ABODE SURVEYORS LIMITED

BUILDING SURVEY
of

Great Oakley Village Hall
Harwich Road
Great Oakley
CO12 5AD

Ref: DEB/BS1601C

Prepared by

Abode Surveyors Ltd
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On behalf of

Cllr Nick Daniels
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Date of Inspection: Tuesday, 10th May 2022

CONTENTS

9.0 MATTERS FOR YOUR LEGAL ADVISORS ATTENTION

9.1 Statutory
9.2 Party Wall Etc. Act 1996
9.3 Rights of way, easements and shared services

10 ADDITIONAL SERVICES (Only arranged/provided if specifically instructed)

10.1 Valuation
10.2 Definition
10.3 Insurance re-building cost assessment
10.4 Testing of services, i.e. electricity, gas, water, heating
10.5 SAP Rating report
10.6 Feasibility studies (i.e. advice on alterations and extensions)
10.7 Scale plans
10.8 Security issues
10.9 Further investigations

1.0 INTRODUCTION

1.1 Scope of instructions

Instructions

We are acting on instructions to provide a report on the overall condition of the property. Our instructions were confirmed in writing by Cllr Nick Daniels on 21st April 2022. A copy of our agreed Conditions of Engagement indicating the extent and limitations of our inspection, duly signed, is appended to this report.

This Report is for the private and confidential use of Cllr Nick Daniels for whom the Report is undertaken.

1.2 Index

For convenience the Report is arranged under the headings indicated on the Contents page.

1.3 Property Address

Great Oakley Village Hall
Harwich Road
Great Oakley
CO12 5AD

1.4 Date of Survey

Our inspection was carried out on Tuesday, 10th May 2022.

1.5 Weather

At the time of our inspection the weather was generally dry and clear. Our inspection followed a period of generally similar weather.

1.6 Limitations of inspection

The property was fully occupied for village hall purposes with floors finished to a combination of varnished wood, laminate and lino. No floorboards were lifted.

Access to retained roof space, (largely above the main hall), was limited via the suspended ceiling framework incorporating various fibre panels. We have commented where practical.

The foundations were not exposed at the time of our inspection and we are unable therefore to comment upon their type or condition. Nevertheless, a careful inspection was made of external and internal walling, both visual and with the benefit of a hand level where considered appropriate, for signs of any structure or ground movement. Any inferences drawn and comments made are based upon such inspection. Where appropriate, recommendations are made for further investigation.

We are not instructed to carry out tests of the service installations and any comments contained in this Report regarding their condition or operation are of a general nature only based upon a cursory visual inspection of such services. Further tests will be required by appropriate specialists if assurance as to the condition or capacity of services is required. We have, however, lifted the covers of drainage inspection chambers where accessible within the curtilage of the property to inspect the foul drainage system as far as was possible.

1.7 Information relied upon in this Report

No specific information was provided.

2.0 DESCRIPTION OF THE PROPERTY

2.1 Type and Age

This property comprises a purpose-built village hall, presumably originally constructed in the 1920s/30s and since extended on a number of occasions to provide the current level of accommodation.

The property, as indicated, is utilised for village hall purposes which would appear to accord to the planning use to his locality.

As far as I am aware the property is neither listed nor occupies part of a Conservation Area.

2.2 Accommodation

Ground Floor: Hall, Foyer, Disability Cloakroom, Main Cloakroom (twin basins, twin WCs), Kitchen, 2 Store Rooms.

Externally: The property occupies an approximate L shaped plot with parking (presumably available on a diagonal basis on the drive to front) and additional parking close to the end of the drive. There is an area of grass to the rear of the building. There is an LPG storage unit incorporated to the left flank of the building.

Outbuildings: None.

Boundaries are apparently defined by a combination of reinforced concrete post to wire fencing and post and panel fencing.

2.3 Tenure and Occupation

We are advised that the property is occupied for Village Hall purposes which would appear to accord with the planning use for the area. It is assumed the interest is Freehold, free from unusual encumbrances.

2.4 Further Comments

Not applicable.

3.0 LOCATION

3.1 Location

The property occupies part of an established residential locality close to the centre of the 'linear' Settlement of Great Oakley. The majority of buildings surrounding are in residential use.

As far as we are aware, this building does not form part of a Conservation Area, nor is it listed as being of architectural or historical interest.

3.2 Orientation

Unknown.

3.3 The Site and Surrounding Areas

The site slopes slightly rear through to front with various fences as indicated provided by both reinforced concrete posts to wire fencing and post and panel fencing. It is presumed these delineate the boundary positions.

We have made no enquiries of public authorities with regard to Planning, Building Regulations approval, Highways or similar matters. These should be the subject of legal searches and enquiries by your Conveyancer.

The foundations to this property could not be inspected without considerable excavation and damage to the pavings. Your attention is drawn to the fact that the subsoil within this area is likely to be clay, interspersed with sand and gravel deposits, which will be susceptible to shrinkage during periods of exceptionally dry weather and a reverse action, known as heave, during wet periods (principally during the winter or when mature trees have been felled prior to construction). Whilst the foundations to this building have largely withstood this

tendency reasonably well, they would not penetrate the subsoil as far as would be recommended today. Note slight failure across rear/right flank.

There are various factors which can influence the foundations of a property; the principal being in this particular area, leaking drains/pipes, tree roots, water courses, undermining animals, i.e. badger activity. These are all factors that could damage without warning and added to this is the effect of extremely dry summer and winter periods which can affect the equilibrium of a property which has stood perfectly well for many years. It is for this reason that appropriate insurance within this area against the risk of subsidence and/or settlement is essential to maintain.

3.4 Local Factors

We have made no enquiries and have no knowledge as to whether this property was erected on or close to a landfill site. Where possible, your Legal Conveyancer should check as there is growing concern in matters of this nature where illegal dumping has led to unacceptable substances being found in non-approved sites which can become a health hazard. The liability for site cleaning operations will fall upon the owner.

3.5 Trees and Hedges

Trees etc. by their root action extract additional amounts of moisture from the subsoil and thus exaggerate the shrinkage tendency which can affect foundations and drainage installation.

It is recommended that trees and shrubs should not be planted closer to any property than their full grown height.

There are trees and hedges/or large shrubs within the grounds of this property. These are closer to the property than recommended and should be lopped and pruned and maintained on an annual basis at approximately two thirds their present height to avoid future difficulties. There is a more recent school of thought that indicates that the lopping and pruning back of trees close to buildings has no effect whatsoever as it does not reduce the water demand from the trees. It is therefore recommended that you take independent advice from an 'Arboriculturist' in this respect.

To safeguard your position you should ensure that appropriate comprehensive fire insurance policies include the clause for subsidence and settlement.

4.0 SURVEYOR'S OVERALL ASSESSMENT

4.1 Surveyor's Overall Opinion

The building is of 'hybrid' construction incorporating both timber frame walls, single skin brick and solid blockwork walls, all rendered to elevations. Roofs are pitched, part boarded under to corrugated asbestos sheeting with secondary

roofs both in mono pitched asbestos sheet and also finished to flat felt. Floors are largely solid concrete to ground but with some retained suspended timber sections to the rear. Despite the slightly flimsy nature of the construction, which would not adhere to current Building Regulation requirements, it has largely maintained its integrity structurally over the years, (allowing for some slight give and settlement issues, largely to the right rear).

Whilst the property would undoubtedly benefit from further refurbishment and upgrades, there may be restrictions due to the load bearing capacity of walls, roof structures and particularly given the probable shallow nature of foundations. As such, any improvements to the current structure and overall build may need to be largely restricted to improving service installations, possibly replacing some of the flat/mono pitched roofs to the rear and otherwise allowing for the practical and most cost effective continuation of the current function. Major works undoubtedly would quickly reach a 'watershed' point where complete demolition and reconstruction would probably be a better alternative.

Despite the above, we have no reason to assume that this particular building will not continue to provide basic accommodation for current or equivalent uses over the immediate/foreseeable future subject to appropriate checks, maintenance and some repairs and partial upgrading.

The installation of services and finishings has been partially updated, but it must be accepted that additional works are required.

There were no additional significant management problems that we could ascertain, but, to gain some likelihood as to the annual expenditure, we strongly recommend that you obtain the last three years' accounts which would give a better indication as to future expenditure.

It must be accepted that with any property of this age and character, a greater degree of care and maintenance will be required when compared with a more modern property. Regular inspections, particularly of the exterior to ensure that maintenance by way of attention to roof coverings, flashings, gutters, walls, etc., is essential and will reduce significant costs in the future.

As you will appreciate, the Regulations relating to the construction of all types of property changes over the years with improvements being made, principally, in respect of at the present time, thermal insulation, disabled access and other matters. This property therefore will not comply with what might be termed current regulations, but in some instances improvements can be made as has been recommended to bring it into line, but in other respects where constructional issues are involved this would not be possible without considerable expense.

This Report should be construed as a comment upon the overall condition of the building, the quality of its structure and not an inventory of every minor defect, many of which would not significantly affect the value of the property as a whole.

4.2 Areas of Major Concern

There are no particular areas of concern relating to this property other than those which will be reported within the sections hereafter. Where recommendations have been given for further investigation by specialists, these should be put in hand and quotations obtained prior to the entering into of a binding contract for purchase.

4.3 Summary of Repairs

We set out below a general summary of repairs which will be required to bring the property up to an acceptable standard. This summary is for guidance only and specific reference should be made for each section of the Report. Where specialist tests have been recommended, these should be dealt with and appropriate specialists instructed to carry out an inspection and provide a report and quotation for the remedial work such that you are in possession of the full facts as to the likely costs involved.

These are as follows: -

4.4 Outlined Schedule of Repairs

1. **Electrical installations:** There are dated fuses and associated installations through this property. You should instruct a NICEIC electrician to inspect and advise in terms of further improvements. (This advice could run parallel to upgrades to heating, with consideration given to the possible installation of air-conditioning units throughout). Quotations should be obtained.

2. **LPG Gas supply and heating:** There is a gas cylinder located external within a panelled timber enclosure to the flank of the property. LPG services heaters within the main building. These appear to be of some age and should be considered subject to early removal, possibly replacing with an Air Source Heat Pump or more practically an Air-Conditioning system (as advised).

3. **Salt glazed drains:** These run across the rear of the property. Drainage runs were noted to be functioning at the time, although local damage and deterioration was evident at inspection chamber covers.

4. **Tarmac and hardstandings:** The majority of hardstandings (to drive and to parking) are laid to tarmac. Some damage and wear was evident, particularly at that end adjoining the Village Hall itself. The more extensive surface deterioration to this area is probably due to heavier parking use at this end. Aside from this, there is a concrete slipway to the right side leading to the front of the Foyer. This surface area is damaged and there is a shortfall in terms of available pedestrian access/hardstanding along that front and right flank leading to twin timber doors. Consideration should be given to

breaking up this area and re-laying whilst also introducing a pathway to that forward road facing elevation.

5. **Roofs:** The main roofs to this property are asbestos panelled (in the case of the hall, laid to timber boarding). There are secondary asbestos panel mono pitched roofs (to rear) and flat felt roofs, (in this instance above the foyer and to the left rear). Despite the presence of some moss and lichen growth, the main asbestos corrugated panel roof appeared to be in functioning condition with no obvious signs of failure or leakage. The mono pitched asbestos roof at the rear of this is however showing signs of more deterioration with extensive leakage to the underside and, likewise, failure along the edge where asbestos fascias apply. The felt sections of roof appear to be in fairly reasonable condition but we have been made aware that heavy rainfall does penetrate along parts, particularly fronting the property at its foyer. Taking into account the above, we would recommend that early replacement should be undertaken to the extended areas of flat felt roofing, as well as to the mono pitched low-lying corrugated asbestos roof to the rear of the hall. Replacement EPDM or equivalent, following checks to substructures, insulation and ventilation should be carried out.

6. **External doors:** There are twin PVC part-glazed doors to the property together with timber double doors to the forward right flank. There is failure evident to the double glazing to the front foyer door and extensive weathering and damage noted to the timber double doors. Replacement of these should be considered. The PVC door to the rear has suffered damage surrounding the frame, (possibly due to differential movement, given the varying type build of the walls at this junction at the rear of the building).

7. **Main walls:** The main walls to this property are a combination of 110 and 120mm timber frame and 100 and 200mm solid brick and blockwork rendered. The rear right corner appears to have dropped slightly with both internal and external fracture at 2-3mm width close to this point and out of alignment of the wall at its corner. Further damage has also occurred at the junction of the 200mm to 100mm brick block walls along the rear elevation of the property and adjoining the rear door. One or two hairline fractures exist on other parts of the rendered elevations. Damage should be cut out and made good before redecoration as part of monitoring to the locality. (Single brick elements are of particularly poor specification).

With the 120mm timber frame walls (largely defining the main hallway) these are clad internally in a thin ply. It may be appropriate to take out one or two sections of ply to get a better understanding of the quality and condition of timbers incorporated within that structure.

8. **Air-bricks:** Several air-bricks apply. Since the floor structure to the main hall has previously been re-laid to solid concrete, the air-bricks are clearly no longer in use. However, suspended floor sections

appear to have been retained to the right rear and air-bricks should be maintained clear to this locality.

9. **DPCs:** DPCs appear to be functioning, although we cannot identify the type and exact location given the extent of render.

10. **Chimney Stack:** There is a brick-built chimney stack provided with a single flue. This has a vertical crack running down the middle of it. The stack should be subject to careful repairs, (possibly when the rear roofs are renewed). Flues should be swept, checked and probably relined, dependent upon intended use.

11. **Kitchen:** Dated units apply throughout the kitchen, together with older style instant hot water appliance. You should budget to upgrade the kitchen units in their entirety, together with the hot water facility. Lino flooring could be improved upon and decorations upgraded.

12. **Suspended ceiling to main hall:** This is of a lightweight metal construction finished to fibreboard panels. Low levels of rockwool, or equivalent, insulation has been laid above this. Some damage was evident to fibreboard panels requiring careful replacement.

13. **External render:** As indicated, hairline fractures are evident to external rendered elevations requiring cutting out, making good and redecoration. You may wish to consider introducing a bell cast mould to the base of render at elevations (providing better separation at DPC and exposed lower brick course work), thus significantly improving rainwater runoff from external surfaces.

14. **Fencing:** Fencing comprises post and panel fencing together with reinforced concrete post and wire fencing. The fencing is in various states of disrepair and fairly extensive works are required to post and panel fencing prior to undertaking redecoration. Concrete posts should be monitored for any further decay.

15. **Trees:** There are at least four medium to large trees present within the grounds. These should be contained, as should hedges where located along the drive and to the front.

16. **Cloakrooms:** White goods appear to be sound but of some age. Until replaced they should be maintained appropriately. Where possible, improved access should be provided to the disability cloakroom located off the front foyer.

17. **Internal decorations:** These should be upgraded throughout.

18. The lawn to the rear would benefit from further levelling off, better maintenance and continued mowing. You may wish to introduce patio areas to this locality.

As previously mentioned should it be your intention to significantly upgrade the requirements of the current structure whilst maintaining much of the present

fabric, (say with increased load bearing in the introduction of vertical insulation panels possibly internal to the property), furthermore invasive checks should be undertaken to assess the load bearing capability of the current footings which were not explored at the time.

4.5 Further Investigations

Within this Report, further investigations will be recommended for specialist installations and, in particular the services, unless instructions have previously been given for specialists to be appointed on your behalf. We recommend the following further investigations be carried out: -

1. Instruct a qualified Arboriculturist to carry out an independent inspection and report upon the size and nature of the trees/hedge lines and their potential affect upon the property if they are to remain in their present position together with appropriate advice for annual pruning and maintenance.

2. Instruct a competent Gas Safe registered engineer (formerly CORGI) to carry out an independent inspection of the heating and plumbing installations and carry out their recommendations including improvements to replace or upgrade the installation as may be appropriate.

3. Instruct a qualified competent electrician to undertake an independent test and examination of the installation and carry out recommended remedial works to upgrade and improve the installation.

4. Instruct a licensed asbestos removal company to carry out an independent inspection, to test and confirm as to the extent of asbestos based products existing within the property and provide a quotation to eradicate any found and to replace same with non-asbestos based materials.

5. Instruct a Structural Engineer to supervise and specify any structural works/repairs to the property.

5.0 CONSTRUCTION AND CONDITION – STRUCTURAL FRAME, EXTERIOR AND INTERIOR

5.1 Construction Principals

This property is constructed in a slightly unusual manner, utilising a combination of single skin 120-150mm timber framed panelled walls (rough cast rendered), as well as rear additional sections of single brick (rendered) wall sections, together with 200mm brick, possibly blockwork, (to rendered wall sections). The link up of differing material types appears to have led to some differential activity along the rear elevation to this property further promoted by the weaker

consistency of the single brickwork structure which has succumbed to movement/subsidence issues to the rear right.

The supporting foundations cannot be inspected during an inspection of this nature without causing disturbance to pavings etc. and having on hand building operatives. It is often the case that the foundations would not penetrate the subsoil as far as would be recommended today to fully offset the effects of the shrinkable nature of the clay, which is a difficulty throughout this area, during periods of exceptionally dry weather or in particular where allied to other problems such as drain leakage, tree root encroachment etc., all of which affect the equilibrium of the subsoil. It is for this reason that some settling in of the structure occurs on a seasonal basis which is possibly occurring in this instance. This would be reflected in large cracks opening up in the structure which is caused by the subsoil shrinking away from the foundations and the weight of the building ultimately dropping down to fill the void which causes the cracking and distortion of the structure above.

The roof is constructed in, what appears to be, a fairly traditional manner utilising timber rafters, joists, collars and purlins, framed together standard to the time.

5.2 Structural Frame

Not applicable.

5.3 Main Roof Covering

The main roof slopes are covered with concrete asbestos corrugated panel sheets with matching ridge sections. There is a small amount of moss and lichen growth present. The main roof slopes surprisingly, given their age, appear to have retained their integrity with no obvious damage evident and no clear signs of leakage below the main hall.

As a short term proposition, it may be possible to retain this roof covering, although standard checks by an asbestos contractor are advised.

The main roof covering is laid to an underboard which remains a good quality product with no apparent major defects or repair requirements.

The secondary roofs to this property include a flat felt roof to the foyer that links to the rear left. There is also a rear section above the twin stores of low mono pitched concrete asbestos corrugated roofing adjoining the former. Whilst the felt roofing appears at first sight to be in reasonable condition we understand that it is prone during periods of heavy rain to water penetration, particularly along the front of the foyer section. The latter mono pitched corrugated concrete asbestos roof to the right rear is likewise prone to significant water penetration, both to the eaves, junctions and along much of the slope, again following periods of heavy rainfall. (Note in this instance patterns of staining to ceilings across both rear stores).

With the flat felt roof covering probably close to reaching the end of its practical life, together with clear evidence of failure to the rear corrugated roof sections, we would recommend that these secondary roof coverings be renewed as a matter of expediency in their entirety. There will be a cost implication in removing those parts of the asbestos roof to the right rear but if current removal and replacement works can initially be restricted to that section of roof only, that may keep costs down.

Works following removal should include checks to timber structures, boarding associated within, to insulation and ventilation where applicable. Renewal in possibly an EPDM or equivalent rubberised commercial finish should be considered to this part of the building.

Should it be your intention to replace the main hall roof covering in the short term, then again there will be a significant cost build-up in terms of removing the asbestos concrete corrugated roof sections, with replacement possibly to be considered in a light tile or equivalent finish.

As indicated, the main hall roof appears to have been laid on a traditional timber board underlining. This was often utilised before the inception of roofing felt and would have assisted, and continues to assist, in preventing the penetration of blown rain or snow into the roof space whilst also providing a generally sound sub structure to the present asbestos panel finish. Whilst it remains adequate for its purpose when re-covering of the roof is contemplated, the addition of a modern felt or plastic underlining would be appropriate.

Where the flat roof areas abut the main walls etc., the roofing felt has been carried up vertically and tucked into a joint. This is a vulnerable position for water penetration and a purpose-made lead cover flashing should be installed to reduce this risk.

5.5 Roof Construction

The main and secondary roofs are constructed utilising timbers along various designs including rafters, joists, collars and purlins framed together to the standard of the time (as seen within the main roof void above the hall). It is presumed that alternative rafters and joists have been utilised to mono pitched and flat roofed elements to the rear parts of the building (we are unable to see these sections). Shots taken within the main roof void above the hall would indicate that the structure appears to be generally sound with no obvious signs of leaks evident, nor decay present. There were of course restrictions to the extent of investigation undertaken given the presence of a suspended ceiling to this locality.

If recovering of any of the roofs is to be contemplated with a heavier tile, panel or membrane than currently exists, then additional strengthening works will undoubtedly be required to the structure. Further specific advice would need to be sought before carrying out such work as the Building Control Department of the Local Council should be involved. Specifications and overseeing of works would require Structural Engineer supervision, following more invasive checks of footings and main frame.

Within the main roof space there appeared to be retained elements of lighting, (no longer utilised), together with some Rockwool or equivalent insulation material. Where practical, excess loads should be removed and insulation maintained but at a limited load/depth. Check on fire compliance.

Although no evidence of any significant beetle infestation was noted within the limits of the inspection, such infestation is not uncommon in properties of this age and type. We cannot therefore discount its presence within the property. Woodworm/beetle infestation however is not considered particularly serious in a property of this age and type.

Owing to their enclosed natures we cannot comment as to the actual construction type of the flat and mono pitched roof sections to the rear. Assumptions have been made within this report.

5.6 Parapet Walls

Not applicable.

5.7 Chimneys

There is a single brick chimney stack to this property. This is currently suffering from a single vertical hairline fracture, running central through part of the brickwork. This damage will require careful repair when access is obtained as part of works to the adjoining roof slopes.

Should it be your intention to utilise the flue this should be swept, checked and possibly relined, dependent upon intended use.

In view of the height of the flue, this could not be inspected internally. In properties of this age the internal rendered lining becomes loose and friable and indeed missing in large areas. The flue should be swept on a regular basis, but, if large open fires are to be contemplated, an internal CCTV inspection would be recommended. As indicated it may prove necessary to line the flue with a patent method/double flue lining to ensure complete safety. This is an expensive operation.

The chimney pot appears to be in reasonable condition. As and when any works to the chimney are carried out, however, we would strongly urge that the cement pointing around be checked, any cracked or severely spalled and damaged pots replaced, and the cement appropriately angled to deflect all rainwater away from the centre of the stack.

When constructed, chimneys are required to be provided with a damp proof course to prevent water being drawn through the brick/blockwork and into the construction below. Where the chimney is centrally provided within the roof, there is usually ample space within the roof void for the construction to dry out but where on a flank wall, if the damp proof course has been omitted, it can lead to dampness internally. Unfortunately, without the aid of long ladders etc., it is

often not possible to ascertain whether a damp proof course has been provided. At the time of our inspection, there was no obvious difficulty in this respect.

5.8 Gutters and Rainwater Downpipes

The eaves gutters, together with downpipes, appear to be a combination of both fairly modern PVC, older original asbestos, with additional heavily over painted apparent metal products. There was deterioration noted at the 'overpainted' asbestos sections. Careful removal of asbestos product will be required under controlled conditions, with replacement, preferably in PVC/ Heritage range PVC product. It is essential that gutters are maintained, aligned, seals maintained and downpipes and runs retained clear of debris.

Following removal of the guttering itself some rot and deterioration to sections of board may be found requiring attention.

Note that fascia/soffits and barge boards are both PVC (possibly over cladding original timber), timber and asbestos panelling. Care should be undertaken in handling asbestos panelling.

Note previous comments with regard to failure along eaves and also along the mono pitched verge to the rear right of the property. The latter appears to be an asbestos product and should be removed as part of re-roofing to that element of the building under controlled conditions.

5.9 External Walls

The external walls to the property are formed with a combination of 110 to 120mm single skin timber frame, timber panelled to render, as well as 100mm single skin brick rendered and 200mm, presumed blockwork, rendered.

The timber framed walls appear to largely have retained their structural integrity, although we would suggest that one or two internal ply panels be temporarily removed to check the condition of the main framework.

Where single brick sections apply (to the right rear), these are a poor quality build and have suffered from a degree of settlement/slight subsidence movement, particularly to the rear right corner. Likewise, what appears to be differential related damage has occurred at the junction of the rear door where 200mm blockwork appears to meet the single skin 100mm brickwork. This has led to a weakening of the structure in this vicinity and additional overzealous use of the doorway may have accentuated this problem.

Repairs should be undertaken. Fracturing has occurred at the single skin brickwork both to the corner and at its junction with the blockwork. Any works or improvements to the locality should consider the current inability of that part the structure to sustain increased loading.

Where fascia soffits are asbestos-clad or lined with, they should not be drilled or sanded and ideally should be replaced by a specialist.

Where additional (possibly settlement or thermal related) hairline fractures exist to wider rendered sections of the property, these should be carefully cut out and made good prior to redecoration. Render in this instance comes in both a rough cast render form and level concrete render skim.

The introduction of a possible bell cast mould at the base of the rendered elevations would give improved separation to base brickwork and assist in pushing water away from the property. A building contractor should advise.

Where air-bricks exist at lower brick coursework, these largely appear no longer required, except for to the right flank where some sections of suspended floor appear to have been retained to one of the storerooms. In this instance they should be opened up and/or additional air bricks incorporated.

Several windows/doors have been altered, replaced or renewed, but we are unable to confirm the nature of any lintel, if any, provided. There is no evidence of movement or distortion suggesting that some form of support has been incorporated.

To avoid the effects of condensation dampness within the frame, it is essential to ensure that appropriate vapour barriers and breather membranes have been incorporated. Without causing damage to the structure this could not be verified nor could we confirm the existence and positions of wall ties between the timber frame and brickwork skin. Such an examination is not possible in any property of this nature without destructive testing.

Bearing in mind that dampness is the major enemy of the timber frame, we would not recommend any alterations being carried out or any sections of the inner lining being removed without seeking professional advice to ensure that vapour barriers etc. have not been interfered with.

As previously indicated, we have no means of inspecting the overall condition of the timbers and we cannot therefore comment upon this aspect of the structure (namely forming the main hall) other than to indicate that there was no evidence of any movement or distortion to suggest that the present construction is inadequate for its purpose. Checks behind one or two panel sections are however advised

5.10 Damp Proof Course

We are unable to confirm the position or type of damp proof course present, although it is likely to be a bitumastic felt or similar. The lack of damp noted within the property (excepting to walls, eaves and roof sections to rear) suggests that a functioning DPC is present. As previously indicated, the DPC's function could be improved upon by considering the addition of a bell cast mould at lower rendered elevations, close to the junction in and around where the DPC is usually found.

Where an additional barrier is required to upgrade or replace a DPC or equivalent near to the base of a wall, then cutting in of a solid DPC to form a

continuous barrier is advised. This should run with any damp proof membrane (DPM) incorporated within a solid ground floor. Parallel works may require insulation of vulnerable internal materials (like skirting), additional DPMs and air gaps together with low level tanking (possibly Newtonite or similar products) allowing a balance of water vapour pressure within a wall.

5.11 Floor Ventilation

The number of air bricks provided around the perimeter of this property to ventilate the retained sub-floor void is less than would be preferred and we recommend that additional brick/galvanised cast iron gratings be provided such that they are no more than 5'0" apart. This is particularly important where adjoining concrete floor sections will interfere with airflow and may leave still air pockets.

5.12 Internal Walls, Partitions and Party Walls

The internal walls are generally timber frame partitions, panelled and/or ply-clad but with some single brickwork utilised to the rear. Note previous comments in regard to earlier movement issues, particularly along parts of the rear of the property which are highlighted by internal hairline fractures, both to the corner and to the central point around the rear door. Local repairs will be required prior to complete redecoration to the interior of the property.

5.13 Fireplaces and Chimney Breasts

There is a single open fireplace to chimney breast retained off the main hall. The associated flue should be swept, checked and possibly re-lined dependent on intended use. The brickwork/tiled base appears to be sound.

5.14 Basements, Cellars

Not applicable.

5.15 Floors

The floors of the property are largely constructed of concrete, although there is a small, suspended timber section to the rear right storage room. The floors appear to be generally sound and are finished in a combination of timber within the main hallway and both laminate and lino finishes to much of the remainder. The timber flooring would benefit from revarnishing/continued maintenance. The retained lino should be upgraded.

It would appear that the original main hall did have a suspended timber floor which has since been replaced in recent years with the floor reconstructed solid, no doubt forming a layer of concrete on hardcore and ultimately serviced with a cement sand screed. Given these works, it is highly likely that a suitable DPM has been incorporated to prevent the passage of rising moisture. There is no suggestion at inspection of this not being the case.

5.16 Ceilings

The ceilings to the main hall are constructed from a suspended light weight metal grid, panelled out to fibreboard. Those to the remainder of the building appear to be largely plaster skimmed keyed to plasterboard.

There were one or two damaged fibreboard panels evident to the suspended metal ceiling and there are signs of damp penetration to the rear store elements of this building. Ceilings in these localities will probably require replacement following renewal to roof coverings to those areas.

5.17 Windows, Doors & Joinery

5.17.1 Windows

The windows to the property are generally PVC double glazed casement installations set to matching surrounds. These appear reasonably sound but many lack appropriate trickle vents and as such, one or two windows may need to be maintained, open half catch opening mechanism.

These windows should be maintained and cleaned regularly with the hinge opening mechanisms oiled and greased on occasion. You should budget to eventually upgrade, particularly bearing in mind double glazing failure to the PVC front door.

5.17.2 External Doors

The external doors comprise PVC part-glazed product to both the front foyer and to the rear, together with double timber panelled product to the forward right flank. The foyer door is showing signs of failure/damage to the double glazing, requiring either replacing to panels or complete replacement to the door. Associated PVC cladded elements within the frame and adjoining require replacement.

Both PVC doors and associated frames should be maintained clean with opening mechanisms oiled on occasion. Doors should likewise be maintained.

The twin timber doors to the front right flank are weathering and deteriorating to the point where they require replacement. The opportunity should be taken to upgrade access to these doors with the introduction of a pathway along that front right section.

5.17.3 Internal Doors

The internal doors are generally flush fittings. They are of a fairly poor quality design, lack full fire check application and should be replaced in the short term. Meanwhile they require some easing and adjusting and redecoration.

5.17.4 Staircase

Not applicable.

5.17.5 Joinery

General joinery including skirtings, architraves, cupboards etc., is generally satisfactory for its purpose although largely considered dated. Maintain decorations.

The kitchen is visually poor and dated and provides limited storage accommodation. The property would benefit if this area were refitted.

5.18 Wall Finishes and Decorations

5.18.1 Wall Finishings

The majority walls to rooms are finished with a combination of 2/3 coat plasterwork (several areas have suffered from cracking and the impact of adjoining roof failure, requiring repair), but with limited additional dry lined sections.

In addition the inner wall surfaces to the main hall appear to be finished to a plyboard which has been varnished. Despite the fact there were no obvious indications of damp penetration in this locality, we would advise that one or two small sections of ply be temporarily removed to check the condition of the main framework, with a view to also understanding the substructure type and condition below the external rendered elevations.

Other areas of internal wall are both drylined and plaster skimmed and should be overhauled, particularly (as previously mentioned) with regards to the cracking damage which should be cut out and made good prior to redecoration throughout.

There is wall tiling to both the kitchen and cloakroom areas. This requires upgrading as part of the general refurbishment and upgrading to decorations throughout.

5.18.2 Decorations

The external decorations have been fairly adequately maintained over the years but some redecoration will be required, particularly following making good to damaged rendered sections. Further works are anticipated.

The interior decorations are generally in reasonable condition dependent upon personal taste. It should be appreciated however that damaged, marked and faded areas will become apparent following removal of furniture and other fixtures.

There are fairly extensive decorations required (following relevant fabric works), particularly to rear storage rooms, following damp penetration to these localities.

In properties of this age it is possible that the remnants of lead based paint may remain beneath the present paint film. We are unable to comment on this aspect, but if the building is to be occupied by young children a health hazard could exist. If you require further advice in this respect, a sample of paint from various rooms will need to be subjected to analysis and an independent report obtained and if appropriate, the paintwork burnt or stripped off and the rooms redecorated.

5.19 Dampness

Random electronic moisture meter tests were taken around the perimeter of the interior of the external and partition walls which indicated that whilst those to the main hall were largely dry, the property has suffered from some damp penetration, largely at ceiling and roof level within the front lobby and to storage areas. Further works are anticipated to these localities following repairs to associated roof sections.

We would advise however that in properties of this age and character the damp proof course may be deteriorating and reaching the end of its useful life. In some future years a replacement of the damp proof course with an equivalent solid DPC (below timber floor plates in some instances) may be required. To be followed by additional making good and redecoration. In this instance, given the age and quality of the build it is more likely this would lead to complete reconstruction.

Where dampness becomes evident in the walls, deterioration of bonding timbers, timber lintels, etc. which are completely concealed behind the plaster could occur. Without opening up the structure we cannot advise further. Local intrusive checks at timber panels are advised.

5.20 Structural Movement

From the foregoing, it is evident that this building has undergone a degree of movement and distortion (largely affecting the rear additional structures). Within the limitations of this inspection it is hard to tell whether the damage is

continuous and probably the best way forward would be to make good the localities in order to monitor the progress of any movement.

The cracking and slight lean to the single brick rendered structure to the rear right storeroom suggests slight subsidence and settlement in or around its likely shallow foundations. The single brick wall type may have accentuated the related damage. A simple short term expedient maybe to either key in the walls using helical bar or equivalent binders or allow for and run with 'the give' by incorporating some form of expansion joint. The alternative would be more expensive foundation work, the cost of which could lead you to the conclusion of total demolition.

The damage in and around the rear door, (at what appears to be the junction of 200mm blockwork to 100mm brickwork) appears to be largely differential. Again this should be cut out and made good, redecorated and monitored.

It may be necessary (with persistent problems), to reassess the rear right structure to the storeroom, although creating an additional inner skin to this locality and thereby imposing additional loading to the already stressed footings may prove counterproductive. Note previous comments on 'water shed' to cost escalation leading to complete rebuild.

Subsoil conditions can change for a variety of reasons and these, together with the effect of global warming whereby possibly drier summers may occur which could exacerbate the shrinkage tendency, it is essential that you maintain appropriate insurance against subsidence and settlement in this respect.

Where deficiencies in the superstructure, roof, walls etc. have been reported and these are capable of remedy by normal building techniques, they have been set out within the various sections.

As you have gathered from the earlier comments and to reiterate, the rear of the property has suffered from some movement and distortion and from a single inspection we are unable to confirm that this has now ceased. It is possible that further local structural repairs need to be undertaken subject to a Structural Engineer's advice but initial making good, repairing and redecoration could be undertaken as an initial way of monitoring to the locality.

It is possible that your insurance policy may include a clause for subsidence and settlement such that a valid claim may possibly be made to which if successful would go a long way to meeting the costs. It must be stated that a clause of this nature often takes 2 – 3 years to resolve.

6.0 SERVICES

6.1 General

The following services were connected to the property – electricity, water and drainage. These were considered to be compatible with a property of this age but are dealt with in detail below.

6.2 Electricity Supply

Mains electricity is connected to the property. The meter and fuses are situated in the housing unit to the main hallway. Parts of the installation appear to be of some age and will undoubtedly require a NICEIC inspection as a matter of expediency.

This should be tied into possible consideration given to upgrading heating systems utilising air-conditioning or equivalent units. Such installations will undoubtedly impose additional load on the electrical installations, thus further requiring their upgrade.

As indicated the electrical installation is of considerable age and we have grave concern about its adequacy. As a minimum requirement, a test should be undertaken by a qualified electrician and his recommendations followed but at this stage we would anticipate that a complete/partial renewal is likely to be required which should comply with current Regulations.

The various water pipes throughout the property have not been connected to the earth supply as recommended by current regulations. Your electrician will advise further in this respect together with other improvements to upgrade the system to be more in line with current recommendations.

In various areas there are surface/very low electrical points and associated wiring. This is far from ideal and improvements by way of insetting the wiring within the plaster and renewing the sockets would be beneficial. Any work of this nature should be carried out by a qualified electrician but the present installation may also indicate that some amateurish work has been undertaken which must be checked.

It is currently recommended that all electrical systems be tested on a five yearly basis and when a change of ownership occurs for safety reasons. We would strongly recommend that such an inspection be undertaken by a qualified electrician who would prepare a report and recommendations of any remedial works which should be undertaken. Where external supplies have been provided to outbuildings, exterior lights, etc., these are prone to early deterioration and require inspection prior to use.

6.3 Gas

There is no natural gas connected to the property.

LPG gas is currently provided, with the tank providing the fuel source to heat the gas convector appliances within the main hall. Consideration should be given to upgrading heating installations possibly to an electric supply as the present convectors will require replacement and removal (as will the storage cylinder located close to the foyer to the front). A specialist contractor should inspect and advise in terms of any removal.

6.4 Water Supply & Plumbing

6.4.1. Cold Water System

Water is supplied to the property from the Company's mains and is piped throughout in copper pipes jointed with suitable copper fittings. The flow through the taps was fair, indicative that there is no undue blockage or furring up of significance.

Your attention is drawn to the fact that there does not appear to be a raised water storage facility with this property as the fittings run direct from the mains. Whilst this is of no particular detriment, it will mean that if the main is turned off within the road for any period of time, there will be no water within the property and you should be aware that when two taps are used simultaneously there will be a restriction in the flow. This could have implications with regard to the use a shower which would be required to be fitted with a good quality thermostatic valve as a minimum requirement. A plumbing engineer should inspect and advise, particularly in terms of the quality of supply and of the hot water installation to the kitchen.

6.4.2. Sanitary Fittings

Various cloakrooms are provided with WCs and basins. They appear to be sound but with white goods and tiling being of some age. You may wish to upgrade in due course. The disability access to the cloakroom off the foyer appears to be somewhat narrow and may not prove fully compliable with current requirements. This may however prove difficult to rectify, leading to increased pressure over the mid to long term (bearing in mind structure type, issues etc.) to totally replace the entire building.

6.5 Private Water Supplies

This property is connected to the mains and, to the best of our knowledge, does not utilise any other supply.

6.6 Heating & Hot Water Installations etc.

6.6.1. Central Heating & Hot Water

As indicated, central heating is largely provided off convertor style gas appliances located to the main hall. These appear to be of some age and will probably require early replacement. Your heating engineer will advise.

6.6.2 Air Conditioning

None provided within this property.

6.7 Foul Water Drains

The drains are constructed of salt glazed stoneware pipes and run from the various gulleys, soil and vent pipes, etc. and connect to a series of manholes running across the rear of the property. The drains then presumably discharge into the Local Authority sewer in the road to front. The drains appeared to be operating adequately. One or two inspection chamber covers were noted to be slightly damaged and rusted over, requiring replacement. Drains should be checked on a regular basis, particularly bearing in mind the proximity of nearby trees.

It is recommended that all drains and gulleys, etc. be rodded and flushed through periodically to ensure that no solid matter is retained and to prevent potential blockages. Where trees are close to the drains their roots often penetrate the system and can lead to major problems, distortion of the pipes and blockage. If after rodding the drains such a blockage is located, it will be necessary to contemplate undertaking a closed circuit TV inspection to ascertain the precise cause and position of the difficulty to enable repair or renewal of sections of the drains. Without a closed circuit TV inspection such damage cannot be confirmed.

The various gulleys around the property are in reasonable condition, but should be cleaned out, the interior re-rendered where necessary, the grids overhauled or replaced where defective and ideally the waste pipes extended and fitted with shoes to discharge directly over the grating.

In view of the age of this property and the fact that a shared probably drain exists, it is likely to be considered a public sewer under the terms of the Public Health Act 1936. The liability for repairs and maintenance would therefore be significantly reduced as the Local Authority should remain responsible.

6.7.1 Surface Water Drains

The rainwater pipes discharge into gullies or directly into the ground. We believe the drains may connect both to the sewer run of and to soakaways within the garden area, but this could not be verified. Your attention is drawn to the fact that soakaways do have a limited life as they become silted up and may require renewal after 15 or so years. We are unable to comment further without the undertaking of extensive excavations.

Where several rainwater pipes discharge into the foul water gulleys this method of disposal, although not condoned by the Local Authority, should work adequately.

6.8 Private Drainage System

Not applicable.

6.9 Other Services

6.9.1. Security Alarms

No checks were undertaken. As far as we were aware there is no active security alarm fitted to this property. The provision of such a facility is beneficial and can lead to a reduction in insurance premiums.

6.9.2 Smoke Detectors

Current regulations require that new properties are provided with a smoke detection system connected to the mains with a battery back-up installation. The provision of such an installation in any property is to be recommended and we would strongly urge that it be provided in this instance.

6.9.3 Vacuum Cleaner System

Not applicable.

6.9.4 Stairlifts/Handicapped Hoists

Not applicable.

6.9.5 Remote Control Garage Doors

Not applicable.

6.9.6 Warden Control Systems

Not applicable.

6.9.7 Entry-phone System

Not applicable.

6.9.8 Communal Lift

Not applicable.

6.9.9 TV and Radio Installation

Not applicable.

7.0 ENVIRONMENTAL & OTHER ISSUES

7.1 Orientation and Exposure

This property is situated within a residential area and is not considered to have any specific difficulties with regard to wind exposure or specific frost pockets which could affect the property.

7.2 Thermal insulation and Energy Efficiency

It may be possible to contemplate additional insulation provided to internal wall sections, although there may be a bearing on the structural capabilities dependent on the quality of foundations. Further invasive checks would need to be undertaken before consideration is given to insulating either the interior or external cladding. There is a degree of roof insulation to the main hall, lying above the lightweight metal grid to the suspended ceiling. Distribution could be improved upon further, although it is unlikely that much additional Rock wool or equivalent loading can be considered to this locality. Checks should be further made on prospective fire hazards.

It is inevitable that the flat and mono pitched roof areas would not incorporate thermal insulation or ventilation to the standard currently required. Any improvements in this respect must be considered as beneficial in the longer term, but it is a common problem with flat roofs of this nature.

When flat / mono-pitched roof areas are recovered, we would strongly recommend that the timber decking be removed, the joists inspected, treated with preservative and the roof insulated and ventilated prior to recovering to accord with current recommendations. The presence of asbestos will require specialist advice and action on removal.

7.3 Ventilation

The number and nature of opening windows and doors provided to this property is considered adequate to provide a reasonable level of natural ventilation for a property of this nature.

In some rooms, it is necessary to utilise doors to obtain appropriate ventilation, which during the winter period, either for security or heat loss reasons, means that this type of ventilation is unlikely to be relied upon. In such circumstances, either the provision of opening windows would be recommended, or the provision of trickle ventilation.

Current Regulations require all new properties to be provided with mechanical ventilation generally connected to the light switch to kitchens and bathrooms. These have not been provided within this property due to its age, but we would strongly recommend that consideration be given to the provision of mechanical ventilation, possibly connected to a humidity stat, which would bring great

benefits to the property, particularly when high degrees of insulation are contemplated.

7.4 Condensation

In any property of this age and character, condensation dampness can prove to be a difficulty. Should this occur to any extent, it can be relieved by the use of dry forms of heating and adequate ventilation.

At the time of our inspection there was no evidence of condensation being a particular problem within this property. It must be accepted however that condensation occurs dependent upon the usage and individual lifestyle of the occupants. To minimise this difficulty it is essential to maintain adequate forms of dry heating and more particularly appropriate ventilation.

The use of mechanical ventilation within the bathroom and kitchen areas, as set out above, will reduce the likelihood of condensation considerably.

7.5 Noise and Disturbance

This property is considered generally remote from local noise sources other than disturbance that may be caused by neighbours. If possible you should ask the vendors if there is a problem. Large dogs abandoned cars and poorly maintained gardens may give an indication as to the difficulties that could be experienced. Periodic over flying by small kinds of privately owned aircraft may also cause some disturbance, but this is not considered a difficulty and is no worse than might be contemplated elsewhere within the district.

7.6 Means of Escape

The means of escape from this building is considered acceptable, but visitors etc., in particular, should be made aware of key positions and any specific security equipment. Window keys, in particular must be available in each room – especially bedrooms.

7.7 Emergency Lighting

Not applicable in a property of this nature.

7.8 Hazardous Materials

Materials having an asbestos content appear to have been used in the construction of this building and in many similar properties, possibly up until the year 2000 in some instances. Asbestos as a material presents little hazard to health if maintained in a good condition and is not tampered with, i.e. sanded, cut, drilled, etc. However, it should be noted that the repair and removal of any material containing asbestos fibres will require the use of specialist contractors

and the costs of this are considerably higher than the treatment of other types of building materials. We would also advise that legislative changes and increases in disposal costs are such that this could have an impact upon the future sale of any property containing a large amount of this material. It should be appreciated that the costs involved are not only for the careful removal, but obviously would require replacement particularly of boarded materials to reinstate the finished appearance. Without a full test by a specialist, we cannot advise further, but this difficulty will be apparent in all properties of this age and character.

Asbestos cement materials have been noted to corrugated concrete asbestos roof sheets, to asbestos guttering and to parts of fascias etc. In an undamaged state, this material does not represent any known health risk. However, we cannot recommend working with this material and if removal is contemplated this must be undertaken by a specialist contractor and this will significantly increase costs. Further specialist advice would be recommended as the presence of this material could significantly affect the value of property in the future.

7.9 Security

As time passes, the requirement for greater security for all property increases. As indicated, we recommend that all locks be changed on occupation of a new property and at this time the opportunity should be given to upgrading locks to external doors to five lever mortice lock or multi-locking mechanisms and, where not fitted, the upgrading and adaption of window locks.

The installation of a burglar alarm is becoming the norm and without doubt is a deterrent to potential unauthorised intruders. It is also an opportunity to obtain a reduction, with some fire insurance companies, in the premiums charged.

8. OUTBUILDINGS, GROUNDS & BOUNDARIES

8.1 Gardens, Grounds and Paths

There are no outbuildings applying to this property.

The property occupies an above average sized plot with an extended tarmac drive and diagonal parking to the left flank, together with small adjoining concreted sections. The tarmac appears to be in reasonable condition but has suffered surface deterioration close to the village hall end.

Consideration should be given to further extending the tarmac to improve parking availability (which could possibly be considered as a diagonal parking section along the right of the drive leading up to the end). The splay leading onto the foyer should be dug up and replaced and a new path put it on the right flank leading to the twin timber doors.

There is various fencing which comprises reinforced concrete posts to wire and post and panel fencing that requires generally overhaul with monitoring to the concrete posts (which are slightly damaged), but definitely repairs and part-

replacement and redecoration to extended areas of post and panel fencing which are failing.

8.1.1 Garage / Parking

Not previous with regard to potential for extending parking facilities.

8.1.2 Garden Shed(s)

There is a timber surround to the LPG cylinder and this surround is damaged, requiring repair.

8.1.3 Greenhouse

None.

8.1.4 Oil Tank

None.

8.1.5 Swimming Pool

None.

8.2 Conservatory

None.

8.3 Other Outbuildings

None.

8.4 Boundaries

Note post and panel fences and reinforced concrete post to wiring exists. A general overhaul required, particularly to post and panel fences.

8.5 Retaining Walls

There are no retaining walls present of any significance.

8.6 Shared Areas

Not applicable.

9.0 MATTERS FOR YOUR CONVEYANCER'S ATTENTION

9.1 Statutory

9.1.1 Your Legal Conveyancer should verify the following: -

1. That there are no tenancies.

2. Current agreement for use as a village hall.

9.1.2 As has been indicated, there have been alterations and/or extensions to this property and it is important that your Legal Conveyancer is requested to check that they have been carried out (although unlikely in terms of current requirement) and completed to the full satisfaction of the Local Authority Planning & Building Control departments. It is apparent that Local Authorities may now be prepared to take action to seek compliance with the Building Regulations up to a period of at least ten years after the work was completed. It is for this reason that it is essential to verify that appropriate Consents etc. were obtained.

Where replacement roof coverings have been provided after 1992, it is necessary for such work to be carried out in accordance with the Building Regulations. Your Legal Conveyancer should verify that such work has been approved.

Obtain copies of all Guarantees in respect of any of the installations / repairs / Guarantees including: -

1. Details of any historic underpinning undertaken which should include detailed plans, specifications and recommendations by a Chartered Building Surveyor or qualified Structural Engineer together with any Guarantees that may be appropriate. Any such details would need to be checked and commented upon by the Surveyor.

2. Obtain all necessary approval notices where available in respect of alterations, extensions and additions to the property to include Town and Country Planning Consent, where appropriate, but Building Regulations Consent in other cases.

A Certificate of Completion and/or verification that the Local Authority carried out regular inspections to confirm that the works complied with the Building Regulations should also be obtained. (Unlikely to be available given age and nature of extension works).

3. Replacement window and door installation.

4. Ascertain as to whether any Tree Preservation Orders exist on the property or close thereto.

5. Obtain confirmation as to whether there are any proposals by a neighbour to carry out extension for which notices have been served under the Party Wall Act 1996 and for which further consideration would need to be given as any works could seriously affect the appearance or enjoyment of this property.

6. From enquiries made of the Local Authority we are not aware of any road widening or major town planning schemes which would affect the value of this property. Our enquiries were of a verbal nature only and your Legal Conveyancer should verify the above statements by the undertaking of the normal Council searches.

7. Confirm as to whether there are any outstanding notices served by the various authorities relating to this property, as to whether any Tree Preservation Orders are currently in force and whether the building is Listed or situated within a Conservation Area.

8. Confirm as to whether the property is listed as being of architectural interest or within a Conservation Area and what effects this may have on the enjoyment and rights to the property.

9. Confirm the availability and speed of Broadband connections to this property, as any shortfall in service may ultimately affect current use, appeal and future marketability (of the property) together with value.

10. Details of any previous Japanese Knotweed infestation, both within the boundaries of this property and nearby property. Availability of clear Certification / Warranty.

9.2 Party Wall Etc. Act 1996

Not applicable.

9.3 Rights of Way, Easements and Shared Services

None evident.

10.0 ADDITIONAL SERVICES

10.1 Valuation

Not applicable.

10.2 Definition

Not applicable.

10.3 Insurance Rebuilding Cost Assessment

A valuation for insurance rebuilding costs is different from that of a valuation for purchase or other purposes. You will appreciate there are certain requirements which should be considered when calculating a valuation for insurance purposes to ensure that the insured sum is sufficient to cover all the eventualities that would be expected to be included within the insurance figure and upon which your insurance premium is paid. If the cover is insufficient, it is possible that the insurance company would only agree to pay on an indemnity basis i.e. on a loss of value rather than costs of reinstatement, the difference between the two on occasions being quite significant. Fire insurance valuations take account of the necessary costs of demolition, including grubbing up of foundations, drains, etc., reinstatement of the building to modern standards, allowing for professional fees, architects, engineers, surveyors etc. and where applicable the VAT. When one considers that 10% is the norm taken for site clearance an debris removal and professional fees could amount to a figure in excess of 17.5% of the sum insured, it can readily be seen that after deducting such figures the amount available for reinstating the building is considerably less than the actual sum insured.

We recommend that this property be insured against the risk of fire and the usual perils in the sum of **£350,000 (three hundred and fifty thousand pounds)** including professional fees. This figure should be reviewed annually in the light of building cost inflation.

10.4 Testing of Services

Not applicable.

10.5 SAP Rating Report

Not applicable.

10.6 Feasibility Studies

Not applicable.

10.7 Scale Plans

Not applicable.

10.8 Security Issues

Not requested.

10.9 Further Investigations

Where further investigations have been recommended, it is essential that you obtain specific further advice from appropriate qualified specialists before committing yourself to the purchase of this property. It is often the case when detailed examinations are carried out on a specific area of the property that additional problems, which may not have been readily known at the time of our inspection, become apparent and lead to considerable additional cost.

The following specialist tests/advice should be sought (to be noted with reference to our comments under Section 4.4 Schedule of Repairs/Maintenance and relevant sections within this Report): -

1. Instruct a building contractor, knowledgeable in older buildings, to advise and quote in terms of specific works required.

2. Instruct a specialist NICEIC electrical contractor to advise as to the extent and cost of any remedial work.

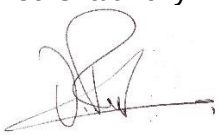
3. Instruct a Gas Safe registered heating engineer (formerly CORGI) to advise as to the extent and cost of any remedial work.

4. Instruct a specialist drainage engineer to advise as to the extent and cost of any remedial work.

5. Instruct a specialist Arboriculturist to advise as to the extent and cost of any remedial work.

6. Instruct a specialist registered asbestos contractor to advise as to the extent and cost of any remedial work.

Yours faithfully



David E Bush, MA MRICS