

BUILDING SURVEY & VALUATION

THE SURVEY

A INFORMATION

A1 Name and Address of Client

Name
Address

A2 Address of property

PROPERTY ADDRESS AND POSTCODE

A3 Council tax band or rating assessment as applicable (Verbal enquiry only)

Council Tax Band is unknown.

A4 Date of inspection

8th February 2006

A5 Weather

The weather was overcast at the time of our inspection.

A6 Limits to inspection (Including extent to which the property was furnished and/or the floors were covered)

We have not inspected any parts of the property which were covered, unexposed or inaccessible and cannot therefore guarantee those parts to be free from defect. No services were tested. The property was furnished and occupied with floor coverings in place. Our inspection was carried out from a ground level position.

A7 Tenure

We are informed the property is Freehold. Your Legal Adviser should verify.

A8 Apparent tenancies (If any, details and rent(s))

None apparent. We understand the property is to be sold with the benefit of vacant possession.

B GENERAL DESCRIPTION OF PROPERTY

B1 Description of property

Converted former Victorian school house.

B2 Accommodation

Ground Floor:-

Entrance vestibule/hallway, inner hallway, sitting room, breakfast kitchen, upper hallway and landing, main sitting room, rear hallway, three bedrooms, one with en-suite, master bathroom, boiler room, basement and gym room.

B3 Outbuildings and parking

Not outbuildings. On site car parking for 2/3 vehicles.

**BUILDING
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THE SURVEY

- | | |
|---|--|
| <p>B4 Approximate age (including date if available of extensions and conversions where applicable)</p> | <p>We believe the property was originally constructed Circa 1880 with a later addition to the front left-hand (front sitting room).</p> |
| <p>B5 Location and amenities</p> | <p>The property is situated in the quiet hamlet of [location]. This is considered a rural location. There are minimal facilities nearby, although the property is reasonably well located for access to nearby Burton upon Trent (via B5017 and the A38). The A515 south to Lichfield and the A515 north to Sudbury and Uttoxeter.</p> |
| <p>B6 Summary of construction (Some buildings may not comply with the requirements for today's new buildings, and could include harmful or hazardous materials. This report will include details of such materials where their use is apparent from the visual inspection but with certain types of buildings it may be impossible to confirm the details of construction).</p> | <p>The property is traditionally constructed in 9” and 13½” solid masonry walls below a principal pitched, Rosemary clay tile clad roof.</p> |

**C EXTERNAL
CONDITION****C1 Chimney stacks and
boiler flues
(including associated
flashings, etc.)****FRONT ELEVATION**

There is one chimney stack to the front elevation. The stack is generally small with lead flashing detailing. A number of the bricks are beginning to shale, although this is generally common for brickwork of this age. One or two of the bricks will, however, eventually require to be chopped out and replaced. The stack does however appear to be in serviceable condition.

LEFT ELEVATION

To the left-hand front elevation there is a balanced stainless steel flue which is connected to the oil fired central heating boiler. The flue generally appeared to be in satisfactory condition with a deflector plate across the top. Plant growth was noted near the flue and we would normally advise that this is cut back. We would also advise that a protective metal cage is installed over the flue to prevent children touching the flue which was noted to be extremely hot at the date of inspection. This is considered unsatisfactory and dangerous.

REAR ELEVATION

There is a second chimney stack noted to the rear elevation. This is a rather tall stack and is in slightly poorer condition than that of the front. Badly shaled brickwork was evident below the two course engineering brick damp proof course along the top of the stack together with rather deep open joints for approximately four courses in depth. We would advise that say within the next five years that the more badly perished bricks will require to be chopped out and replaced together with re-pointing essentially to the top courses of brickwork.

C2 Roofs (including valleys, flashings and soakers)**FRONT ELEVATION**

The property has a pitched Rosemary clay tile clad roof.

The tiles are generally considered to be in fair repair taking into account the age of the property. There are, however, a number of tiles which have been replaced. A number of the ridge tiles to the single storey front addition are shaling at the bases and whilst there is no immediate cause for replacement you should budget for future replacement. There is a small valley gutter to the front, left-hand projection. This is clogged with flora debris and requires to be properly cleaned out. The same comments apply to the soil vent stack to the front, right-hand where again lichen growth was noted at the rear of the stack. There is a hidden valley gutter between the front single and rear two storey addition roofs. This was inspected externally using ladders. This revealed a flat lead lined gutter which requires to be properly cleaned. We also note a velux type skylight which generally appeared to be in satisfactory condition when viewed externally, although please be aware that these timbers could not be tested. Particularly evident to the left-hand of the front elevation roof slope, one or two slipped and missing tiles were noted and these will require replacement. Tiles have, however, been adequately double lapped. However the front single storey projection left-hand roof slope generally appeared to be in satisfactory condition, though one or two gaps were noted between the ridge tiles and future re-pointing must be anticipated.

LEFT ELEVATION

Tiles were noted to be chipped and broken to the canopy roofs over the left-hand elevation windows.

REAR ELEVATION

The main rear elevation roof slopes were in much the same condition as the front where again a large number of tiles have been replaced in the past. We would, however, advise generally speaking the roof is considered to be in reasonable repair, although you must appreciate, due to its age, constant and future ongoing maintenance will be required. This is simply down to the age of the tiles where they become brittle with age.

BELL TOWER

The property has a bell tower which is capped with lead. The existing owners have advised that some leaks have occurred in the past, although we understand that these have now been cured. When viewed from ground level using binoculars the bell tower generally appeared to be in satisfactory condition, although you will appreciate there is a possibility of rot attack to some of the timbers which we could not test from ground level. This will only be ascertained from a close external inspection. Again we have to advise that future maintenance may be required.

**C3 Rainwater goods
(including parapet
gutters)****FRONT ELEVATION**

The rainwater goods are finished in cast iron sections. To the front, right-hand downpipes were noted to be leaking at the angles which is evidenced by severe corrosion and staining. This section will now require repair/replacement. Staining was also evident to the gutter runs at joint work which again is an indicator that corrosion has taken place. The gutters around the front single storey addition (front entrance hall) again showed corrosion and some lichen growth at joint work which is an indicator of corrosion. Previous patch repairs using lead were evident at joint work at the angles, although again corrosion was evident. Water was evident to be dripping to the front, right-hand stop end, again indicating that the gutters are leaking in this location.

The gutters to the left-hand front addition generally appeared to be in slightly better condition, although again we feel bound to state that corrosion was evident at joint work. The front left-hand downpipe has been bandaged and repaired at the angles. We also note that the gutter is dislodged together with lichen growth and water dripping at the date of inspection indicating that gutters in this location are leaking. Further staining was evident to the gutters adjacent the boiler flue, together with stains to the downpipe.

REAR ELEVATION

Rear elevation rainwater goods are in slightly better condition to those noted at the front, although again we point out that some staining was evidenced at joint work.

As an overview we would advise that gutters are not considered to be in good condition. We would also point out that due to the unique nature of the gutters, their design and profile, these will be expensive to replace. It is most important that rainwater gutters are regularly maintained and kept watertight as water shed can cause significant damage to external wall surfaces and timbers etc. In the short term all leaks require to be properly repaired, stop end and sealed joint work cleaned etc, although we would advise that in the long term consideration may have to be given to replacing the gutters. We would also advise that the property is in close proximity to trees and therefore the gutters, in our opinion, will be blocked with flora debris unless they have been recently cleaned. This is further evidenced by large scale leaf debris surrounding the property. Consideration could be given to the installation of some form of gutter guard which will prevent leaves entering onto the gutter runs and causing possible future blockages. A number of downpipes were noted to be discharging directly onto the ground. Whilst this is considered unsatisfactory i.e., drains should discharge into proper drain heads, providing water is shed well aware from lower wall surfaces this will minimise possible future rising dampness caused by water penetration from the discharging downpipes.

C4 Main walls and damp proof course (The foundations, cavity wall ties or other concealed structural elements have not been exposed for examination and therefore not all defects can be fully diagnosed. The adequacy of sub-floor ventilation is assessed only from the visible exterior surfaces).

FRONT ELEVATION

Wall surfaces are finished in generally 9" and 13/14" of solid brickwork. We are of the opinion that parts of the front elevation walls have been recently built as we note a visqueen damp proof course has been installed and exposed in one or two locations. Visqueen was not used until the 1970's/80's. Generally front elevation wall surfaces to its right-hand (believed the more modern brickwork) were considered to be in fair repair. Pointing was considered in good condition. Small areas of render were, however, noted to be missing to the right-hand entrance hall window on its reveal and replacement is advised. Engineering bricks have been utilised for the original damp proof course.

Brickwork to the front single storey addition is showing signs of shaling, although this is not yet advanced. Upper wall surfaces, as you are probably aware, have been painted on render to give a mock Tudor style effect. Minor settlement was noted over the front window to its right-hand, though this is considered historic and there was clearly no evidence to suggest any current or ongoing movement as at the date of inspection. Particularly evident to the front single storey addition, upper wall surfaces there is a timber frame design with inset plaster panels. Some fill is evident to some of the timber work clearly indicating previous wet rot attack and it is clear that some of the timbers are splitting along the grain which is generally attributable to thermal and drying out movement. The brickwork to the left-hand wall to the front single storey addition is suffering from more pronounced weathering, though again immediate replacement of the bricks is not required but future replacement must be anticipated. Again further minor movement was evident over the left-hand lounge window and again this is considered to be historic.

Rather more pronounced and badly shaled brickwork was evident to the left-hand front elevation wall (kitchen) together with hygroscopic salts and some open joint work at DPC level. Future chopping out again must be anticipated.

RIGHT-HAND SIDE ELEVATION

Much of these walls are rendered together with timber framing and plaster in-fill panels basically to upper wall surfaces. The timber panelling is in much the same condition as mentioned earlier. Brickwork to the small exposed panel of bricks to the front section is shaling and again future chopping out and replacing of the badly perished bricks must be budgeted or.

LEFT ELEVATION

The left-hand elevation wall surfaces to the lower level again revealed badly shaled bricks and we would advise that approximately 30 bricks will require to be chopped out and replaced within the near future. Re-pointing should also be carried out at the same time around the replaced bricks. We would advise, however, that very careful mix of mortar will be required as we feel that previous re-pointing has accelerated the deterioration of the bricks as we feel that the mortar mix was too hard which retains moisture which then soaks back into the brick. Upper walls surfaces are timber framed with plaster in-fill panels. Tests on some of the timbers were generally found to be reasonably sound, although you will not doubt be aware that all timbers could not be tested due to their clearance from ground level. There is, therefore, the possibility of rot attack.

REAR ELEVATION

Walls to the rear elevation have clearly been re-pointed at some stage in the past and were generally considered to be in reasonable repair, taking into account their age. Some salting was noted to some of the brickwork, although we are not unduly concerned over this issue. Coping stones to the buttresses are showing signs of weathering.

**C5 Windows, doors and
joinery****FRONT ELEVATION**

Noted to the right-hand there is a timber slip off slope which is suffering from advanced wet rot attack and will require replacement. The right-hand arch window to the entrance hall generally felt quite sound to the touch, although requiring redecoration. Fascia timbers when viewed from ground level in this location generally appeared to be in reasonable repair, although you will appreciate exposed timbers will require constant and ongoing maintenance. The front door and frame generally appeared to be in satisfactory condition. Windows to the front single storey addition (lounge) have, at some stage, been replaced in the past with the window to the front right-hand return rather ill-fitting. Fascia timbers to the front left-hand elevation were, however, considered to be in rather poor repair with timber decay evident to the fascias. This, we believe, is as a result of water cascading off the roof coupled with the leaking rainwater gutters in this location. Parts of the timber framing where accessible, were tested to the front elevation and these generally felt quite sound to the touch. The replacement side casement window to the front single storey addition (left-hand) again is in serviceable condition, although rather ill-fitting. Redecoration will be required. Previous windows have been sealed beyond this with believed plywood panelling, although again the panels are considered in fair condition. The front elevation kitchen window, when tested, was considered in sound repair. The same comments apply to the left-hand elevation kitchen window.

RIGHT ELEVATION

The rear window to the right-hand elevation is suffering from minor rot attack, although this is considered an original window. The tall bedroom window is, however, suffering from advanced wet rot attack both at low and high level. This is a substantial window (approximately 3m in height) and it is our opinion that this window will now require to be replaced in its entirety. We believe that this window is beyond economic repair. Please be aware that this will be very expensive to replace due to its design and size. The first bedroom window generally felt more sound to the touch, although again clearly previous rot attack has occurred. It was difficult to view the fascia timbers to the right-hand elevation due to the clearance between this property and the adjoining property, though when viewed from ground level the timbers appeared sound but we advise a close external inspection to confirm this or otherwise.

LEFT ELEVATION

You will appreciate that the majority of the timbers were beyond reach. There is substantial timber framing to this elevation and there is clear evidence of rot attack, particularly to the fascias. These timbers are also suffering from “shakes” although we are not unduly concerned over this issue. Windows in this location also appear to have been part double glazed. Some of the seals, however, have blown which is evidenced by condensation. The upper central window generally appeared to be in worse condition and we believe may be suffering from rot attack. Whilst consideration could be given to replacing these windows, we would, under normal circumstances advise that the windows are completely overhauled, sanded down and all wet rot affected timbers chopped out and replaced. Where windows will require replacement in their entirety you must be aware that these will be expensive to replace as windows will require to be made to match existing to maintain the overall aesthetic appeal of the school house.

REAR ELEVATION

The rear bedroom window has, at some stage in the past, been spliced and repaired. We believe that this again will require to be carried out in future years. Timbers did, however, generally feel quite sound to the touch. The French doors which are double glazed have been replaced at some stage in the past. We note substantial paint flaking to lower timbers. You will appreciate that more modern timbers are generally poorly seasoned and actually decay more quickly than older more seasoned timbers. Bearing this in mind we point

out that there are signs of decay and splicing or repair ideally should be carried out as quickly as possible, prior to redecoration. We would point out that future replacement of the whole frame may well be required. Wet rot was, however, evident to the window containing the cat flap and again splicing and repair is advised. It is clear that the rear elevation landing window has been spliced and repaired in the past, although again we note wet rot affected timbers which will require chopping out and replacing. The same comments apply to the rear bedroom en-suite where replacement casements were noted in what we believe to be the original frame. Slight softening was noted at the bases.

C6 External decoration

Generally poor. The property would benefit from external redecoration following repairs to rot affected timber.

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C7	Garage(s) and outbuilding(s) (Comment is restricted to important defects likely to have a material affect on value. Inspection of leisure facilities, etc., is excluded)	Nil.
C8	The Site (Only significant visible defects in boundary fences, walls, paths and drives are reported. Reference to potential hazards such as flooding and tree roots is included where these are readily apparent.)	<p>The property occupies a slightly elevated plot, the front elevation having been over gravelled with car standing for several vehicles.</p> <p>The front elevation boundary walls are finished in brick with intermittent brick piers and cast iron railings. The piers are in poor condition due to corrosion of the brackets which have been inserted at the joint work causing movement to the bricks. This is not a major maintenance issue but we nevertheless bring this to your attention as future repair will be required. Some of the coping bricks (blue bricks) are loose and require to be re-pointed and re-bedded. Overall the front walls and cast iron rails are considered in poor condition with severe spalling evident to some of the brickwork. Again this is not a major maintenance issue but future repair must be budgeted for. There is a concrete thermal block wall to the left elevation which detracts overall from the appearance of the property and we wonder who is responsible for this. We would normally advise that this wall probably is rendered, though this will produce a future maintenance liability. Cracking was evident at mid-span to the rear elevation of the left-hand wall which will generally attributed to differential settlement.</p> <p>To the rear left-hand of the property there is a tennis court which is tarmacadamed over. Roughly at mid-span of the court severe cracking was evident to the tarmacadam and the majority of the rear section of the court. We believe this is generally attributable to poor laying of the tarmacadam, coupled possibly by tree root action which is more pronounced to the rear of the court. Whilst the court is no doubt useable we are of the opinion that the majority of this rear section of the court will have to be taken up and re-laid.</p>

C8 The Site (Only significant visible defects in boundary fences, walls, paths and drives are reported. Reference to potential hazards such as flooding and tree roots is included where these are readily apparent.)

The rear left-hand boundary is delineated by Lleylandi hedging. Much of the rear elevation is finished in stock proof post and rail fencing which is generally considered to be in rather poor repair. Shrubs have been planted of which growth is in its infancy. Rot attack is evident to some of the timbers and repair/replacement must be budgeted for. We would normally advise that this fence, when it matures is maintained at its existing height so as not to spoil the views over open farmland to the rear. To the right-hand of the property there is hit and miss timber fencing together again with Lleylandi hedgerow. We understand that the existing Lleylandi hedgerow will be projected towards the rear boundary meaning that a small section of the rear right-hand of the garden will be lost to the neighbouring property. The rear garden contains approximately 4 trees. Dead branches were noted hanging to some of the trees and we would advise that these trees are checked by an Arborculturalist and all dead and rotten timber removed as this can present a danger to children for instance who use the rear garden. Please be advised that this is an important maintenance issue and should be carried out as soon as is practical.

The oil storage tank is noted to the rear left-hand of the property tucked away behind the neighbouring stone wall. This would appear to be a gravity fed system.

C9 Drainage

(Inspection covers within the boundaries have been lifted where visible and possible (except in the cases of flats and maisonettes). This is to facilitate a visual inspection. The drains have not been tested and it is not possible to comment on hidden areas. Where the drainage systems have not been traced, it is assumed that the drains are connected to the main sewer, or an alternative and acceptable means of disposal.)

We were able to locate one manhole chamber within the curtilage of the property, which ideally requires cleaning and when questioned, the owners have confirmed that they have had no problems with the drains since they moved in. Please be aware that the septic tank which is some distance from the subject property is within shared ownership with four other properties i.e., 5 users in total. We understand that the lady living closest to the septic tank arranges for the tank to be emptied on a quarterly basis and the account is sent to the subject property for approximately £26. These costs may obviously vary, although we provide this information for budgeting purposes.

**D INTERNAL
CONDITION**

**Room:
Entrance Hallway**

SCHEDULE OF ACCOMMODATION

Ceiling:

Plastered with ornate ceiling rose and cornicing.

Floor:

Recently tiled with high quality ceramic tiled floors.

Wall:

The front and side walls are modern with the porch being an extension. The rear wall abutting the main accommodation is original and has been over painted with bitumen. This was originally the external front wall to the school. The ceiling recess within the built in cupboard is actually the underside of the valley gutter between the two roof pitches. No signs of leakage were noted.

Other:

None.

**Room:
Inner Hallway**

Ceiling:

Plastered with access hatch to roof. Ornate coving.

Floor:

Original Minton tile floor (which runs through into the kitchen). Visually this is in fair repair though with some inevitable wear and tear which one should expect for the age of the property. No significant moisture readings were evident at tile joints. You should, however, be aware that these tiles are often laid onto blinded earth without the benefit of a damp proof membrane and it may well be in the future there will be some damp, firstly around the tile joints and eventually through the tiles themselves, though no essential attention is however needed at this present time.

Wall:

Walls are plastered and part timber panelled at low level for cosmetic purposes.

Other:

None.

**Room:
Front Sitting Room****Ceiling:**

The original roof structure including the main truss has been exposed as a feature. Between the exposed rafters polystyrene lining has been installed, presumably for insulation purposes. Whilst this may help to prevent heat loss it is perhaps a little unsightly and inappropriate and also a potential fire hazard.

Floor:

The floor is carpeted. Where corners could be peeled back this is in replacement floor grade chipboard (i.e., suspended timber construction). Some minor deflection was noted, though no high moisture readings were found and overall the floor is in good condition. There is a tiled hearth just in front of the fire with some impact damage and cracking, though remaining in serviceable order.

Wall:

Walls are, to the vast majority of areas, panelled in what appears to be oak, installed by the current owners at the time of conversion approximately 18 years ago. This is in good order though prevented a direct inspection of most wall surfaces. There are some plastered sections remaining at high level which are suffering from cosmetic cracking and additional cracking was noted on the gable end where purlins are mounted in the wall, possibly being indicative of some historic minor settlement.

Other:

There is a feature brick chimney breast with large open fire grate utilising solid fuel (wood). Some of the tiles to the hearth are damaged and broken. Replacement is advised.

There is a corner cupboard containing the consumer unit and two range of trip switches for the electrical system. PVC cabling and earth cabling was noted. We understand the electrical system was re-wired 18 years ago when the property was converted, though has not been tested since. Current recommendations call for electrical tests every five years. Consequently we strongly advise a test on the electrical system, prior to exchange of contracts.

We note some evidence of weeping to the pipework adjacent the radiator in this room.

**Room:
Kitchen****Ceiling:**

The ceiling in this room is of two levels. The lower section has a large central ceiling beam with some shakes (horizontal splitting). This appears to be mainly historic. There are ceiling rafters visible mounted into this beam from either side. In between there is a boarded ceiling with some cosmetic cracking noted and there are patches indicative of previous moisture leakage. However, there are no signs of this being recent and again no further investigation is considered essential.

The higher ceiling section is of older plasterwork again suffering from some cosmetic cracking and general unevenness which is not unusual in a property of this age. No major defects were found.

Floor:

The floor to this room is mostly a continuation of the Minton tiles found to the inner hallway and in similar condition. The same comments apply. We note some areas of surface cracking. Part of this floor appears to be of concrete and is, in places, cracked. This section has a painted finish to try and match original tiling. If the kitchen is to be re-fitted you should consider having the floor surface levelled.

Wall:

Walls are a mixture of solid and lightweight stud partition, all having a plastered finish. Again there is some cosmetic shrinkage cracking and other such minor damage, though no major defects exist. Part of the wall has been lined with timber panelling at low level, again for aesthetic purposes.

Other:

An old fireplace recess remains. This is now for cosmetic purposes only and has been closed off with a ply board panel. It contains an old solid fuel stove which is no longer in use and it should be checked whether this is to remain.

Kitchen units remain which are serviceable, though inevitably suffering from some wear and tear. These could be upgraded.

An old radiator remains.

**Room:
Hallway and Landing****Ceiling:**

Again there are exposed beams and inset plaster panelling. Some cosmetic cracking noted, though no major defects found.

Floor:

The ground floor section is suspended timber with stairs up to the main landing area. Again finished in suspended timber.

Wall:

Walls are all of stud partition with timber panelling provided at low level for cosmetic purposes. Some minor cosmetic cracking, though no major defects were noted

Other:

None.

**Room:
Main Sitting Room****Ceiling:**

Plastered with exposed beams. There are some signs of leakage, though this appears to be historic, however, this was not directly accessible for inspection. Some cosmetic plaster cracking was noted and again there are polystyrene ceiling tiles as to the small front sitting room, the same comments apply. The front and rear cross beams have been restrained with a large cast iron tie rod. There were some shakes noted, though no signs of loss of structural integrity.

Floor:

Floors are part carpeted with exposed parquet section to the corner. No signs of undue deflection or damage were evident.

Wall:

Walls are largely timber panelled and in good order. Where there are exposed wall surfaces these appeared satisfactory.

Other:

We would draw your attention particularly to the ornate glassed lead lights which have been maintained as a feature of the property. One of these (by the corner) has some staining at high level which again is indicative of previous leakage. There is a solid fuel log burning stove operating via the rear chimney stack. The flue will require sweeping on an annual basis to remove any accumulating soot deposits.

Room:
Rear Hallway

Ceiling:

Plastered with exposed beams. Again there are some signs of staining and cosmetic cracking.

Floor:

The floor is painted. Boards are of suspended timber and in fair condition.

Wall:

Walls are stud partition again with cosmetic timber panelling.

Other:

None.

Room:
Master Bedroom

Ceiling:

Again with exposed timbers and roof truss with restraining rod. Once more there are some shakes to timbers, though this appears historic. Exposed ceiling surfaces are suffering from some cosmetic plaster cracking. Again there are some polystyrene sheets installed. There are some issues with regards to condensation on the ceiling beams, the staining from which can be noted. This may be caused, in part, from the shower to the corner of the room as there is no extractor fan.

Floor:

There is a split level floor to this room, part of exposed timber boards and part of raised parquet style tiling.

Wall:

Walls are of solid and stud partition construction. There are some areas of plaster cracking around the main roof beams and also some areas of general unevenness to the plaster finish which could be improved.

Other:

The raised section of the room contains some sanitary ware which is a little dated including a panelled bath, wash hand basin and shower with swing doors. This again is a fairly dated unit as is the tiling. An attempt has been made to make this into a wet room by the installation of non-slip flooring to the shower, though we note the water run off is poor and there is some condensation to tiles and localised deterioration to the timber and door step. Sanitary arrangements are quite dated.

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Room:
**Bedroom Two (with
en-suite)**

Ceiling:

Plastered again with exposed beams. Some cosmetic cracking noted.

Floor:

Suspended timber with carpet covering. The floor has dropped towards the front corner of the outside wall of the room. There is no significant deflection and this may have occurred due to shrinkage of the floor panel. No major defects were noted.

Wall:

Again being timber panelled to a significant height. Exposed plasterwork is in fair condition.

Other:

An old radiator remains. We note the window frames have, in part, rotted through from outside.

Room:
**En-suite Shower
Room**

Ceiling:

Again with exposed beams. Inserts of polystyrene sheeting.

Floor:

There is a limed timber floor for cosmetic purposes.

Wall:

Other:

Sanitary ware has been provided which is satisfactory, though again perhaps a little on the dated side, however, this appears to remain functional.

Room:
Bedroom Three

Ceiling:

Plastered with exposed beams. Again in reasonable order.

Floor:

Suspended timber and in fair repair.

Wall:

Solid and partition. Generally in good order.

Other:

None.

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**Room:
Main Bathroom**

Ceiling:

Plastered with exposed beams, part insulated with polystyrene.

Floor:

Suspended timber in floor grade chip boarding.

Wall:

Solid and partitioned being part tiled and decorative timbered and painted.

Other:

There is a particularly large four seater Jacuzzi which we understand from the owner is not currently in working order. This is something of a hazard even when empty due to its size. There is a vanity wash hand basin and high flush w.c., together with shower cubicle without extractor fan. The shower cubicle is leaking at the screen. As high moisture readings were noted to chip boarding immediately adjacent, the screen should be re-sealed/replaced as appropriate. Sanitary ware overall is now quite dated.

There is an old radiator. There appears to be some staining from possibly leakage of the high flush cistern to the w.c., however, this was tested and is now dry.

**Room:
Boiler Room**

Ceiling:

Low ceiling surface with artex finish panelling.

Floor:

Suspended timber.

Wall:

Solid and partition being plastered.

Other:

This room contains a power pack for the shower to the main en-suite. There is a cupboard housing the oil fired boiler. We understand this is serviced at 12 monthly intervals and there should be a suitable test certificate available accordingly.

Basement:

The entrance way has been boarded out with part exposed brickwork and solid floor. There are hatches giving access to the underside of the staircases timber framing.

Room:
Gym Room

Ceiling:

Plastered with some cosmetic cracking.

Floor:

Solid finished in carpet tiling.

Wall:

Studded over dry-lining with part brickwork and multiple mirrors.

Other:

None.

Access Basement

Compartment One:

The original floor is at high level. We note an air brick has been installed providing suitable ventilation and this should be left fully open. There is access to the under floored area. It can be seen that new floor joists have been installed along with the chip boarding. Electrical cabling within this area is a little messy being unsecured and hanging down.

Compartment Two:

This compartment has a concrete floor and is below the level of the original flooring. Once more replacement floor joists and the underside of the ply floorboarding can be seen. This area is also part taken up with soil waste pipes and the underside of the Jacuzzi bath which appears adequately supported. Once more electrical cabling is hanging loose. We note that part of the floor has rotted away. Visual evidence suggests this has been attributable to previous dry rot attack. Some sub-floor timbers which are left sitting on the slab beneath the original floor boards are suffering from fungal growth with potential therefore for further rot attack. The effects of dry rot can be significant and this can be expensive to cure. Consequently we feel bound to advise further investigation by a damp and timber specialist to advise on the best course of action which may necessitate removal of the remaining floor and sub-floor timbers. The introduction of further air bricks to cellar compartments in general is advisable in order to increase circulation and minimise potential or future decay and rot.

We also note that some copper pipe runs do not appear supported and are sagging under their own weight. The provision of suitable support of brackets or similar is advised.

We note staining to timbers below pipework to the en-suite and high moisture readings were noted. Further investigation and repair is required. There is further leakage around the waste pipe leading to the soil stack from the main bathroom.

**D1 Roof spaces
(See paragraph C2. It should be noted that the inspection of the roof space is confined to details of design and basic construction. Individual timbers have not been examined for defects although where defects have been observed as part of the general examination, such defects are noted in this report.)**

You will no doubt be aware that ceiling clearance from the upper landing area was approximately 14ft. The existing owner provided us with extended ladders. We viewed the roof void from the hatchway as we felt it was too dangerous to enter the roof void due to the position of the hatchway, adjoining roof timbers and the fact that the roof void has been insulated effectively obscuring all ceiling timbers. When viewed with a strong torch the timber sub-structure is of typical queen trussed design having substantial timbers. Much of the cement torching below the roof tiles is still in-situ indicating the quality of the roof covering. From the hatchway no major defects were evident to the timber sub-structure. We also closely inspected all timbers within reasonable viewing distance of the hatchway and this revealed no signs of any woodworm infestation. This does not mean to say, however, that woodworm do not exist in concealed areas, although we nevertheless bring this to your attention. We noted approximately 6"-8" of insulation to the roof void floor which is generally considered inadequate by modern standards. Modern regulations now recommend a minimum of 10" of insulation is installed within all roof voids (200mm). You may well wish to attend to this in the future and will, therefore, not comment upon this item further.

Bell tower timbers, pulley cords etc were also noted and we understand from the owners that the bell still works. Some droppings were noted around the hatchway which is an indicator of either mice or bats. We are of the opinion that there is the likelihood of bats within the roof void, although this in itself is not a defect. Bats are a protected species and under the Wildlife & Countryside Acts they cannot be tampered with but they will remain perfectly harmless. We are informed that the cold water and central heating header tanks are mounted in the small roof void accessed off the sitting room. You will note at high level that there is an oak panel screwed tightly to the wall and it is beyond this where the tanks are in-situ. We obviously have not inspected this as this involved removal of the hatchway.

The second roof void in the kitchen gives access to a small eaves space with no roofing felt over. Some of the cement torchings are still in place. There is access to the pulley system for the school bell. Insulation levels are reasonable.

The third roof void is accessible off the entrance lobby giving access to a boarded and timbered ceiling. This was the original room height at this point. The hall ceiling surface is false and has been provided purely to reduce ceiling levels.

D2 Ceilings

Ceilings are for the most part in fair repair for their age or the ceilings inevitably are suffering from some surface cracking and there are a number of areas of moisture staining indicating previous leakage has occurred. Not all of these are accessible to be checked with a Proti meter (electronic moisture measuring instrument). Surface cracking etc would benefit from attention, though is not considered to be essential.

Where polystyrene lining has been provided to help prevent heat loss, this will be of limited effectiveness and is a little unsightly.

D3 Walls and partitions

Walls are a mixture of solid and light weight stud partition installed to subdivide the large original school rooms to create more bedrooms etc. As with the ceilings there are old areas of plasterwork which is to be expected and there are some areas of cosmetic damage. However, no major defects or problems with wall surfaces were noted.

D4 Fireplaces, flues and chimney breasts (It is not possible to indicate the condition of flues or presence of flue liners. No assumption should be made as to the practicability of using the chimneys. It is recommended that any flues should be swept prior to occupation.)

The feature tall brick chimney breast to the living room contains a solid fuel tile grate which is suffering from some surface cracking and these tiles ideally require replacing.

To the kitchen there are the remains of an old chimney breast housing a solid fuel stove (not in use with no flue attachment).

To the living room there is a solid fuel burning wood stove which was in use at the time of our visit. This appears in satisfactory order.

D5	Floors (only the surface of floors which are not covered have been inspected but accessible corners of any coverings were lifted where possible to identify the nature of the surface beneath.)	<p>Ground floors are a mixture of solid and suspended timber. Solid floors are satisfactory, though with some cracking to the solid floor in the kitchen, particularly the replacement concrete section which has been painted to bear a fairly basic resemblance to surrounding Minton tiles. If you intend to re-fit the kitchen, which we believe is the case, you are well advised to have this floor levelled and a more suitable up to date tile finish provided incorporating a damp proof membrane as existing Minton tiles are likely to suffer from dampness over longer term. Some replacement suspended timber floors have been providing floor grading chip board. These can be seen from below in the basement compartment.</p> <p>The old original school timber floors remain in the basement also. As already stated in places these are suffering from rot attack which appears to be a form of dry rot. Whilst our inspection indicates that this is currently dormant, it is potentially very destructive and should this start to grow it will undoubtedly cause significant problems. Consequently we consider it essential that a timber specialist report be obtained prior to exchange of contracts.</p>
D6	Dampness	<p>The property is generally free of any significant problems regarding rising and penetrating dampness and no essential attention is needed at this time.</p>
D7	Woodworm, dry rot and other timber defects	<p>No signs of any woodworm beetle infestation were found, though may well exist in hidden areas which would not be unusual in a property of this type and age. If any active infestation is found you should contact us so we may advise accordingly.</p> <p>We would again reiterate our comments regarding the apparent dormant dry rot to one of the basement compartments underneath. It is essential for further investigation prior to exchange of contracts by a BWPDA registered damp and timber specialist. You should budget for any necessary works.</p>
D8	Internal joinery including windows, doors, staircases, built-in fitments and kitchen fittings	<p>The property was clearly modernised and re-fitted around 18 years ago, though in truth little appears to have been done since. Consequently the standard of internal joinery in terms of kitchen fittings, doors etc is now starting to look fairly dated and would benefit from some upgrading.</p>
D9	Internal decorations	<p>The property is reasonably well decorated. We assume you will, however, wish to redecorate to your own personal taste and therefore will not comment further.</p>
D10	Cellars and vaults	<p>Please see our earlier detailed comments regarding basement rooms. Generally these remain serviceable and there is potential, due to floor levels, to turn these into habitable rooms, though costs of this will be expensive.</p>

D11 Thermal insulation

Levels of thermal insulation to the roof void would benefit from upgrading. In particular various rooms which have been exposed up to ridge height will be particularly susceptible to heat loss and the levels of polystyrene provided between ceiling beams will be of minimal benefit.

D12 Services

(No tests have been carried out. Only significant defects and deficiencies readily apparent from a visual inspection are reported. Compliance with regulations and adequacy of design conditions or efficiency can only be assessed as a result of a test and, should you require any further information in this respect, it is essential that you should obtain reports from appropriate specialists before entering into a legal commitment to purchase.)

D12.1 Electricity

Mains electricity is connected. The meter and consumer unit etc are located in the front sitting room cupboard. Over cabling and PVC cabling could be seen and there are shuttered power points throughout. No major defects to the electrical system were evident, though we understand that following the re-wiring works around 18 years ago, no upgrading/testing has been undertaken since. Consequently the system will need some upgrading to comply with current IEE Regulations. We strongly advise a test on the system be obtained from an NICEIC registered contractor prior to exchange of contracts.

D12.2 Gas

Mains gas is connected. The meter appears satisfactory with no major defects noted.

D12.3 Plumbing and heating

Water tanks are not accessible. Visible elements of the plumbing system appears satisfactory for the most part with some evidence of minor leakage around a number of radiator valves.

The sanitary facilities do appear to be suffering from some leakage as staining and high moisture readings were noted to the visible floor timbers beneath the bathroom and en-suite in the cellar. This is likely, in part, due to just wear and tear on the now fairly dated sanitary arrangements, which would benefit from upgrading. Attention is, however, advisable if these are not to be immediately replaced, in particularly to the leaking shower screen.

Central Heating

Central heating is provided by an old fire boiler which we understand is serviced annually by an appropriately qualified heating contractor and this should be continued.

D12.4 Sanitary fittings

Sanitary fittings are now fairly dated. The arrangements in the main bedroom in particular is a little unusual. There is also a problem in this room with condensation due to the lack of an extractor fan in the shower. Upgrading of sanitary ware is strongly recommended.

BUILDING SURVEY & VALUATION

THE SURVEY

D12.5	Other facilities	None.
E	COMMON PARTS AND SERVICES	Not applicable to this property.
E1	Extent of inspection	N/A
E2	Condition of common parts	N/A
E2.1	External	N/A
E2.2	Internal	N/A
E3	Common Services	N/A
E3.1	Water and heating	N/A
E3.2	Lifts	N/A
E3.3	Security system	N/A
E3.4	Fire escapes	N/A
F	FURTHER ADVICE AND VALUATION	
F1	Road and footpaths (Including side and/or rear.)	Fully made up.
F2	Matters apparent from the inspection which should be checked by legal advisers	
F2.1	Rights of way/ easements/ servitudes/ wayleaves	None apparent.
F2.2	Road agreements	N/A

F2.3 In the case of flats, etc., a properly formed management company	N/A
F2.4 Drains/ sewers liability	N/A
F2.5 Other (eg. significant planning or highway proposals if known. Suspected contravention of building regulations, possibility of enforcement action and breach of likely planning permission.)	We are not aware of any proposals affecting the property from a Planning or Highways point of view.
F3 Matters that might materially affect value, and any further advice	We would refer you to the provisions of the Party Wall etc Act 1996. The Act defines a party wall as one which stands on the land of two Owners or one which encloses buildings of different Owners eg: a dividing wall between adjacent terraces or semi detached houses and fire check walls within a roof void. Where you intend to undertake any works to such a wall, even just your own part, you must first serve Notice upon the other Owner not less than two months before the work is proposed to be commenced specifying the name and address of the Owner of the building, details of the proposed work and the date it is intended to start. There are further complicated elements of the Act, and the party upon whom the Notice has been served may withhold consent and also has the right of appeal. In this event a dispute will arise which can be resolved by appointing an independent Chartered Surveyor to settle the matter. Should you require further information relating to this, we would recommend that you contact your Legal Adviser.
F3.1 In cases of flats, apparent management problems	N/A
F3.2 Obvious evidence of serious disrepair/ potential hazard to the property	We would particularly refer you to our comments regarding dry rot attack and the need for further investigation by a BWPDA registered damp and timber specialist, prior to exchange of contracts.
Radon Gas	N/A

F4 Matters regarding the condition requiring immediate attention / investigation (You are advised to obtain estimates of the cost of dealing with any matters referred to here before committing yourself to purchase.)

Tests on the electrical system should be obtained from an NICEIC registered contractor prior to exchange of contracts.

Within this Survey report we may have advised you to obtain advice from Contractors or Specialist Firms. Whilst this may take some time, we feel it is essential that any necessary reports / quotes be obtained prior to exchange of Contracts. Should you require any assistance relating to finding Contractors then please feel free to speak to the Surveyor who prepared this report.

It is not possible for us to obtain the necessary reports on your behalf when carrying out our inspection as we are obviously not aware as to any further investigations that will be necessary before we inspect the property.

F5 Maintenance Considerations

As with any property there will be the need for some routine maintenance and repair. In particular you should budget for attention to the following:

1. Roof coverings will require some ongoing attention including valley gutters and chimney stacks.
2. Rainwater goods require repair at this time where corroded and leaking. Although expensive, future replacement must be budgeted for.
3. Some re-pointing up of external walls is needed in numerous areas.
4. External joinery is suffering varying degrees of decay and rot and you will need to budget for comprehensive overhaul and in some cases replacement.
5. There is potential for upgrading of internal fittings and sanitary ware.
6. Install a protective cage over the boiler flue.
7. Boundary walls to the front require repair.
8. Trees in the rear garden require lopping and pruning.
9. The tennis court will require re-laying.

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F6	BUILDINGS INSURANCE	
F6.1	Estimated current reinstatement cost in its present form (unless otherwise stated)	<p>(This reinstatement figure must not be confused with the valuation at F6.) (Including any garage and/or outbuildings, site clearance and professional fees, excluding VAT, except on fees.)</p> <p>The property should be insured for a minimum figure of £220,000 (Two Hundred and Twenty Thousand Pounds).</p>
F6.2	Approximate total external floor area of dwelling	2,000 sq ft (186sq m)
F7	Open Market Value	(With vacant possession, excluding any development value otherwise stated, and excluding the value of carpets, curtains and other sales inducements.)
F7.1	In its existing state	<p>Taking into account the current market conditions, together with the situation, nature and condition of the property, we are of the opinion that the open market value is reasonably reflected in the sum of:-</p> <p>£480,000 (Four Hundred and Eighty Thousand Pounds) is a reasonable reflection of the current market value and takes into account the need for general maintenance and cosmetic upgrading now needed. There may, however, be some scope for renegotiating the price depending upon the outcome of specialist reports i.e., damp and timber specialist report which is required prior to exchange of contracts.</p> <p>Upon obtaining estimates for works contained within this report, if these become excessive or further works are uncovered from carrying out invasive investigations, then we suggest you renegotiate the purchase price and we reserve the right to alter our valuation under these circumstances.</p>

**BUILDING
SURVEY
& VALUATION**

THE SURVEY

This report is provided on the terms set out in the Standard Conditions of Engagement for The Royal Institution of Chartered Surveyors / Incorporated Society of Valuers and Auctioneers Home Buyers' Survey and Valuation. I certify that the subject property has been inspected by me, that I valued the property and that I prepared this report.

.....
[Signature of Surveyor]

[Name of Surveyor (and professional qualifications)]

ROBERT JONES BSC DIP ESTMAN MRICS

[Date of report]

14th February 2006

[On behalf of (name and address of organisation)]

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BUILDING SURVEY & VALUATION

THE SURVEY

EXAMPLE OF DEFECTS FOUND IN THE SUBJECT PROPERTY



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