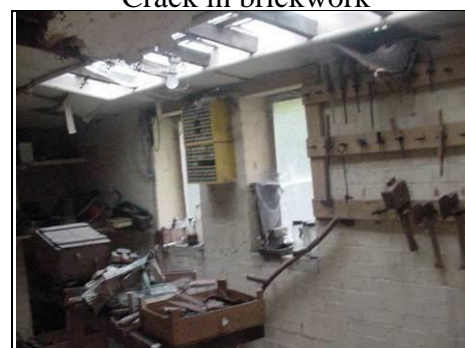
Rusting gutters



Crack in brickwork



Crack in stonework



Tool shed internally

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## Outbuildings

There are other outbuildings. We noted cracking to the walls due to, we believe, the large amount of pressure on the right side of the property.



Outbuilding



Outbuilding in adjoining field

## House in garden

The house in the garden is dilapidated and has a collapsed roof. We have done nothing more than look around it and take a few photographs.



House close to Church  
Aerial view – 360 photo



House in garden



Collapsed roof

**ACTION REQUIRED:** Please see our comments in the Executive Summary.

## Boundaries

Your legal adviser will need to check and confirm from the Deeds where the boundaries are.

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Finally, whilst we usually note the boundaries these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

## **Neighbours**

In this case the neighbours were quite a distance away so we have not actually checked on them, however it is well worth visiting them to see if there are any niggling problems.

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## **POINTS FOR YOUR LEGAL ADVISOR**

If you wish to proceed with your purchase of the property a copy of this report should be forwarded to your Legal Advisor and the following points should be checked by him/her:

- a) Responsibility for boundaries.
- b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.
- c) Obtain any certificates, guarantees or approvals in relation to:
  - i) Removal of any chimneys in part or whole.
  - ii) Certificates confirming chimneys have been swept
  - iii) Roof and similar renewals.
  - iv) Removal of any walls in part or whole.
  - v) Repairs and amendments to the windows.
  - vi) Drainage location, maintenance, repairs and responsibilities
  - vii) Details relating to septic tank and the water supply.
  - viii) Timber treatments, wet or dry rot infestations.
  - ix) Rising damp treatments.
  - x) Asbestos
  - xi) Boiler and central heating installation and maintenance.
  - xii) Planning and Building Regulation Approvals.
  - xiii) Have there been any structural problems referred to insurance companies, any insurance claims, monitoring or underpinning, etc.
  - xiv) Any other matters pertinent to the property.
- d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.
- e) Rights of Way e.g., access, easements and wayleaves.
- f) Liabilities in connection with shared services.
- g) Adjoining roads and services.
- h) Road Schemes/Road Widening.
- i) General development proposals in the locality.
- j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

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- k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.
- l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.
- m) Most Legal advisors will recommend an environmental search or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of an environmental search or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to an environmental search or similar general reports please see our article link on the [www.1stAssociated.co.uk](http://www.1stAssociated.co.uk) Home Page.

- n) Any other matters brought to your attention within this report.

## **LOCAL AUTHORITY ENQUIRIES**

Your Legal Advisor should carry out Local Authority searches to ascertain whether the property is a Listed Building and whether it is situated in a Conservation Area. They should also find out any information available with regard to Planning Applications and Building Control. We have not made any formal or informal Local Authority enquiries.

Finally, your Legal Advisor should carry out any additional enquiries they feel necessary and if they find anything unusual or onerous then we ask that they contact us immediately for our further comments.

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It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed or indeed any that have not been discussed!

Please do not hesitate to contact us on **0800 298 5424**.

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Life expectancies of building components  
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Surveying buildings  
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House Builders Bible  
*By Mark Brinkley, Published by Burlington Press*



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# **LIMITATIONS**

Our limitations are as the agreed Terms and Conditions of Engagement.

## **CONDITIONS OF ENGAGEMENT**

The report has been prepared in accordance with our Conditions of Engagement dated XXX and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

## **ENGLISH LAW**

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

## **SOLE USE**

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

## **APPROVALS/GUARANTEES**

Where work has been carried out to the property in the past, the surveyor cannot guarantee that this work has been carried out in accordance with manufacturers' recommendations, British/European Standards and Codes of Practice, Agreement Certificates and statutory regulations.

## **ONLY HUMAN!**

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

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## **LAYOUT PLAN**

We have used the estate agents floor plan as a guide to the layout of the building. We have not checked it for scale and accuracy.

## **WEATHER**

It was an overcast mild autumn day at the time of the inspection. The weather did not hamper the survey.

In recent times our weather seems to be moving towards the extremities from its usual relatively mid range. Extremes of weather can affect the property.

## **NOT LOCAL**

It should be noted the surveyors may not be local to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

## **OCCUPIED PROPERTY**

The property was occupied at the time of our survey, which meant that there were various difficulties when carrying out the survey such as stored items within cupboards, the loft space and obviously day-to-day household goods throughout the property. We have, however, done our best to work around these.

## **JAPANESE KNOTWEED**

We have not inspected for Japanese Knotweed. We would advise that we are finding that some mortgage valuation surveyors are setting valuations at zero on any property with Japanese Knotweed and are reluctant to lend where it is present.

**ACTION REQUIRED:** You need to carry out your own investigations on this matter before you commit to purchase the property and be aware that it could be in neighbouring properties which you do not have direct control over.

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## **INSPECTION LIMITED**

Unfortunately in this instance our inspection has been limited as:

- 1) We did not have a full view of the roof due to the insulation covering the ceiling joists and general configuration of the roof.
- 2) We did not open up the walls as we could not see a way of doing this without causing damage.
- 3) We did not open up the ground floor or the first floor as we could not see a way to do it without causing damage.
- 4) We had limited opportunities to speak to the owner as he was escorted by an estate agents.
- 5) We didn't have the benefit of meeting you at the property to talk about your specific requirements.

## **BUILDING INSURANCE**

We do not advise with regard to building insurance. You need to make your own enquiries. Some areas may have a premium, some buildings may have a premium and some insurers may be unwilling to insure at all in certain areas. You need to make your own enquires prior to committing to purchase the property. Please be aware the fact a building is currently insured does not mean it can be re insured.

We would comment that non-insurability of a building we feel will affect value. It is therefore essential to make your own enquiries with regard to insurance before committing to purchase the property and incurring fees.

**ACTION REQUIRED:** You need to contact an insurance company today to make enquiries with regard to insurance on this property.

## **EXAMPLE SURVEY**

This example survey has been made up of a mixture of properties and gives the essence of the service that is being purchased.

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## **TERMS AND CONDITIONS**

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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# APPENDICES

1. The electrical regulations – Part P of the Building Regulations
2. Information on the Property Market
3. Listing Article

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# **THE ELECTRICAL REGULATIONS – PART P OF THE BUILDING REGULATIONS**

Here is our quick guide to the Regulations, but please take further advice from a qualified and experienced electrician.

From 1st January 2005, people carrying out electrical work in homes and gardens in England and Wales must follow new rules in the building regulations. All significant electrical work carried out in the home will have to be undertaken by a registered installer or be approved and certified by the local authority's building control department. Failure to do so will be a legal offence and could result in a fine. Non-certified work could also put your household insurance policy at risk.

If you can't provide evidence that any electrical installation work complies with the new regulations, you could have problems when it comes to selling the property.

There will be two ways in which to prove compliance:

1. A certificate showing the work has been done by a Government-approved electrical installer - British Gas or NICEIC Electrical Contractor.
2. A certificate from the local authority saying that the installation has approval under the building regulations.

Homeowners will still be able to do some minor electrical jobs themselves. To help you, we've put together this brief list of dos and don'ts.

## **Work You Cannot do Yourself**

- Complete new or rewiring jobs.
- Fuse box changes.
- Adding lighting points to an existing circuit in a 'special location' like the kitchen, bathroom or garden.
- Installing electrical earth connections to pipework and metalwork.
- Adding a new circuit.

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## **INFORMATION ON THE PROPERTY MARKET**

We used to include within our reports articles on the property market that we thought would be of interest and informative to you, however we were concerned that in some cases these did not offer the latest information. We have therefore decided to recommend various websites to you, however it is important to realise the vested interest the parties may have and the limits to the information.

[www.landreg.org.uk](http://www.landreg.org.uk)

This records the ownership of interests in registered land in England and Wales and issues a residential property price report quarterly, which is free of charge. The Land Registry is a Government body and records all transactions as far as we are aware, although critics of it would argue that the information is often many months out of date.

[www.rics.org.uk](http://www.rics.org.uk)

The Royal Institution of Chartered Surveyors offer quarterly reports via their members. Although this has been criticised as being subjective and also limited, historically their predictions have been found to be reasonably accurate.

[www.halifax.co.uk](http://www.halifax.co.uk) and [www.nationwide.co.uk](http://www.nationwide.co.uk)

Surveys have been carried out by these two companies, one now a bank and the other a building society for many years. Information from these surveys is often carried in the national press. It should be remembered that the surveys only relate to mortgaged properties, of which it is generally considered represents only 75% of the market. It should also be remembered that the national coverage of the two companies differs and that they may be offering various incentives on different mortgages, which may taint the quality of information offered. That said they do try to adjust for this, the success or otherwise of this is hard to establish.

[www.hometrack.co.uk](http://www.hometrack.co.uk)

This gives information with regard to house sale and purchase prices.

[www.motleyfool.co.uk](http://www.motleyfool.co.uk)

We also like the Motley Fool website which is a general financial site and although it is selling financial services and other services they do tend to give a very readable view of the housing market.

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[www.rightmove.co.uk](http://www.rightmove.co.uk)

This is probably the largest Internet search engine for estate agency sales and also has useful information with regard to prices of property (but it is not the same as having a chartered surveyor value it).

[www.zoopla.co.uk](http://www.zoopla.co.uk)

This is a good website for seeing the prices of properties for sale in a certain postcode area.

[www.britishlistedbuildings.co.uk](http://www.britishlistedbuildings.co.uk)

This is a very good website for establishing if the property is Listed and general information on British Listed buildings.

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# Listed Buildings

## First Listed buildings

The listing of buildings or a structure of special architectural, historical or cultural interest started in 1947 under the Town and Planning Act. There are around 500,000 listed buildings in the United Kingdom. Listed buildings are available on a number of lists in England, Wales and Scotland gathered together by the relevant Government department all of which take recommendations from English Heritage or equivalent such as The Society for the Protection of Ancient Buildings (SPAB).

## Listed Buildings what can you do?

Any building that has a Listing these are Grade I, Grade II\* and Grade II cannot in theory be extended, pulled down or changed in any way unless permission is gained from the Local Authority who usually have a specialist in this area but equally may also want to consult other specialist bodies such as The Society for the Protection of Ancient Buildings (SPAB). Equally there is still work that can be carried out on Listed buildings and in fact is a benefit to be carried out which is work that is classified as maintenance although you may wish to talk to the Local Authority to clarify what is and is not maintenance.



Thatched Grade II Listed cottage, but should it be re-thatched in a straw or a reed?

For example: Re-pointing an old wall in a cement mortar may not be considered as maintenance as a lime mortar should be used.



Dampness and old buildings



Inappropriate cement mortar will cause damage to soft red bricks

It should be remembered that it can be classed as a criminal offence if work is carried out on the Listed building without permission.

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## Good News for Listed Buildings

If you do own a Grade I or Grade II\* building then you may be able to apply for a grant from the English Heritage to carry out any urgent major repair work ; however we understand that these grants are very limited. There may also be other funds available if your building is a particularly deserving case.

## All sorts of things can be Listed

It is not just houses and buildings that can be Listed other structures such as war memorials, mile posts and mile stones, monuments, bridges and sculptures can also have a Listing and of course we must not forget telephone boxes.

## Some more information about Listed Buildings Before 1700's

Most buildings that are constructed before the 1700's with original construction will be Listed



Colleyweston Stone constructed Listed Building



Grade II Listed property

## 1700's to 1840's

Also the majority of properties that were constructed from 1700 1840 Again in where the majority of the original construction exists will be Listed often being Grade I or Grade II\* buildings.

## From 1840

From the 1840s it generally tends to be a mixed consideration of both the history of the building and the merit of the type of building. This is because many more buildings of this era are still in existence.



Old peg tiles to Grade II Listed Georgian property roof

## Second World War

From about the Second World War onwards the number of buildings listed is considerably reduced and tend to be buildings that have classic design or represent a particular style or era of property.

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## Criteria for Listing

The following criteria are used to decide which buildings should be listed:

Architectural interest, such as design, decoration, craftsmanship, building types and techniques etc.

Historic interest, which show aspects of the nation's social, economic, cultural or military history.

Close historical association, for example with important buildings or events.

Group value, such as model villages, squares, terraces etc.

## The Different Grading used to List a Building

### Grade I:

Grade I buildings are considered to be those that are of exceptional interest.

### Grade II\*

Grade II\* buildings are considered to be particularly important buildings of more than special interest.

### Grade II

Grade II buildings are considered to be of special interest, warranting every effort to preserve them.

More than 90 percent of the properties that are listed have been given Grade II status.



Listed 16th century property



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## 3D MODELS



Front elevation



Rear elevation

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Left elevation



Right and Rear elevation

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Right elevation

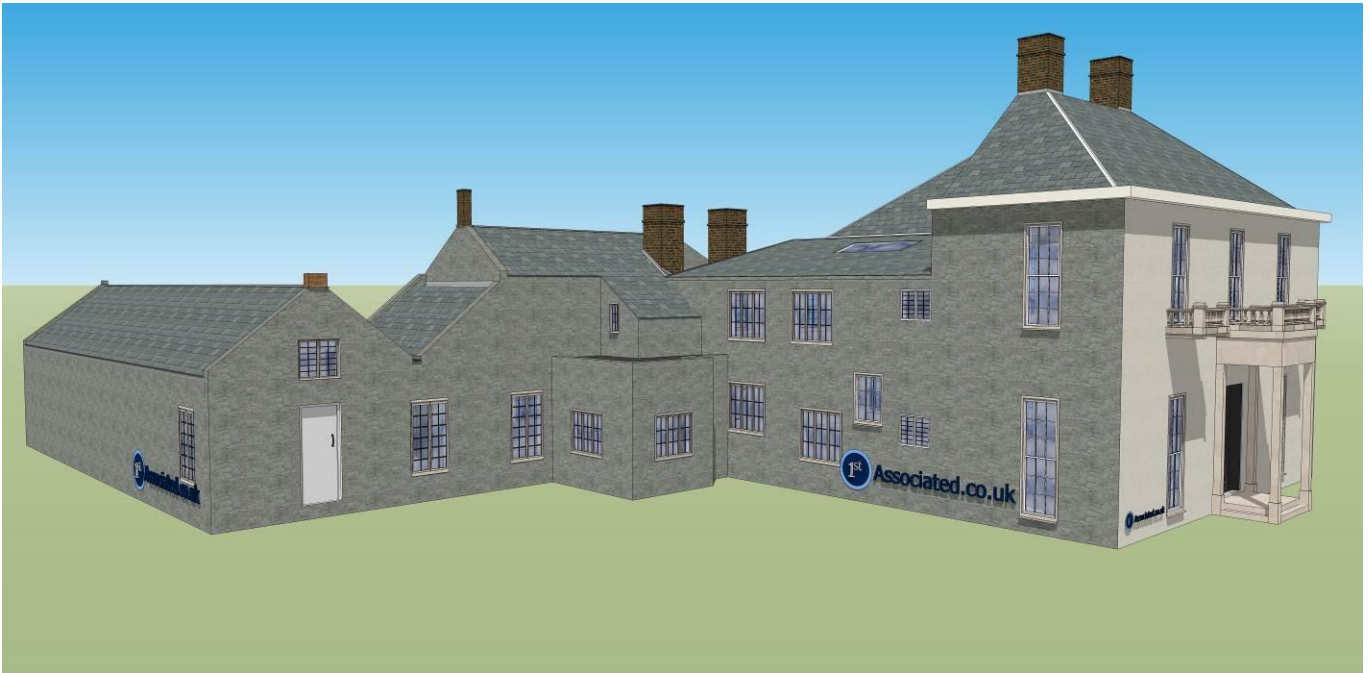


Left Rear elevation and Stables

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Rear and left elevation



Stables and left elevation

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