

BUILDING SURVEY



On behalf of

1.0 Introduction

1.1 Scope of instructions

Reference may need to be made to the Terms and Conditions of Engagement which are attached marked **Appendix A**.

"This report is for the private and confidential use of for whom the report is undertaken and should not be reproduced in whole or part or relied upon by third parties with the exception of professional advisers assisting the Client, and it shall not be disclosed to any other person; nor shall it be produced in full or in part or relied upon by any third party without the express written authority of Cresswell Property Surveys Ltd."

1.2 Property Address:

1.3 Client's name and address

1.4 Date of Survey

1.5 Weather

1.6 Limitations of Inspection

2.0 Description of the property

2.1 Type and Age

This is a semi-detached property located on xxxxx within the centre of xxxxx. The building abuts an adjoining cottage and there are certain locations where these two buildings intertwine and there are also flying-freeholds applicable. The age of the subject building does vary and it appears that a number of extensions and amendments have been carried out, although part of the building is reputed to date back to the 18th Century. The extensions to various parts of the building are mainly Victorian, although the garage is a more modern 20th Century addition.

The general construction of the building is that of solid brickwork, incorporating a variety of pitched roofs above, covered with plain clay tiles. There are various additional flat roofs

2.2 Accommodation

Ground Floor:

First Floor:

Second Floor:

Externally:

2.3 Tenure and occupation

3.0 Location

3.1 Orientation

3.2 The Site and Surrounding Areas

3.3 Local Factors

3.5 Trees and hedges

4.0 Surveyor's Overall Assessment

4.1 Surveyor's Overall Opinion

The Clockmaker's house is located within the conservation area of xxxx and is within easy access to the usual facilities. It is understood the Clockmaker's house could date back to the 17th Century although we have no details to clarify this.

The house is also reputed to have been the home of Robert Pegg, a Clockmaker of the 18th Century. He was known to have lived and worked in this area and the building itself does vary in age and there are many Victorian additions and amendments that have been carried out to construction that was in position prior to this. The building itself is obviously quite deceiving from the front roadway having a very narrow frontage adjoining the property on the right hand side which is in a rather dilapidated condition. We understand the current vendors have been in occupation since 2002 and have undertaken works relative to the 'letting' bedrooms for which various awards have been established. We understand that you are considering some significant alterations to the building although we do not have specific details in this respect. Initially any such works will need to be carefully considered relative to the existing and proposed layouts. Without specific information we are unable to advise any further in this respect.....

We shall therefore outline the main aspects of our report below concluded from our single inspection to the visible areas. It does of course have to be remembered that further exposure could result with additional works being necessary.

- External repair and improvement works to chimney stacks
- Carrying out a general overhaul to the roof coverings, replacing damaged and broken tiles
- Consider future re-covering of the flat roof area over the porch and note our comments in this respect
- Carrying out a general overhaul to the rainwater goods, replacing sections as necessary

- External brickwork repairs by way of repointing and replacement of spalled faces.....

4.2 Cost Guidelines

The above noted works do have financial implications which will be over and above any considerations you may have for alterations. Our costings have generally been analysed using the BCIS Housing Repair Cost Guide and do include VAT at the appropriate rate.

You will note where we have only been able to allow nominal costings for specific points on that basis. The items requiring attention indicate **minimum budget costings in the region of £18,000-00** can be anticipated. In this respect there is no inclusion for any internal redecoration or amendment to the fixtures and fittings, internal joinery and any associated refurbishment.....

5.0 Construction and Condition – Structural Frame, Exterior and Interior

5.1 Chimney Stacks

There are 5no. chimney stacks in total, 2no. of which appear to be shared with the adjoining dwelling. Whilst we shall describe these items below, specific responsibilities do need to be established in relation to shared sections, especially considering the condition of the adjoining building.

The front stack to the right-hand side is built with facing brick and terminated with three clay pots. The second floor bedroom appears to have had a previous flue connection here and responsibility will therefore be evident. The stack itself has worn cement pointing and there is bulging brickwork visible to the top sections of the stack.

Whether or not the adjoining owners would take on any shared responsibility does need to be considered. The bottom sections of the stack have not suffered excessively and there is a reasonable lead flashing in position at the roof junction.....

5.2 Main Roofs

The main roofs over the building are pitched, incorporating a main front section along with additional projections at the rear. There are continuous sections with the adjoining property, and certainly at the rear the specific boundary lines are difficult to fully appreciate, given the staggered layout of the building. All of these main roof areas have a covering of plain clay tiles, and as far as we are able to ascertain the roofs were probably recovered some 20 or 30 years ago.

The front section of roof has all of the tiles in position and the surfaces are reasonably flat and even, with only slight undulation that is no more than we would expect to find. We have noted a number of broken and damaged tiles to be applicable and this appears

5.3 Other Roofs

5.4 Rainwater Goods

5.5 External Walls

Frontage

Left-Hand Side

Right-Hand Side

Rear

5.6 Damp-proof Courses and Associated Effects

Properties of this age would not have originally incorporated any form of damp-proof course to prevent the passage of rising dampness to internal surfaces.

It is therefore always necessary for replacement systems to be undertaken in order to prevent such issues occurring, which in the long term can of course lead to deterioration and potential rot attack.

Internally, we took readings with a moisture meter to accessible areas above ground floor skirting board level, in order to try and establish the possibility of rising dampness being present. These readings varied throughout the building, from areas that remained within acceptable tolerances to sections where excessive readings were obtained and visible damage is applicable at low level. Certainly, to the party wall between the dwellings the readings we obtained were considerable and the decorative paper finishes are also affected, along with plasterwork. This also appears to continue onto the front wall, and we again note higher readings to timber surfaces. To a lesser degree the situation continues within the rear reception room. The rearmost wall within the WC is also suffering excessively and here there is deterioration to the timber skirtings. We also note that sections at the rear have previously been lined, and this prevents readings being taken to adjacent wall construction. It does have to be remembered that any timberwork that is in contact with damp surfaces can be subject to rot attack and possible decay.....

Similar reports continue over 20 or so pages as per the headings below.

5.8 External Joinery

6.0 Internal Comments

6.1. Ground Floor

6.2. First Floor

7.0 General Internal Comments

- 8.0 Timber Defects**
- 9.0 Services**
 - 9.1 *Water Supply and Plumbing***
 - 9.2 *Hot Water Installations***
 - 9.3 *Drains***
 - 9.4 *Electricity***
- 10.0 *Environmental and Other Issues***
 - 10.1 *Thermal Insulation and Energy Efficiency***
 - 10.2 *Means of Escape***
 - 10.3 *Hazardous Materials***
 - 10.4 *Security***
- 11.0 *Outbuildings, Grounds and Boundaries***
 - 11.1 *Gardens and Grounds***
 - 11.2 *Garage***
 - 11.3 *Boundaries***
- 12.0 Matters for legal advisor's attention**
 - 12.1 *Statutory***
 - 12.2 *Rights of way, easements and shared services***
 - 12.4 *Guarantees/Warranties***

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Cresswell Property Surveys Ltd
Chartered Building Surveyors
Architectural & Structural Consultants

Dated: