

Confidential to:

Name

By Email:



Surveyor's Name

I R Johnson MRICS, Chartered Building Surveyor
Adam Day BA (Hons) MSc AssocRICS, Building Surveyor

Inspection Date

The property was inspected on

Our Reference

IRJ/AD/AH/EC/S1214/L3

Introduction to the Report

Instructions received are to carry out an RICS Level 3 Building Survey of the property which were accepted and confirmed in my letter of the

This service is delivered in accordance with Home Survey Standards (First Edition) RICS Professional Statement and is equivalent to a Level 3 building survey.

The Royal Institution of Chartered Surveyors requires me to inform you that the report has been written for you to see and if you decide not to act on the advice in the report you do this at your own risk. The report is also confidential to yourself and may not be reproduced or passed on without the written prior approval of both surveyor and yourself.

Weather

The weather at the time of the inspection was dry and bright.

1. INSPECTION GENERALLY

- 1.1. The property was fully furnished at the time of inspection which has restricted examination.
- 1.2. I would refer you to the limits of my inspection as outlined in the Survey Conditions of Engagement, in that no exploratory work has been conducted and that the inspection is not intended to be a Schedule of Condition itemising minor defects. There will be items of normal routine maintenance that will not be covered.
- 1.3. Whilst endeavours have been made to determine the condition of all concealed areas, the comments in the report can only be conclusive for those areas inspected. Unseen areas will not be inspected, and no destructive testing, x-rays or thermal images are carried out.
- 1.4. The service does not include an asbestos inspection and falls outside *The Control of Asbestos Regulations 2012*. However, the report will highlight any suspected presence of asbestos-containing materials where possible.
- 1.5. The photographs included in the report sometimes do not clearly indicate the defect e.g. where cracking is only slight. In these instances, the photographs are included to indicate the area of damage rather than the actual damage in question.
- 1.6. For ease of identification all descriptions given in the report will be as though facing the front of the property, with rear left and right being described accordingly.
- 1.7. Where the expressions immediate, short term, medium term, long term, and very long term are used they generally mean the following:

Immediate	Within 1 year
Short term	Within the next 1 to 3 years
Medium term	Within the next 4 to 10 years
Long term	Within 11 to 20 years
Very long term	Over 20 years

- 1.8. Where relating to structural damage and cracking width the expressions negligible, very slight, slight, moderate, severe, and very severe are used they generally mean the following:

Category 0	Negligible/Hairline	< 0.1mm
Category 1	Fine	0.1mm - 1mm
Category 2	Slight	> 1mm but < 5mm
Category 3	Moderate	> 5mm but < 15mm
Category 4	Severe	> 15mm but < 25mm
Category 5	Very severe	> 25mm

2. BRIEF HISTORY AND DESCRIPTION

- 2.1. The property is a Grade II listed dwelling house built, according to the vendors, in 1703 with wings added in 1772 and further additions in the early 1900s with a stone to the rear gable dated 1906.



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8

*"Heritage Category: Listed Building
Grade: II
List Entry Number: 1317097
Date first listed: 04-Feb-1969*

Statutory Address 1: ST TRINIAN'S HALL, B6271

Details

EASBY B 6271 NZ 10 SE (north side)

4/34 St Trinian's Hall 4.2.69 GV II

House. Early - mid C18, later C18 and c1906. 1906 work for Leonard Jaques of Easby. Ashlar sandstone, red plain tile roof. Original house L-shaped of 2 storeys, 5 bays with wing to rear right, flanked by single-storey 3-bay wings, with added 2-storey range at right angles to rear right. Main house: early - mid C18. South (garden) front: plinth. Chamfered rusticated quoins. Central pedimented Doric portico with three-quarter columns, and early - mid C18 part-glazed door with 2 lower fielded panels. Flanking, canted bay windows with sashes with thick glazing bars, three-quarter columns at the angles, and stone roofs. First floor: sash windows with thick glazing bars in architraves, the central one eared and shouldered. Classical cornice. Parapet with pedestals supporting ball finials at ends and intervals. Stone copings. Corniced stacks at ends and between bays 3 and 4. Wings: later C18. Plinth. Chamfered rusticated quoins at outer ends. First bay in left wing now a door, otherwise sash windows with glazing bars. End copings, with ball finials at kneelers. Corniced end stacks. Rear range, east elevation (right return); early - mid C18. Rubble with ashlar dressings. Ashlar architraves to sash windows with thin glazing bars. Corniced central ridge stack. Projecting east from rear range: range of c1906, with 3-light sash window on ground floor and sash windows with glazing bars on first floor. West (left return) side of rear range: C18 range extended by addition of outshot dated 1906, and present entrance formed in angle with main block. Interior: in ground-floor room to left, dado with Greek key motif, fluted Tuscan pilasters flanking bay window, dentil cornice and, over doors (one now blocked), panels with carved wood floral festoons of high quality. In central hall, early-C18 stone fireplace with cast-iron grate and added frieze and mantelshelf. In ground-floor room to right, Roman Ionic columns flanking bay window, modillion and rosette cornice and cast-iron grate in Adam-style fireplace. In rear wing, staircase with turned balusters. A print of the house shows the wings having been added by c1785.

Listing NGR: NZ1924500562"

"Heritage Category: Listed Building

Grade: II

List Entry Number: 1179688

Date first listed: 06-Nov-1986

Statutory Address: GARDEN WALLS TO NORTH-EAST OF ST TRINIAN'S HALL, B6271

Details

EASBY B 6271 NZ 10 SE (north side)

4/35 Garden walls to north- east of St Trinian's Hall

GV II

Wall formerly of kitchen garden. Mid - late C18. Brick, with rubble backing and ashlar coping. Wall approximately 4 metres high, in 15 bays divided by shallow pilaster buttresses, with east return wall intact, and west return broken by gateway and partly rendered to form rear wall of C20 lean-to outbuildings which are not of special interest.

Listing NGR: NZ1926300645"

"Heritage Category: Listed Building

Grade: II

List Entry Number: 1131605

Date first listed: 06-Nov-1986

Statutory Address 1: GATEWAY TO ST TRINIANS HALL, B6271

Details

EASBY B 6271 NZ 10 SE (north side)

4/36 Gateway to St Trinian's Hall

GV II

Gate piers and gates. Probably second half of C18. Ashlar and wrought iron. 2 quadrilobate Gothick piers, on moulded bases, with pointed caps. Wrought-iron gates not original, perhaps C19, but in keeping. The gate piers may have been moved, as the original entrance was from the south.

Listing NGR: NZ1919200556"

- 2.2. As a listed building, you should be aware that any alterations, extensions, or repairs other than repairs of a minor nature on a like for like basis will require listed building consent.
- 2.3. The vendors have occupied the property for 22 years, undertaking complete renovation and alterations internally which would have required listed building consent and some of which would have required building regulations approvals.
- 2.4. I understand from the vendor that all relevant consents were obtained and this should be confirmed by your legal adviser.
- 2.5. The property is of traditional construction comprising load bearing masonry walls supporting timber framed pitched roofs.
- 2.6. There is a garage with flat roof attached to the rear.

2.7. The accommodation is over three storeys, which includes rooms in the roof space and there is also a cellar under part of the front of the property.

2.8. The accommodation briefly comprises:-

Ground Floor

Entrance vestibule, reception hall with main staircase to first-floor accommodation, front-left sitting room leading to left-side billiard room and rear-left WC and stairs to study. Front-right dining room leading to right-side drawing room, rear-right lobby/play room. Inner hall with secondary staircase leading to kitchen, utility, hall to rear annexe and cloakroom.

The rear annexe contains a kitchen, living room and WC. Stairs lead from the kitchen to the first-floor accommodation.

First Floor

Principal landing, front-right bedroom with attic storeroom and access to one of the house bathrooms, front-left principal bedroom with dressing room and en-suite bathroom leading through to left-side study with private staircase leading down to the billiard room. Secondary stairs and rear landing giving access to two further bedrooms, a second house bathroom and the rear annexe. To the annexe there are two en-suite bathrooms.

Second Floor

The second floor is within the rear offshoot and contains three bedrooms and a bathroom.

Cellar

The cellar is accessed from the inner hall. Within the cellar there are four rooms including a workshop, scullery and wine cellar.

2.9. The property occupies a level site with substantial gardens including a formal garden and greenhouse to the rear.

2.10. There is a block of three stables to the rear between the house and formal gardens and paddocks to three sides.

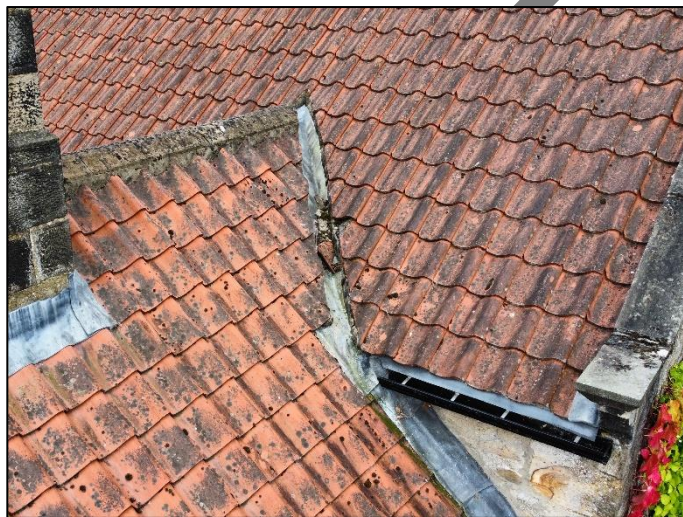
3. EXAMINATION

External

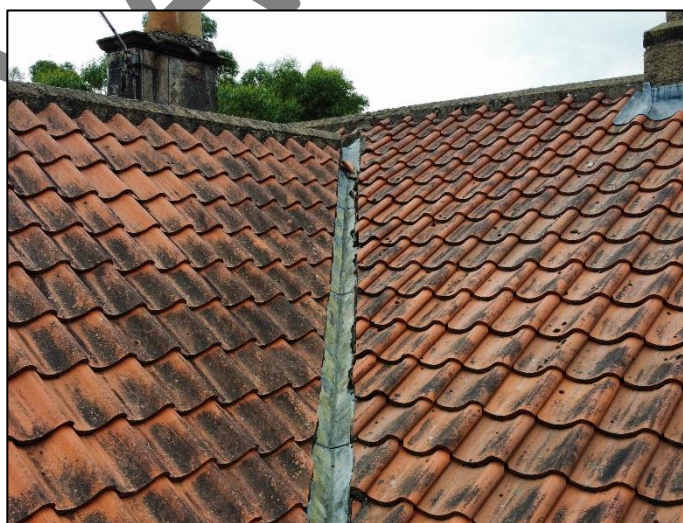
3.1. Roofs

3.1.1. The roofs have been viewed from ground level with the aid of a pair of binoculars where appropriate.

- 3.1.2. The main roofs are of duo-pitched construction with ridges running parallel and perpendicular to the front elevation.
- 3.1.3. There is a catslide to the rear slope of the right-side wing.
- 3.1.4. There is a flat roof over the entrance vestibule.
- 3.1.5. The vendor advised that all of the pitched roofs were stripped and re-covered approximately 15 years ago.
- 3.1.6. The pitched roofs are covered with natural clay pantiles and have mortar bedded and pointed stone ridges.
- 3.1.7. There is a slipped pantile in the valley to the 1906 extension and also slipped pantiles to the left-side valley where the 1906 extension joins the original roof, which require re-fitting.



Photograph 9



Photograph 10

- 3.1.8. Mortar pointing to some of the tiles bedded onto the valley is loose/missing and there are isolated broken/damaged tiles which should be replaced where necessary.



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15

- 3.1.9. The roof slopes were seen to be free from significant defects, on an even plane with no significant undulation or deflection.
- 3.1.10. There are upstands with stone water table to each of the gable apexes.
- 3.1.11. The water tables to the rear slopes of the left and right-side wings are bedded onto the pantiles.
- 3.1.12. To the left side wing, there is a damaged water table which should be replaced.



Photograph 16

- 3.1.13. Mortar pointing between the roof tiles and stone water tables is cracked and missing to some areas and will require replacement as part of routine ongoing repairs and maintenance.



Photograph 17



Photograph 18



Photograph 19

- 3.1.14. There is vegetation growing to the rear of the right wing which should be removed.



Photograph 20

- 3.1.15. To the right-side front wing, there is a small hole in the mortar bedding to one of the ridges which requires pointing up.

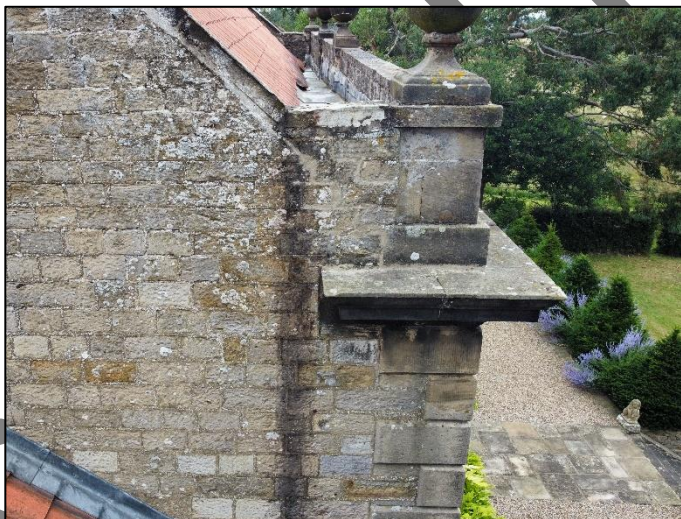


Photograph 21

- 3.1.16. To the front-right wing and left side of the central main roof, water staining is evident to the base of the water tables as a result of water running over the sides of the lower water tables.



Photograph 22



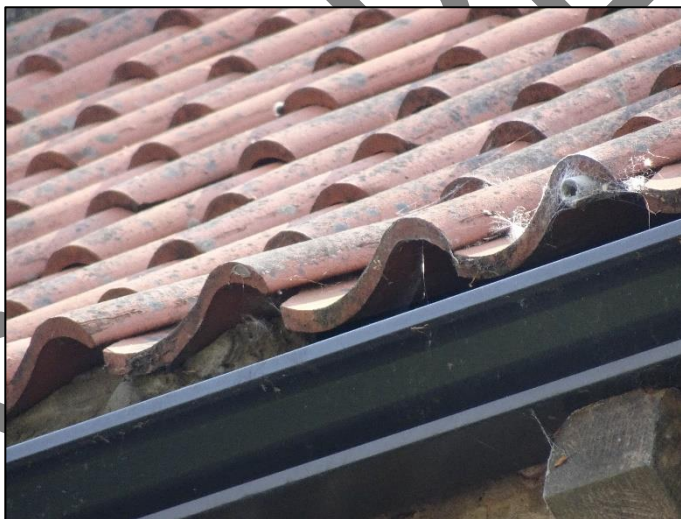
Photograph 23

- 3.1.17. To the main roof the water table requires adjustment when re-bedded to be in line with the outer face of the water tables above.
- 3.1.18. The water tables should slope slightly towards the roof coverings and to these areas, they slope slightly away.
- 3.1.19. Lifting, re-adjustment and re-bedding of the water tables to slope onto the roof covering should resolve the problem.
- 3.1.20. The water tables to the gable of the left-side wing do not project beyond the face of the wall which will increase the risk of water run-off to the stonework below, which will cause premature erosion of the mortar and ideally the water tables would be lifted and re-bedded with a minimum 30mm projection at some time in the future as part of ongoing maintenance.

- 3.1.21. At eaves level, the underside of the pantiles is pointed with mortar onto a slate undercloak.
- 3.1.22. Some areas have eroded and missing mortar, requiring replacement and it is evident that previous repairs have been undertaken relatively recently.



Photograph 24



Photograph 25

- 3.1.23. At the intersection of the roof slopes there are lead lined valleys.



Photograph 26

- 3.1.24. There are two single-storey bay windows to the front with ashlar stone roofs which are in satisfactory condition.
- 3.1.25. The entrance vestibule has a lead covered flat roof.



Photograph 27

- 3.1.26. There is a parapet to the front with stone copings.
- 3.1.27. The parapet is overgrown with climbing plants and could not be inspected but, where visible, there are eroded mortar joints between the copings stones, requiring re-pointing.



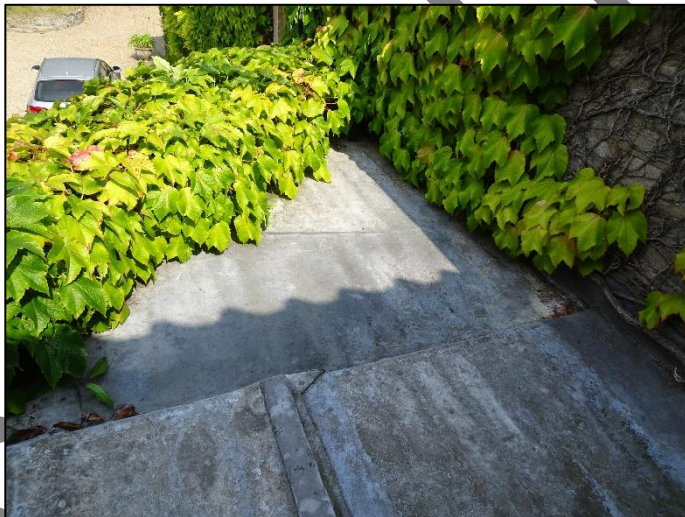
Photograph 28

- 3.1.28. There is evidence of ponding water to the roof and the deck was noted to be soft underneath as a result of previous water penetration.

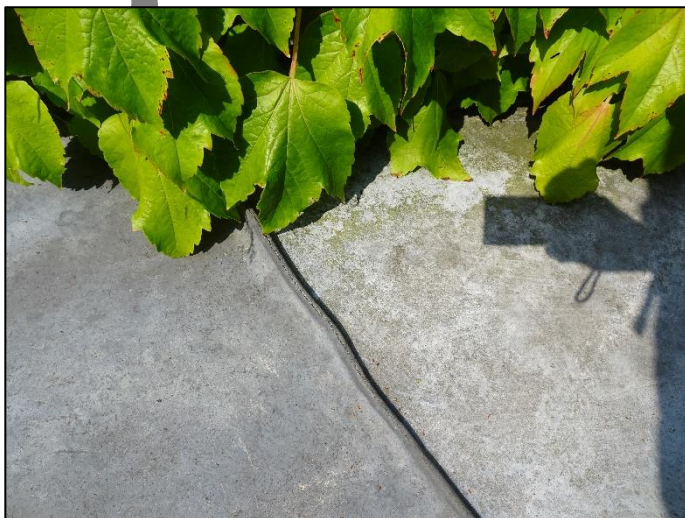


Photograph 29

- 3.1.29. The leadwork and deck will require replacement to this area.
- 3.1.30. The leadwork is splitting to the rear right, requiring replacement.



Photograph 30



Photograph 31

- 3.1.31. To the rear of the offshoot there is a lead covered flat roof over the entrance door. The deck is distorted indicating previously defective lead however the roof has been re-covered. The deck will require replacement in the future.



Photograph 32



Photograph 33

3.2. Chimney Stacks and Flashings

- 3.2.1. There are nine chimney stacks serving the property, all of which terminate with clay pots.
- 3.2.2. The pots are mortar bedded and flaunched.
- 3.2.3. To stack No. 8, two flues are capped off with stone flags. The mortar flaunching is defective requiring replacement.



Photograph 34

- 3.2.4. Mortar flashings to the pots on stack No. 3 and No. 4 are cracked and require replacement.



Photograph 35



Photograph 36

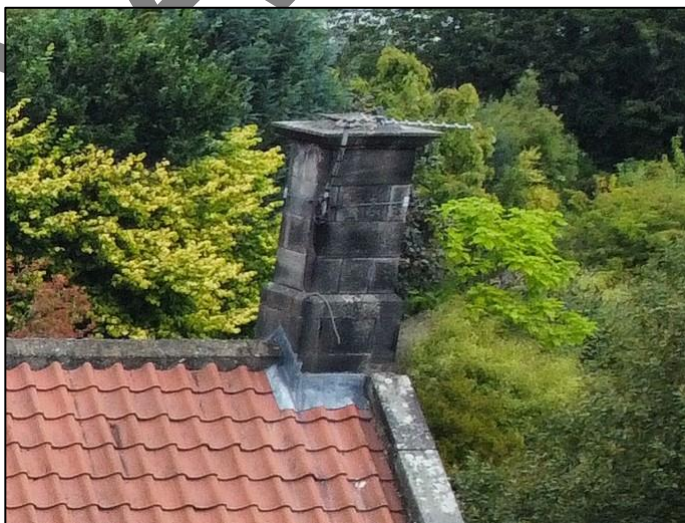
- 3.2.5. Stack No. 2, stack No. 4 and stack No. 9 have one redundant flue and No. 6, two redundant flues, all of which have been capped off.



Photograph 37



Photograph 38



Photograph 39



Photograph 40

- 3.2.6. The vendor advised that the flue to the front-left bedroom has been re-utilised for the fireplace below and the dining room flue capped off when door openings were created through the original gable walls.
- 3.2.7. The stacks are of ashlar stone construction with a cornice to the top and consequently, mortar joints are very thin.
- 3.2.8. There are eroded joints of varying degrees to all of the stacks, which should be programmed for re-pointing.



Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



Photograph 46



Photograph 47

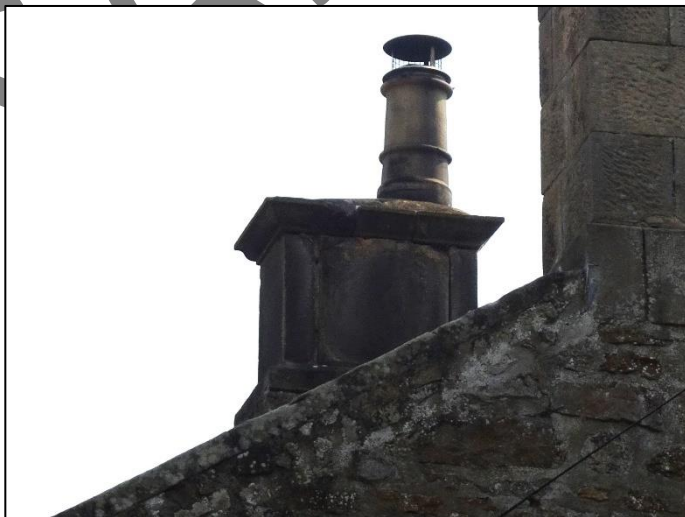
- 3.2.9. There is eroded and cracked stonework and damaged/eroded cornice to the older stacks (2, 3 and 4).



Photograph 48



Photograph 49



Photograph 50

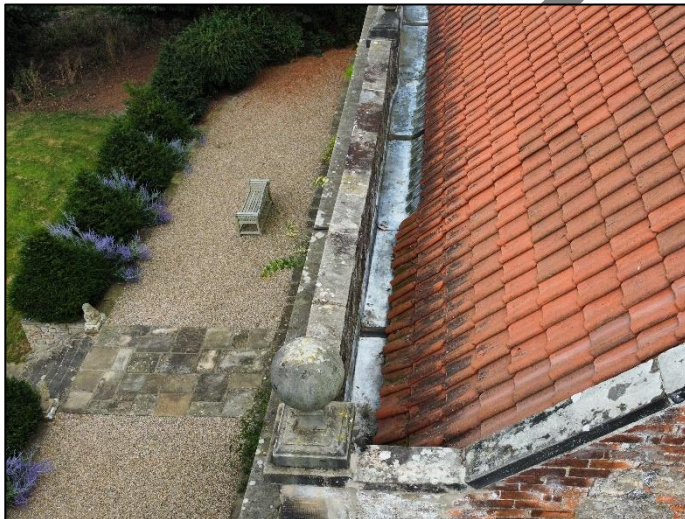


Photograph 51

- 3.2.10. Old chimney stacks can suffer extensive erosion from the flues which is not visible externally and potential re-building cannot be ruled out in the future. I anticipate that stacks 3 and 4 are likely to require re-building.
- 3.2.11. There are lead flashings to the base of the chimney stacks which are in good condition.
- 3.2.12. At the abutment of the lower level roofs, there are lead flashings which, where visible, were seen to be in good condition.
- 3.2.13. The vendor advised that all leadwork was replaced at the time of re-roofing.
- 3.2.14. The leadwork is in satisfactory condition.
- 3.3. **External Plumbing and Rainwater Goods**
- 3.3.1. The weather remained dry during the survey and therefore the rainwater goods were not seen under operational conditions.
- 3.3.2. To the front there is a lead lined parapet gutter to the central bay and each of the wings. The parapet has a lead capping. The lead lining has modern expansion joints.



Photograph 52



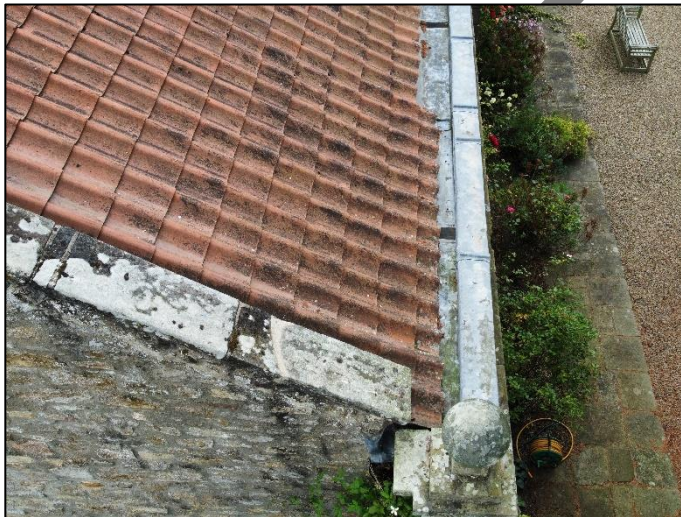
Photograph 53



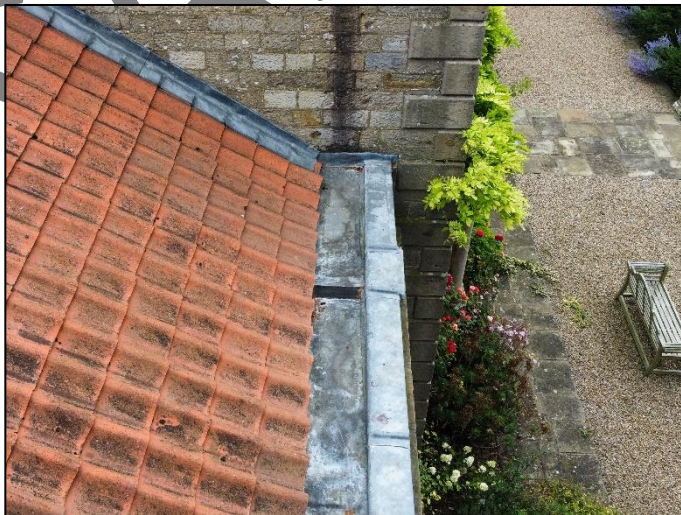
Photograph 54



Photograph 55



Photograph 56



Photograph 57

- 3.3.3. The parapet gutter to the central bay roof slope discharges to a GRP hopper and downpipe which are cast iron replicas. The wing roofs discharge to cast iron hoppers and downpipes.



Photograph 58



Photograph 59

- 3.3.4. To the left side the vegetation is growing into the hopper and requires cutting back.



Photograph 60

- 3.3.5. The other roof slopes discharge to eaves gutters which are extruded aluminium to the offshoot and rear-right catslide roof.
- 3.3.6. The aluminium gutters are supported on corbel stones and the cast iron on drive-in rise and fall brackets.
- 3.3.7. There are cast iron gutters to the rear of the left-side wing which require re-decoration.
- 3.3.8. The gutters discharge to cast iron hoppers and downpipes, some of which are concealed by climbing vegetation.
- 3.3.9. The cast iron downpipes are in need of re-decoration but, where visible, appear to be in satisfactory condition.
- 3.3.10. Inadequate disposal of rainwater can cause serious defects within a building, including damp, timber decay and structural movement. It is therefore important that rainwater goods are kept in a well-maintained condition. In particular, it is recommended that gutters are kept clear and cleaned of any leaves, silt and rubbish on a regular basis. In addition, joints and brackets should be checked periodically.
- 3.3.11. There is a plastic soil and vent stack to the rear left of the left-side wing and cast iron soil and vent stacks to the rear left of the offshoot and right side of the offshoot.



Photograph 61

- 3.3.12. The soil and vent stacks are covered with climbing vegetation but, where visible, seen to be in satisfactory condition.
- 3.3.13. There are branch connections to the plastic soil and vent stack which are in satisfactory condition.
- 3.3.14. There is a plastic soil and vent stack passing through the garage with plastic branch connections and which is in satisfactory condition.
- 3.3.15. There are numerous bends to the stack but with no access points for rodding purposes.



Photograph 62



Photograph 63

3.4. External Walls

- 3.4.1. Our inspection of the external surfaces of the main walls was made from ground level and from within readily accessible windows.
- 3.4.2. The foundations to the property have not been exposed; therefore you must accept the risk of unseen defects. However, there was no evidence to those parts readily visible that would indicate problems with the foundations, nor where there any above ground level defects that would normally have an adverse effect on the foundations.
- 3.4.3. External walls are of solid stone masonry and brickwork construction, being in the region of 500mm thick.
- 3.4.4. The walls will comprise two leafs of masonry with a mortar and rubble filled heart, built off footing stones at relatively shallow depth. Consequently, these types of wall are more prone to changes in the below ground conditions leading to problems of settlement/subsidence.
- 3.4.5. There are ashlar stone surrounds to window and door openings.
- 3.4.6. It is evident that window surrounds to the annexe living room have been replaced as part of refurbishment and restoration.
- 3.4.7. The key stone to the entrance vestibule door has been replaced and the door head has dropped towards the key stone. This is not considered to be progressive in nature.



Photograph 64

- 3.4.8. To the right side, the jamb to the bathroom window is distorted and may require taking out and re-instatement in the future.



Photograph 65

- 3.4.9. There are extensive areas where climbing plants have prevented examination of the surface of the walls.
- 3.4.10. To the front elevation and front elevation of the rear-right offshoot return, the walls are constructed in ashlar stone with ashlar stone parapets, elsewhere random stone and random stone and cobble.
- 3.4.11. The right-side gable walls to the main bay, wing and offshoot return are of brick construction.



Photograph 66



Photograph 67



Photograph 68

- 3.4.12. There has been structural movement to the right-side wing, evidenced by cracked and sloping masonry and distorted window openings. The movement is old standing and there is no evidence of a progressive nature to the movement.



Photograph 69



Photograph 70



Photograph 71

- 3.4.13. Cracking is also noted above the right-side bay window, associated with the movement.



Photograph 72

- 3.4.14. Mortar joints to the ashlar stonework are thin and suffering erosion.
- 3.4.15. I would recommend that the ashlar stonework is re-pointed using a lime mortar as part of a programme of ongoing repairs and maintenance.
- 3.4.16. There are two ashlar stone bay windows with three quarter columns to the front of the property and portico with three quarter columns and pediment which are in good condition for their age.



Photograph 73



Photograph 74



Photograph 75

3.4.17. There is previous cracking evident to the left-side bay which has been re-pointed and the cracks have not re-opened.



Photograph 76

- 3.4.18. Repairs to eroded stone have been previously undertaken to a poor standard and this should be carefully removed and repairs made with a lime mortar.



Photograph 77

- 3.4.19. To the left-side wing, the left-side window opening has previously been a door opening which has been built-in as part of alterations by the vendors.



Photograph 78

- 3.4.20. There is deteriorating stonework beneath the two original window openings, particularly the window closest to the central bay and which will require replacement as part of ongoing repairs and maintenance.



Photograph 79

- 3.4.21. There are eroded mortar joints to the parapets which should be re-pointed.



Photograph 80



Photograph 81

- 3.4.22. There is a projecting cornice just beneath the parapets.

3.4.23. These have eroded mortar joints to some areas, requiring re-pointing.

3.4.24. To the top of the parapet there are stone balls. One of these is cracked and has a cracked/deteriorating mount and another has been previously repaired and will require further repair/replacement.



Photograph 82



Photograph 83



Photograph 84

- 3.4.25. There is an upstand to the rear left of the main bay with stone coping over a lead damp-proof course to the top. There is deterioration of stonework and mortar joints and splitting to the leadwork requiring re-pointing of the masonry and replacement of the defective lead.



Photograph 85



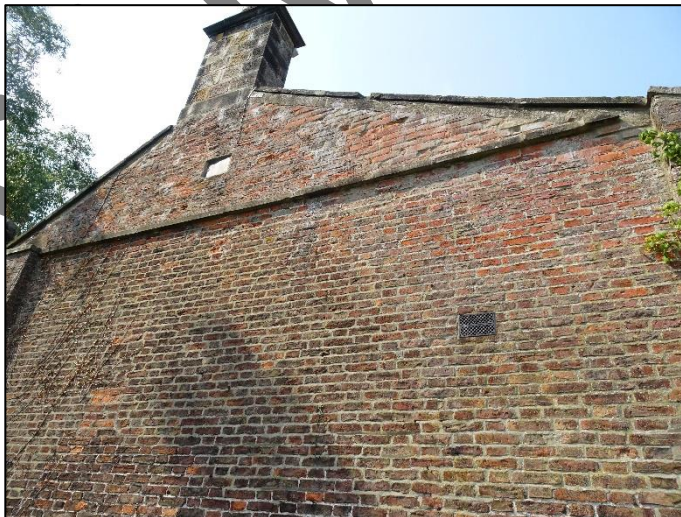
Photograph 86

- 3.4.26. To the right-side wing at the abutment with the main central bay, re-pointing has been undertaken using a cement mortar.



Photograph 87

- 3.4.27. Cement-based mortars are hard and impervious and can lead to or exacerbate dampness problems and erosion of stonework.
- 3.4.28. I would recommend that the mortar is replaced with traditional lime mortar.
- 3.4.29. To the right side, the gables are constructed in solid brickwork, the two-storey gable and rear-right gable being laid to an English garden wall bond, the single-storey gable to the wing being a Flemish bond.
- 3.4.30. There are eroded mortar joints and brickwork to the two-storey and rear-right gables, requiring re-pointing.



Photograph 88



Photograph 89

- 3.4.31. Significant areas of re-pointing have been undertaken to the single-storey gable using a cement-based mortar and ideally this would be replaced with traditional lime mortar.
- 3.4.32. Re-pointing of the main rear elevation and sides of the offshoot has been undertaken using a cement mortar.
- 3.4.33. A sample panel should be commenced and if the brickwork is damaged by removal of the mortar, then the cement mortar should be left as the advantages of lime mortar will be outweighed by the damage done in removing the cement mortar.
- 3.4.34. Significant areas of re-pointing have been undertaken to the rear of the single-storey wings and left and right-side elevations of the offshoot using cement mortar.
- 3.4.35. To the rear of the left wing, this has resulted in erosion of stonework.



Photograph 90

- 3.4.36. All cement mortar pointing would ideally be replaced with lime mortar.

- 3.4.37. There is minor cracking at higher level to the right-side elevation of the offshoot, which is not considered to be of structural concern and should be re-pointed.



Photograph 91

- 3.4.38. The entrance vestibule has a ribbon style pointing, areas of which are now loose and should be re-pointed.



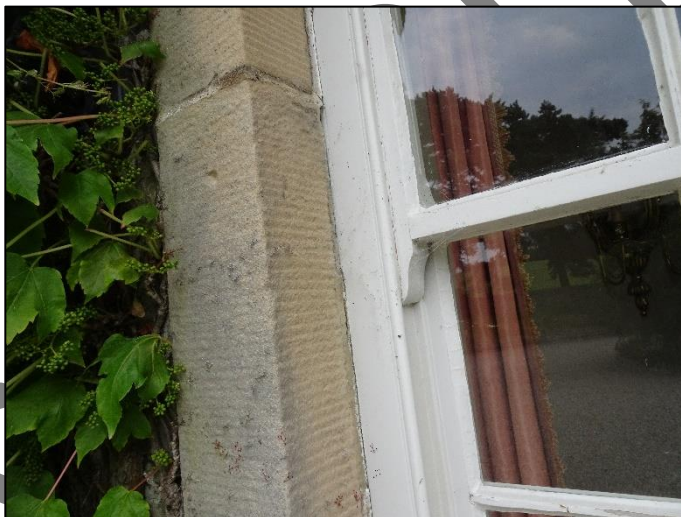
Photograph 92

- 3.4.39. To the end of the gutter, above the entrance vestibule, there is cut out masonry which should be made good.

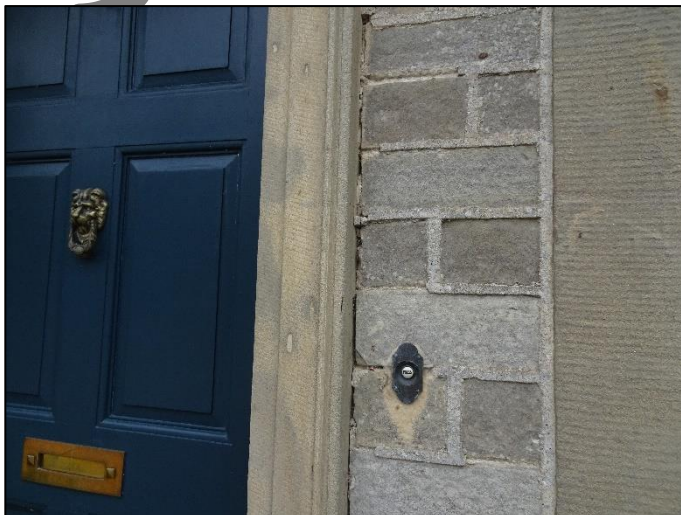


Photograph 93

- 3.4.40. There are mortar pointed reveals to the window and door openings.
- 3.4.41. There is eroding and missing mortar to many of the windows and doors, requiring replacement.



Photograph 94



Photograph 95



Photograph 96

- 3.4.42. At the abutment of the entrance vestibule, mortar has eroded, leaving a substantial gap which should be re-pointed.



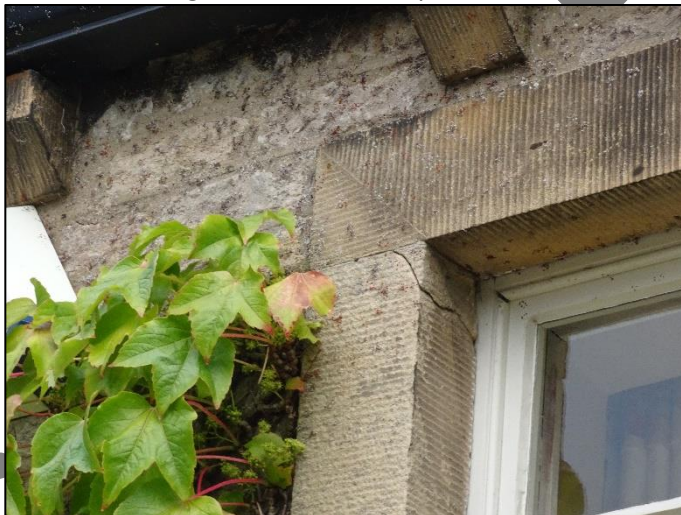
Photograph 97

- 3.4.43. There is staining to the paintwork on the door frame, indicative of defective pointing above the stone head and should be made good.
- 3.4.44. There are distorted window openings and right-side entrance door opening to the right side of the offshoot, which are old standing and there is no evidence of any ongoing problems.
- 3.4.45. The rear left-side entrance door has been raised in height and additional stone has been added to the top of the ashlar jambs.



Photograph 98

- 3.4.46. There is a fracture to the top of one of the ashlar jambs to one of the rear-left first-floor windows but which is not considered to be evidence of a significant structural problem.



Photograph 99

- 3.4.47. There are two dormer windows to the right side of the offshoot which have lead covered cheeks and apex which are in satisfactory condition.



Photograph 100



Photograph 101

- 3.4.48. There are metal air grilles to the base of many of the walls providing sub-floor ventilation to the suspended timber floors.
- 3.4.49. There is a timber lintel over the cellar window to the front of the property which is suffering significant decay and will require replacement as part of ongoing maintenance and repairs.



Photograph 102

- 3.5. **External Joinery**
 - 3.5.1. The windows, doors and external joinery were inspected from ground level and from within accessible windows.
 - 3.5.2. Our comments can only be of a general nature, as the presence or the extent of some defects can only be fully identified during the course of re-decoration, or following disruptive investigations.
 - 3.5.3. Windows and doors are of timber construction and all single glazed.
 - 3.5.4. The windows and doors have been completely refurbished or replaced by the vendors, who are in the process of refurbishing the final two windows to the rear of the right-side wing.

- 3.5.5. There are many windows without window latches, which I assume the vendor is in the process of re-fitting and this should be confirmed.
- 3.5.6. The rear left-side entrance door has external draught seals fitted which are defective.



Photograph 103

- 3.5.7. There are numerous conservation style roof windows which are in satisfactory condition.
- 3.5.8. To the rear, there is a timber framed canopy over the rear entrance door.



Photograph 104

- 3.5.9. Decay is beginning to set into the base of the post.



Photograph 105

- 3.5.10. The right-side entrance door has draught seals fitted but no other doors.
- 3.5.11. The external joinery is generally considered to be in good condition, having been well maintained and replaced as necessary.
- 3.5.12. My only criticism is that some of the new windows have substantial glazing bars, much thicker than the original fine bars.
- 3.6. **External Grounds and Boundaries**
- 3.6.1. To the front of the property, there is a stone-built ha-ha wall which extends around the right side.
- 3.6.2. To the centre of the ha-ha at the front of the property there are stone steps leading down to a lawned area.



Photograph 106

- 3.6.3. Walls immediately to either side of the steps have been re-built but beyond these areas there are eroded mortar joints and broken copings.



Photograph 107

- 3.6.4. There is a holly tree and large eucalyptus trees to the front-right corner which have caused the wall to lean outwards and will continue to do so until the walls collapse.



Photograph 108



Photograph 109

- 3.6.5. To the right corner, a substantial area of wall has been re-built, however cracking has once again occurred due to the eucalyptus tree roots.



Photograph 110



Photograph 111

- 3.6.6. I would recommend that the tree is removed and the wall re-built as necessary.
- 3.6.7. There are brick-built buttresses to the right side which are deteriorating.

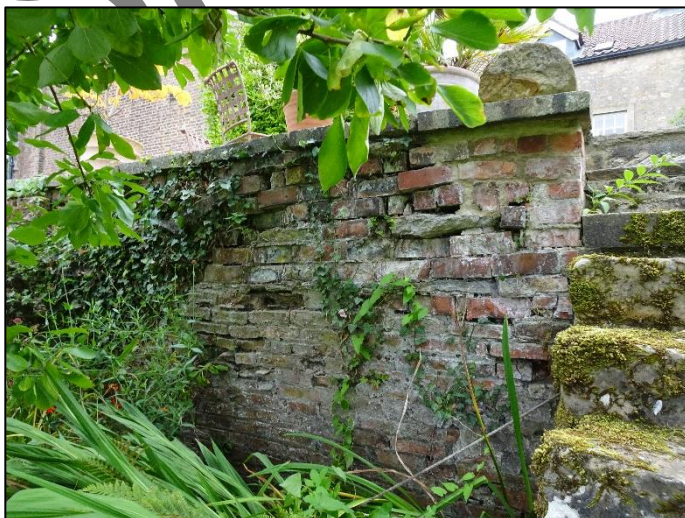


Photograph 112

- 3.6.8. Beyond the first buttress, the ha-ha wall is of brick construction, suffering general deterioration and open mortar joints.



Photograph 113



Photograph 114

- 3.6.9. There are numerous shrubs planted which has prevented examination, however it appears that there is significant outward leaning of the wall in some areas and I anticipate that re-building will be required as part of long-term maintenance.
- 3.6.10. The lawned area to the front has a hedge inside of metal Estate railings.
- 3.6.11. There has been a gate to the right side which has one leaning post and one missing post and a gate has been propped against the ha-ha wall.



Photograph 115



Photograph 116

- 3.6.12. The Estate railings are in quite poor condition, requiring repairs.



Photograph 117



Photograph 118

- 3.6.13. To the rear there is a stone-built boundary wall which is in reasonably good condition, requiring areas of re-pointing.
- 3.6.14. To the front left, there is a woven lap fence and post and wire fence.
- 3.6.15. The post and wire fence is of a rather temporary nature and the woven lap fence is in relatively poor condition to some areas.



Photograph 119



Photograph 120

- 3.6.16. The ownership of the boundaries should be ascertained in order that repairing liabilities are known.
- 3.6.17. There is a wrought iron entrance gate to the left side of the ha-ha, which is in satisfactory condition.
- 3.6.18. To the rear left there is a stone boundary wall which is in satisfactory condition and stone wall retaining a raised lawn.



Photograph 121



Photograph 122



Photograph 123



Photograph 124

- 3.6.19. There are stone flagged paths to the front, sides and rear which are generally in good condition.
- 3.6.20. To the left side, the flags are slightly uneven and there are open mortar joints requiring re-pointing.
- 3.6.21. The property is accessed via a pair of wrought iron gates hung on stone posts and tarmacadam entrance drive. The gates are separately listed by Historic England.

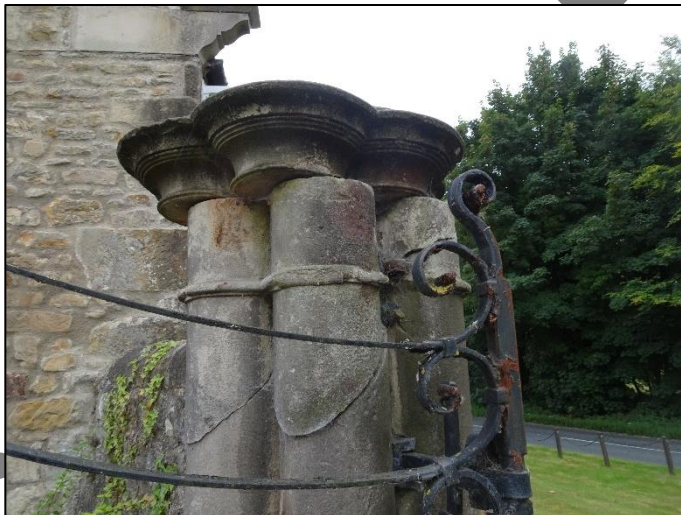


Photograph 125



Photograph 126

- 3.6.22. The right-side post is in poor condition, having a dislodged pier cap and cracked stone due to expansion of the embedded metalwork.



Photograph 127

- 3.6.23. The gates are suffering significant corrosion and extensive repairs are required.



Photograph 128

- 3.6.24. The tarmacadam drive is in reasonable condition, having been patch repaired where water service pipework has been renewed.



Photograph 129

- 3.6.25. Your legal adviser should confirm ownership of the posts and access roads and maintenance liabilities.
- 3.6.26. There is a terrace outside the right-side entrance door laid to stone flags and borders which is in good condition.
- 3.6.27. There is a high stone and brick-built wall to the formal gardens to the rear of the property. The wall is separately listed by Historic England.
- 3.6.28. There are extensive areas of eroded mortar joints requiring re-pointing.



Photograph 130



Photograph 131



Photograph 132



Photograph 133

- 3.6.29. To the right side of the greenhouse, the ha-ha wall has been re-built but has been pushed out of plumb by the retained earth.



Photograph 134



Photograph 135

3.6.30. The greenhouse has been completely refurbished and the timber superstructure re-built during the time the vendors have owned the property and is in generally good condition however the outside face of the high walls requires re-pointing.



Photograph 136



Photograph 137



Photograph 138



Photograph 139

- 3.6.31. There are a pair of vertical boarded timber doors with integral personnel door between the parking area and formal gardens.



Photograph 140



Photograph 141

3.6.32. There is decay setting into the top of the doors but otherwise the doors are in sound condition, requiring minor repairs and re-decoration.

Garage

The garage block comprises the main double garage, open wood store, and left and right-side stores.



Photograph 142

I anticipate that the garage block would have originally comprised of several smaller outbuildings, combined and extended to its current arrangement.

3.7. Roof

- 3.7.1. The roof is flat with a bitumen felt covering and covered with chippings.



Photograph 143

- 3.7.2. There is no provision for rainwater to drain from the roof.



Photograph 144

- 3.7.3. The covering is in poor condition, with numerous splits noted and should be stripped and replaced.



Photograph 145



Photograph 146

- 3.7.4. The right-side store roof structure comprises a reinforced concrete deck. The remainder of the garage, wood store and left store roof comprise timber joists supporting an OSB board deck.



Photograph 147



Photograph 148



Photograph 149



Photograph 150

- 3.7.5. To the concrete structure there is significant corrosion noted to the supporting steelwork which in turn is causing spalling to the concrete panels.
- 3.7.6. This will continue to deteriorate and compromise the structural integrity of the roof. I would recommend that the roof is programmed for full replacement and re-covering.
- 3.7.7. There are areas of water ingress and decay noted to the timber roofs particularly at the dividing wall between the garage and wood store.



Photograph 151

- 3.7.8. I anticipate at the time of re-covering, some replacement of the timber deck will be necessary.
- 3.8. **Walls**
- 3.8.1. Walls to the front of the garage are of solid stone construction, the rear walls are the original garden walls which are solid brick. The exterior of the rear wall has a cement render finish.

- 3.8.2. The rear walls lean out of plumb, and the render finish is in poor condition.



Photograph 152



Photograph 153



Photograph 154



Photograph 155

- 3.8.3. There is structural cracking to the internal walls within the main garage area as a result of movement to the rear walls.



Photograph 156



Photograph 157

- 3.8.4. The internal finished floor level of the garage is below ground level to the rear and there is significant penetrating dampness as a result.
- 3.8.5. There are steel lintels visible over the up and over and left-side store doors. Elsewhere, lintels are stone or timber.
- 3.8.6. As a result of water ingress, timber lintels to two of the internal windows are decayed and require replacement.



Photograph 158



Photograph 159

- 3.8.7. To the top of the walls there are stone copings.
- 3.8.8. There is erosion and missing mortar pointing to the joints. The coping stones should be lifted and re-laid on a damp-proof membrane.



Photograph 160



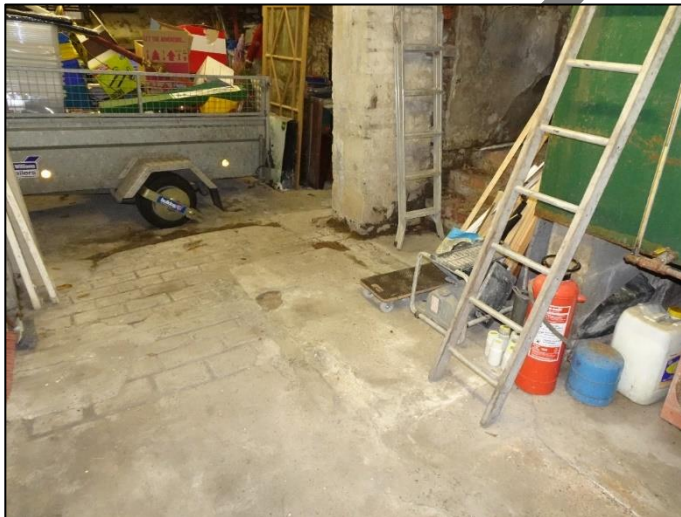
Photograph 161

3.9. Floors

- 3.9.1. Floors to the garages and stores are of concrete construction.
- 3.9.2. The left-side store floor has been re-laid more recently and is in good condition.
- 3.9.3. The floor to the main garage and right-side store is in poor condition and ideally would be broken out and re-laid.



Photograph 162



Photograph 163

Internal

3.10. Roof Void

- 3.10.1. There are a total of four access hatches, three to the first floor and one to the second floor, along with an eaves void access hatch.
- 3.10.2. The roof space to the left and right wings, and to the rear offshoot has been converted.
- 3.10.3. The pitched roofs have been stripped and re-covered by the vendors, and incorporate a reinforced fabric roofing underfelt, laid over the rafters.
- 3.10.4. There is mould growth noted to the underside of the membrane to several of the roof voids as a result of condensation.

- 3.10.5. Condensation issues can vary with different occupiers of a property and therefore I would recommend that the roof space is periodically inspected particularly during winter months to determine whether condensation is going to be a problem and additional ventilation added as required.
- 3.10.6. The vendor advised that the roof structures have been treated for woodworm, however there is no guarantee available for this work.
- 3.10.7. Generally, where inspected the roof structures are seen to be in satisfactory condition, free from any decay or active woodworm infestation.
- 3.10.8. Where the rafter feet are built into the wall or are not visible, although unlikely, there is the possibility of decay or woodworm infestation.
- 3.10.9. Access to the roof void over the rear-right offshoot is gained via a hatch located within the en-suite bathroom ceiling to bedroom 9.



Photograph 164

- 3.10.10. The roof structure is traditional comprising a principal truss supporting two rows of purlins to each roof slope in turn supporting common rafters.
- 3.10.11. The extract fan to the en-suite bathroom discharges directly to the roof space and should be vented externally.



Photograph 165

- 3.10.12. Mineral wool insulation is laid within the roof space to approximately 100mm thickness between the ceiling joists and should be upgraded to a thickness of 300mm and draught seals and insulation added to the loft hatch.
- 3.10.13. There is a large redundant wasps' nest which should be removed.
- 3.10.14. There are two hot water cylinders within the roof void, which are suspended, fixed to the internal solid masonry wall and principal truss.



Photograph 166

- 3.10.15. The principal truss appears to be pulling slightly because of the weight of the tank.



Photograph 167

- 3.10.16. The upper support brackets to the tanks appear to be bending slightly.
- 3.10.17. I would recommend the tank is relocated and not fixed to the truss.
- 3.10.18. There are expansion header tanks which have insulation fitted.
- 3.10.19. Access to the main roof void, over the left section of the main part of the property is gained via a hatch located to the ceiling of bedroom 1 with retractable loft ladder.
- 3.10.20. There is mains-wired power and lighting provided to the roof void.
- 3.10.21. The roof structure is traditional comprising two principal trusses supporting three rows of purlins to each roof slope in turn supporting common rafters.



Photograph 168

- 3.10.22. The roof void has been partly boarded for storage purposes which has slightly restricted examination.
- 3.10.23. The roof void to the right-side offshoot has been converted to provide the dressing room, en-suite and study accommodation to the master bedroom which has obstructed the examination of the roof structure.



Photograph 169

- 3.10.24. The roof structure is traditional I anticipate comprising principal trusses supporting two rows of purlins to each roof slope.
- 3.10.25. The accommodation was converted by the vendors and should be insulated to building regulations standards at the time of conversion.
- 3.10.26. The roof void over the rear offshoot has been converted to provide the second-floor accommodation which has obstructed examination of the roof structure.



Photograph 170

- 3.10.27. There is a small roof void over the apex accessed via a hatch within the ceiling of bedroom 4.



Photograph 171

- 3.10.28. There is an eaves void access hatch to the second-floor landing.



Photograph 172

- 3.10.29. The roof structure is traditional comprising six principal trusses supporting two rows of purlins to each roof slope in turn supporting common rafters.
- 3.10.30. The sloping ceilings will contain insulation to building standards at the time of conversion.
- 3.10.31. There is some minor staining noted to the plasterboard around the timbers which I anticipate is a result of the varnish to the timberwork leaching into the plasterboard.
- 3.10.32. Rigid foam insulation board has been fitted between the rafters within the apex roof void.
- 3.10.33. Walls within the converted accommodation at second-floor level have been dry lined which I anticipate may incorporate insulation.

- 3.10.34. There is no insulation provided to the eaves access hatch. Insulation to the eaves voids should be upgraded to a thickness of 300mm of mineral wool insulation.
- 3.10.35. Access to the roof void over the right side of the main part of the property, and rear offshoot is gained via a hatch located to the ceiling of the en-suite bathroom to bedroom 2.
- 3.10.36. The roof structure is traditional comprising a principal rafter supporting two rows of purlins to each roof slope in turn supporting common rafters.



Photograph 173



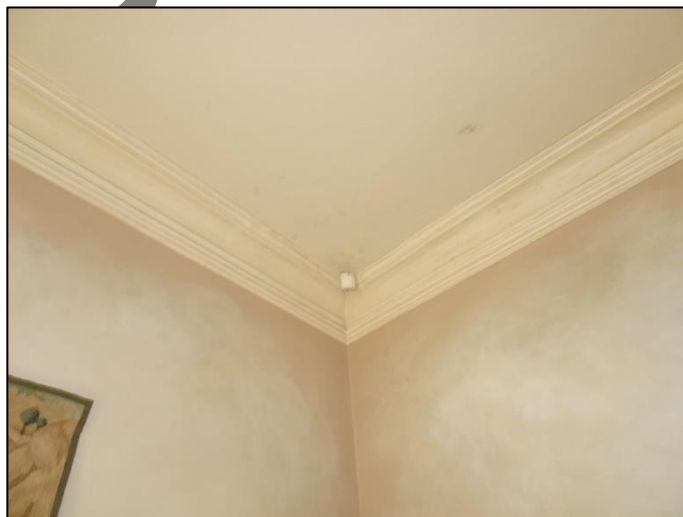
Photograph 174

- 3.10.37. There is mains power and lighting provided.
- 3.10.38. There is approximately 300mm of mineral wool insulation laid between and over the ceiling joists which is to current standards.
- 3.10.39. Insulation and draught seals should be added to the loft hatch.

- 3.10.40. The roof void over the right wing has been partly converted to provide a dressing room and loft space to bedroom 2. Examination of the roof structure has been restricted.
- 3.10.41. The roof structure comprises three rows of principal rafters supporting two rows of purlins to each roof slope in turn supporting common rafters.
- 3.10.42. The underside of the rafters has been boarded and could not be inspected.
- 3.10.43. The loft space accessed via the dressing room cannot be classed as living accommodation.
- 3.10.44. The roof structure to the entrance vestibule flat roof and bay windows could not be inspected.
- 3.10.45. It is unlikely that the roofs will contain any insulation within their construction.

3.11. Ceilings

- 3.11.1. Ceilings are of lath and plaster and plasterboard construction.
- 3.11.2. The majority of the lath and plaster ceilings appear to have been over boarded with plasterboard or overskimmed.
- 3.11.3. Several of the ceilings have paper finishes.
- 3.11.4. There are areas of undulation noted to several ceilings although none to an extent whereby I consider that any remedial works are necessary at present.
- 3.11.5. There is some staining to the corner of the main living room which when tested with an electronic moisture meter, recorded satisfactory readings.



Photograph 175

3.11.6. Lath and plaster ceilings deteriorate over time due to corrosion of the nail fixings holding the laths to the joists and plaster becoming de-bonded from the laths. It is almost inevitable that replacement or overboarding of the ceilings will be necessary in the future.

3.12. Walls

3.12.1. Internal walls are a combination of solid masonry and lightweight timber stud partitions.

3.12.2. The stud partitions appear to have plasterboard linings.

3.12.3. The surface of the internal solid masonry walls and internal surface of external walls are predominantly directly plastered.

3.12.4. Walls within the second-floor accommodation are dry lined, which may incorporate insulation.

3.12.5. There is decorative timber panelling and fabric lining to several of the rooms which has obstructed examination of the surface of the walls.

3.12.6. There have been various structural alterations undertaken to the property by the vendors to re-configure the internal space.

3.12.7. Listed building consent and building regulations approval would have been required for these works.

3.12.8. There are minor areas of hairline cracking noted to the internal walls, none of which I consider to be of a structural nature.

3.12.9. When tapped, there are minor areas of hollow plaster noted. I anticipate patch repairs may be required as part of future maintenance and repairs.

3.12.10. There is evidence of historic movement to the property noted by distorted window and door openings and sloping floors, none of which I consider to be currently of a progressive nature.

3.12.11. There will be internal timber backing lintels to the heads over window and door openings unless they have been replaced. The condition of these cannot be confirmed without exploratory work. Given the age of the property there is a risk that there may be woodworm infestation or decay to the backing lintels, however there is no evidence to suggest that any of these had failed.

3.12.12. At high level within the entrance vestibule there is evidence of water ingress due to defects to the roof parapet lead covering.



Photograph 176

- 3.12.13. Tests undertaken to the walls on a random basis using an electronic moisture meter generally recorded satisfactory readings.
- 3.12.14. Slightly higher moisture meter readings were recorded to several rooms, primarily where external ground levels are higher than internal ground levels and there is a risk of penetrating dampness occurring.
- 3.12.15. Given that there is no significant visible dampness nor smell of dampness within the property, I do not consider that any remedial works are necessary at present.
- 3.12.16. Walls within the basement rooms are of solid masonry construction.
- 3.12.17. Walls to the scullery have been directly plastered, walls to the workshop have been painted. Walls to the wine cellar are exposed.
- 3.12.18. I do not anticipate that paint to the walls within the workshop is a vapour permeable type.
- 3.12.19. There is visible dampness throughout the basement, most significantly to the workshop area.



Photograph 177



Photograph 178

- 3.12.20. The dampness noted is not unexpected to a below ground level situation such as this.
- 3.12.21. There is an old chute to the basement, which has been built-in and fitted with air bricks.



Photograph 179

3.13. Floors

- 3.13.1. First and second floors are of suspended timber construction and have carpet, and vinyl coverings which has obstructed their examination.
- 3.13.2. Where carpets could be peeled back to several rooms, softwood tongued and grooved timber floorboards are visible which are a combination of original and modern replacements.
- 3.13.3. The floors have been overboarded with plywood to some areas.
- 3.13.4. I understand that as part of refurbishment work, the vendor has treated the suspended timber floors for woodworm, however there is no guarantee available for this work.

- 3.13.5. Some of the floors are noted to be slightly springy and uneven, a defective which is not unusual for properties of this age and type of construction and not to an extent whereby I consider any strengthening works are necessary.
- 3.13.6. I understand that as part of re-configuration works in the 1970s, the main staircase was re-configured, which will have included alterations to the first floor within this area.
- 3.13.7. Ground floors are a combination of solid and suspended timber and have carpet, tiled and stone flag coverings which has obstructed their examination.
- 3.13.8. There are exposed floorboards to several rooms.
- 3.13.9. Where carpet coverings could be peeled back to the corners of rooms, the suspended timber ground floors are seen to comprise original or replacement softwood tongued and grooved boards, many of which have been overboarded with ply.
- 3.13.10. Given the age of the property, it is almost inevitable that there would be some decay and woodworm infestation to floor timbers but there is no evidence to suggest that there are any significant problems at present.
- 3.13.11. I understand that some of the solid ground floors have been broken out and replaced as part of refurbishment works.
- 3.13.12. Where an area of solid the floor could be inspected to the main entrance hall, a damp-proof membrane is visible.



Photograph 180

- 3.13.13. Tests undertaken on a random basis using an electronic moisture meter to the solid floors recorded satisfactory readings.
- 3.13.14. Floors to the basement are solid concrete to the workshop, stone flags to the stairs and lobby area, and cobbles laid directly onto earth within the wine cellar.

- 3.13.15. I understand from the vendor that the flags to the scullery were lifted and the floor replaced, incorporating a damp-proof membrane.
- 3.13.16. The stone flags to lobby area to the foot of the stairs have not been re-laid and are visibly damp.
- 3.13.17. I am advised by the vendor that occasionally there is standing water to the wine cellar floors, which naturally drains away.



Photograph 181

3.14. Internal Joinery

- 3.14.1. Internal doors are a combination of original or re-production 6 and 4-panelled, there are half-glazed doors within the kitchens.
- 3.14.2. Skirtings and architraves are a combination of different profiled sections which appear to be a combination of original and modern replacements all of which are in good condition.
- 3.14.3. The modern replacements are all sympathetic to the original.
- 3.14.4. There is decorative timber panelling of several rooms, all of which is in good condition.
- 3.14.5. I understand from the vendors that the main staircase was replaced by previous owners in the 1970s which involved re-configuration of the staircase layout.
- 3.14.6. The staircase is of timber construction with timber handrails and balustrading, is in satisfactory condition and sympathetic to the property.



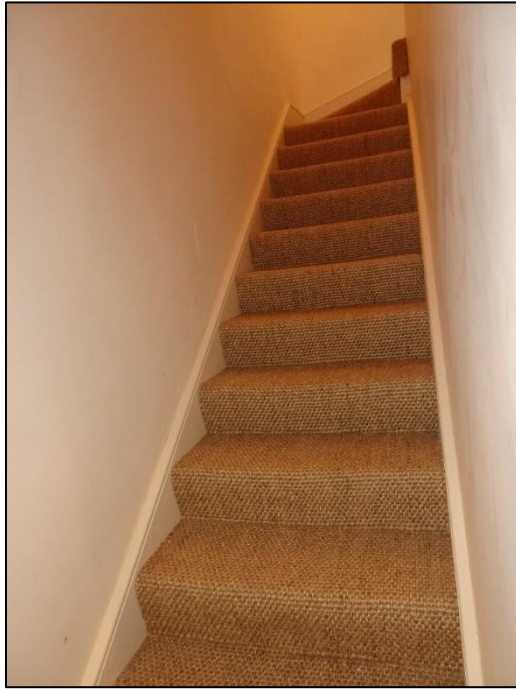
Photograph 182

- 3.14.7. The secondary staircase is timber with timber balustrades and handrails, which I understand has been altered by the vendors and is in satisfactory condition and in keeping with the original property.



Photograph 183

- 3.14.8. The annexe staircase is modern and constructed from MDF. The staircase creaks slightly, a defect which is not unusual for replacement modern staircases such as this, but is otherwise in satisfactory condition.



Photograph 184

- 3.14.9. The fourth staircase providing access from the billiard room/library to the first-floor study is of timber construction with timber balustrade and handrail in a simple modern style.



Photograph 185

- 3.14.10. I do not anticipate that the staircase would meet building regulations requirements however it is in satisfactory condition and provides another means of escape from the first floor.
- 3.14.11. Doors to the basement and wine cellar are traditional timber ledged, tongued and grooved boarded with traditional Suffolk latches and in satisfactory condition.
- 3.14.12. The door to the wine cellar binds slightly and requires adjustment.

3.15. Kitchen and Bathroom Fittings

Bedroom 1 En-suite

- 3.15.1. The bathroom contains an acrylic bath with built-in mixer tap, ceramic wash hand basin with solid stone counter top and mixer tap built into solid wood vanity unit, corner shower with acrylic tray, glazed enclosure with bi-fold door with thermostatic mixer shower.



Photograph 186



Photograph 187

- 3.15.2. There is part tiling to the walls surrounding the bath and shower.
- 3.15.3. The appliances are all in satisfactory condition and operating at the time of inspection.

Bedroom 2 En-suite

- 3.15.4. The bathroom contains a steel bath with built-in mixer tap, ceramic pedestal wash hand basin with mixer tap and low level WC pan and cistern with lever flush, built-in shower cubicle with acrylic tray, pivot glass door with thermostatic mixer shower.



Photograph 188

- 3.15.5. There is part tiling to the shower enclosure and around the bath, which is in satisfactory condition.
- 3.15.6. The appliances were all in satisfactory condition and operating at the time of inspection.
- 3.15.7. There is no extractor fan to the bathroom.

Second Floor Bathroom

- 3.15.8. The bathroom contains a steel corner bath with mixer tap, WC pan with concealed cistern with lever flush, ceramic wash hand basin fitted on a metal stand and corner shower enclosure with composite tray, glazed enclosure and thermostatic mixer shower.



Photograph 189

- 3.15.9. There is part tiling to the walls which is in satisfactory condition.
- 3.15.10. One of the fittings to the bath taps and the shower head from the handheld shower attachment is missing.



Photograph 190

- 3.15.11. Otherwise, the appliances are seen to be in satisfactory condition and operating at the time of inspection.

Annexe Main Bathroom

- 3.15.12. The bathroom contains a steel bath with mixer tap and thermostatic mixer shower, WC pan with concealed cistern with lever flush and pedestal wash hand basin with mixer tap.



Photograph 191

- 3.15.13. There is part tiling to the walls, all of which is in satisfactory condition.
- 3.15.14. The appliances were in satisfactory condition and operating at the time of inspection.
- 3.15.15. Sealant to the bath is deteriorating and should be replaced.

Bedroom 8 En-suite

- 3.15.16. The bathroom contains a steel bath with mixer tap and thermostatic mixer shower, close coupled WC pan and cistern with lever flush and pedestal wash hand basin with mixer tap.

3.15.17. The appliances were all in satisfactory condition and operating at the time of inspection.

3.15.18. There is part tiling the walls which is in satisfactory condition.

Bedroom 9 En-suite

3.15.19. The bathroom contains a composite shower tray with pivot glazed door with rainfall and handheld shower and thermostatic mixer shower, ceramic basin built into vanity unit with mixer tap and low level WC pan and cistern with lever flush.

3.15.20. The appliances were all seen to be in satisfactory condition and operating at the time of inspection.

Main House WC

3.15.21. The WC contains a close coupled WC pan and cistern with push button flush and wall-hung ceramic wash hand basin with mixer tap.



Photograph 192

3.15.22. There is part tiling to the walls which is in satisfactory condition.

3.15.23. The appliances were in satisfactory condition and operating at the time of inspection.

3.15.24. There is no extractor fan although electrics appear to have been provided.

Annexe WC

3.15.25. The WC contains a low level pan and concealed cistern with lever flush and ceramic wash hand basin built into solid wood vanity unit with mixer tap.



Photograph 193

- 3.15.26. The appliances were seen to be in satisfactory condition and operating at the time of inspection.

Billiard Room WC

- 3.15.27. The billiard room WC contains a low level WC within a timber frame and high level cistern with chain flush, ceramic basin built into vanity unit and mixer tap.



Photograph 194

- 3.15.28. The appliances were all operating at the time of inspection.

Main Kitchen

- 3.15.29. The main kitchen comprises a range of solid wood base and wall units with a combination of solid wood and granite worktops.



Photograph 195



Photograph 196

- 3.15.30. There is a double ceramic Belfast sink with mono-block mixer tap, built-in fridge and dishwasher.
- 3.15.31. There is an oil-fired Aga.
- 3.15.32. The kitchen fittings are of a high quality and generally in satisfactory condition. There is deterioration of the finish to the worksurface around the sink.

Utility/Second Kitchen

- 3.15.33. The utility/second kitchen contains a range of base and wall units with solid wood worktops.
- 3.15.34. There is space and plumbing for a washing machine and dishwasher and a built-in electric cooker and ceramic hob.
- 3.15.35. The fittings are of a high quality and in satisfactory condition.

- 3.15.36. There are minor areas of wear and tear noted to the kitchen fittings such as stained worktops and units which require adjustment as necessary.

Annexe Kitchen

- 3.15.37. The kitchen contains a range of base and wall units with solid wood worktops.



Photograph 197

- 3.15.38. There is a ceramic Belfast sink with mono-block mixer tap, space for a range style electric cooker and space and plumbing for a dishwasher and washing machine.
- 3.15.39. The kitchen fittings are all relatively new, of high quality and in satisfactory condition.

SERVICES

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely and meet modern standards.

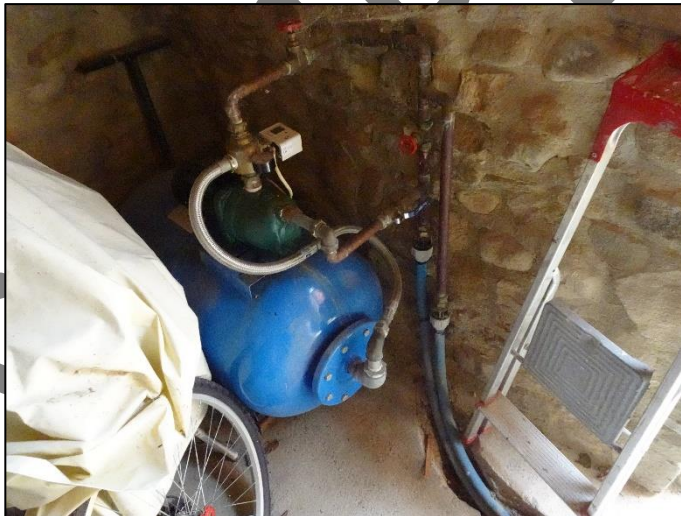
3.16. Hot and Cold Water Supply

- 3.16.1. The property is connected to a private spring water supply which is collected in a small reservoir.
- 3.16.2. There is a pump house in the field to the rear of the property.



Photograph 198

- 3.16.3. The vendor advised that the reservoir has been lined.
- 3.16.4. The internal water stop tap is located within a built-in cupboard to the main house ground-floor WC.
- 3.16.5. There is a pressurised cylinder for the water supply located in the left-side store, the vendors should confirm what this cylinder supplies.



Photograph 199

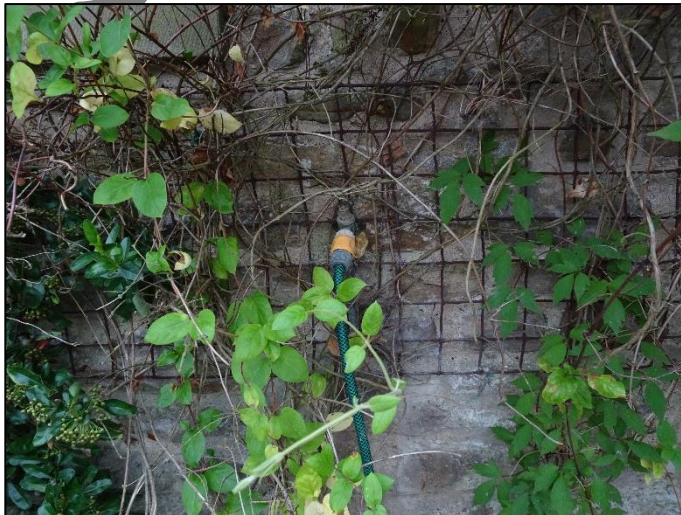


Photograph 200

- 3.16.6. The incoming supply pipe is noted to be alkathene and was replaced by the vendors.
- 3.16.7. There are external water taps provided at several points to the external grounds including the front and rear of the left-side wing.



Photograph 201



Photograph 202

- 3.16.8. The external supply pipework should be fitted with insulation.
- 3.16.9. Hot water is provided by factory insulated pressurised hot water cylinders, one located to the main house ground-floor WC, one located to main house and two within the roof space to the rear right offshoot.
- 3.16.10. There is a factory insulated copper cylinder to the second kitchen/utility room.



Photograph 203



Photograph 204

- 3.16.11. As noted earlier within the report, the bracket fixings to the cylinders within the roof void appear to be bending and should be inspected and the cylinder fixed to the truss should be relocated.
- 3.16.12. Water is heated by electric immersion heaters and the utility/second kitchen tank is also heated by the Aga cooker.
- 3.16.13. Service pipework is a combination of copper and plastic.
- 3.16.14. Plastic fittings do not have the same life span as copper.
- 3.16.15. There was no evidence of any ongoing leaks at the time of inspection.

3.17. Space Heating

- 3.17.1. All gas and oil appliances and equipment should regularly be inspected, tested and maintained and serviced by a registered “competent person” and in line with the manufacturer’s instruction. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning and to prevent carbon dioxide and other greenhouse gases for leaking into the air. For more advice contact the Gas Safe Register for gas installations, and OFTEC for oil installations.
- 3.17.2. The property has central heating comprising two floor-mounted, oil-fired boilers located within a housing to the rear of the right wing in the courtyard area.
- 3.17.3. One of the boilers has failed and I am advised is due to be replaced shortly, prior to the vendors vacating the property.
- 3.17.4. The remaining functioning boiler is a Grant boiler.



Photograph 205

- 3.17.5. There is a third oil-fired boiler located to the built-in cupboard to the main house WC which is a floor-mounted, Boulter boiler which I am advised forms an independent central heating system to the annexe.



Photograph 206

- 3.17.6. The oil tanks supplying the boilers are located to the right-side store adjacent to the garage and are old metal tanks.



Photograph 207

- 3.17.7. Radiators are pressed steel and have all been replaced by the vendors.
- 3.17.8. There are thermostatic radiator valves to all radiators with the exception of the main landing radiators.
- 3.17.9. There are no radiators to the entrance vestibule, bedroom dressing area or loft space.
- 3.17.10. I am advised by the vendor that the heating system is in full working order.
- 3.17.11. Control over the system is via digital programmers which I anticipate to be a zoned system. There are digital programmers for the central heating to the second-floor landing, master bedroom and rear side hallway.

- 3.17.12. The oil-fired Aga in the kitchen has a back boiler which provides heat to the kitchen and first-floor landing radiators directly above.
- 3.17.13. There are multi-fuel stoves fitted to the drawing room and living room which have been installed by the vendors and I am advised are in full working order.



Photograph 208



Photograph 209

- 3.17.14. There are open fires to many of the rooms within the property.
- 3.17.15. Flues to the main hallway, library/billiard room and bedroom 3 have been lined, otherwise fireplaces have been blocked or are not lined.
- 3.17.16. The fire to the library/billiard room is a gas fire.
- 3.17.17. I would recommend that flues are tested prior to the other fireplaces being used and I anticipate that lining of the flues will be required.

3.18. Electrical Installation

- 3.18.1. The property is connected to mains electricity.

- 3.18.2. The meter is a modern digital meter located at high level within the personnel entrance to right side store within the garage block.



Photograph 210

- 3.18.3. I am advised by the vendor that the incoming supply was replaced within the last 20 years.
- 3.18.4. The vendors have fully re-wired the property within the last 15 years and I am advised that an electrical inspection has been undertaken recently and a test certificate has been provided.
- 3.18.5. There are various consumer units located to the property serving different areas.
- 3.18.6. There is one unit the first-floor study, one unit at high level within the first-floor linen cupboard (along with a redundant old type unit), two units within the cottage entrance vestibule, one unit within a high level cupboard in the second kitchen/utility and two units at high level at the entrance to the basement stairwell.



Photograph 211



Photograph 212



Photograph 213



Photograph 214



Photograph 215

- 3.18.7. The consumer units are modern units with mini circuit breakers fitted.
- 3.18.8. The units are plastic and would not meet regulations for a new installation however there is no obligation to replace them.
- 3.18.9. Power outlet sockets and switch covers are plastic throughout and the provision of sockets is plentiful by current expectations.
- 3.18.10. Wiring, sockets and switches to the basement rooms are surface mounted.
- 3.18.11. There are docks installed for mains-wired, interlinked smoke/heat detectors throughout the property, however the majority of the alarms have been removed, I would recommend that the alarms are re-instated.
- 3.18.12. There are exposed electrical lighting supplies to the billiard room and drawing room.



Photograph 216



Photograph 217

- 3.18.13. There is an electrical supply to the ground-floor WC for the addition of an extractor fan, which should be installed.
- 3.18.14. There are no extract fans fitted to the billiard room WC or bedroom 2 en-suite. I would recommend fans are installed.
- 3.18.15. There are recirculation hoods fitted to the utility/second kitchen and cottage kitchens, which ideally would be replaced with externally vented fans.
- 3.18.16. An extract fan should not be fitted to the main kitchen as gases from the Aga can be drawn back into the room.



Photograph 218

- 3.18.17. The property is fitted with an intruder alarm.
- 3.18.18. There are several control key pads located around the property adjacent to the front entrance door, side hallway, landing and master bedroom.
- 3.18.19. The control panel for the alarm system is located within the first-floor linen cupboard.

3.18.20. The garage has its own consumer unit, which is a modern unit with mini circuit breakers fitted. The garage has mains powered power and lighting.

3.18.21. The Electrical Safety Council recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 01 January 2005 should have appropriate certification. For more advice contact the Electrical Safety Council.

3.19. Gas Installation

3.19.1. The property has no mains gas connection.

3.19.2. Gas is provided via LPG bottles and is connected to the billiard room/library fire.

3.20. Below Ground Drainage

3.20.1. Drains can only be inspected at the point of access. Drainage surveys can be arranged separately.

3.20.2. The property has a private drainage system which comprises a treatment plant for foul drainage and surface water is to soakaway.

3.20.3. The treatment plant is shared with five other properties and is located within the curtilage of the Hall to the front left.



Photograph 219

3.20.4. The plant was installed in 2019 and is considered to be compliant with regulations introduced in January 2020.

3.20.5. The vendor advised that the power supply for the plant is separately metered in the garage and the cost is shared with those connected the plant, together with any maintenance costs.

- 3.20.6. It is important that you are fully aware of the maintenance requirements as there are responsibilities under legislation implemented in 2020.
- 3.20.7. The drainage system must be maintained in a satisfactory condition providing treatment of sewage with no leaking or discharge or untreated effluent from the system.
- 3.20.8. Treatment plants should be de-sludged approximately every 2-3 years, although this depends on the size of the tanks and population served
- 3.20.9. There are numerous inspection chambers, most of which are pre-formed plastic and in good condition.



Photograph 220



Photograph 221

- 3.20.10. There is a cast iron cover and frame to the rear left of the property.
- 3.20.11. The cast iron cover was lifted to reveal a shallow brick-built chamber with mortar benching.
- 3.20.12. There is significant root growth within the chamber which is currently redundant since drainage was altered in 2019.



Photograph 222

- 3.20.13. There is a capped pipe to the rear of the left wing which the vendor advised was installed to connect a soil and vent stack from the en-suite bathroom above the billiard room if the above ground drainage was to be altered.



Photograph 223

- 3.20.14. Within the garage there is a cast iron cover and frame over a brick-built chamber with rendered sides and which was noted to be in good condition.



Photograph 224

- 3.20.15. Two covers to the plastic chambers were lifted to reveal the channels to be clean and running freely at the time of the survey.
- 3.20.16. There are numerous gullies taking rainwater and waste water which, where visible, was seen to be in satisfactory condition.
- 3.20.17. Within the right-side courtyard there is a chamber with cover inset with stone pavings which could not be lifted.
- 3.20.18. I understand that the vendor has a plan of the drainage system.
- 3.21. **Energy Matters**
- 3.21.1. An EPC has not been provided.
- 3.22. **Matters For Legal Adviser's Attention**
- 3.22.1. Within this section of the property specific matters will be highlighted with additional information provided in Appendix A.
- 3.22.2. Obtain relevant listed building consent and building regulations approvals for re-roofing, internal and external alterations as necessary (paragraph 2.3).
- 3.22.3. Obtain electrical test certificate for the property (paragraph 3.18.4).
- 3.22.4. Confirm ownership and repairing liabilities for main entrance gates, tarmac drive and boundary walls/fences (paragraph 3.6.16).
- 3.23. **Environment and Health Risk**
- 3.23.1. Within this section of the property specific matter will be highlighted with additional information provided in Appendix B.

- 3.23.2. We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. In undertaking our work, we have been instructed to assume that no contaminative or potentially contaminative uses have ever been carried out in the property. We have not carried out any investigation into past or present uses, either of the property or any neighbouring land, to establish whether there is any contamination or potential for contamination to the subject property from these uses or sites and have therefore assumed that none exists.
- 3.23.3. The property may be in an area identified by the National Radiological Protection Board (NRPB) as being at risk of contamination from radon. This is a radioactive gas, invisible and with no smell, which escapes from some types of rock. If trapped in houses, it can (over time) be a risk to health. Radon can only be detected by test instruments, and the minimum testing period of three months. Testing should be considered (the NRPB can supply details). If corrective measures are recommended, they should not be expensive in proportion to the value of the property.
- 3.23.4. The property is located in an area that to the best of our knowledge is not subject to any flooding or adverse ground conditions, although we have not carried out any soil or ground investigations. We strongly advise you to make routine enquiries via your solicitor, to establish whether or not the property is built on made up or contaminated ground.

4. CONCLUSION AND RECOMMENDATIONS

- 4.1. Within the scope of the examination undertaken to this property in that it has been restricted to a visual inspection only and no exploratory work has been conducted, I conclude my findings and recommendations as follows.
- 4.2. The property is an early 18th Century Grade II listed, detached, dwelling house which has been refurbished and sympathetically restored by the vendors since purchasing it approximately 22 years ago.
- 4.3. You should be aware that any alterations, extensions, or repairs other than repairs of a minor nature on a like for like basis will require listed building consent.
- 4.4. The general structural integrity of the property was considered to be sound with no significant shortcomings evident.
- 4.5. There is evidence of previous structural movement affecting the load bearing walls to the front right in particular, however, this is historical in nature and there is no evidence of any ongoing movement.

- 4.6. A general overhaul of the roofs is required to replace defective pointing to the valley areas, water tables and underside of the pantiles at eaves level where necessary.
- 4.7. The lead roofs over the front entrance lobby and to the porch roof to the rear entrance have deteriorated decks beneath the leadwork which will require replacement as part of future repairs.
- 4.8. There is splitting of the leadwork to the main entrance lobby roof and I would recommend that the defective lead is replaced. There is water ingress to the entrance vestibule within this area.
- 4.9. Repairs are required to the chimney stacks and re-pointing of eroded mortar joints to both the ashlar stonework and brickwork to the gable apexes.
- 4.10. It is likely that two of the oldest chimney stacks to the main central bay will require re-building.
- 4.11. Re-pointing of the majority of the external walls to the rear of the property has been undertaken using a cement-based mortar which is not considered suitable for properties of this age and type of construction. Ideally, the pointing would be replaced with a traditional lime mortar, but as previously mentioned within the report, if the existing cement mortar cannot be removed without significant damage to the stonework and brickwork, then the benefit of replacing it with a lime mortar will not be warranted.
- 4.12. Rainwater goods, as far as could be ascertained, appeared to be in satisfactory condition, although some areas of the cast ironware require re-decoration.
- 4.13. There is staining and erosion of brickwork and mortar joints due to poorly detailed water tables which require adjustment to resolve the problem.
- 4.14. Where insulation to roof voids is below 300mm of mineral wool insulation, it should be upgraded and insulation and draught seals added to the loft hatches.
- 4.15. The garage is generally in poor condition and arguably of a poor quality and design and construction.
- 4.16. The rear (garden walls) to the garage lean out of plumb and there is structural cracking noted to the internal walls as a result.
- 4.17. To extend the lifespan and useability of the garage, as a minimum the roof covering should be stripped and recovered, including the replacement of the concrete deck roof structure, and an allowance made for partial replacement of the timber deck.
- 4.18. Coping stones to the top of the parapet walls should be lifted and re-laid on a damp-proof membrane or lead flashing.

- 4.19. The floor to the garage is uneven to an extent whereby it may affect your use of the space and I would recommend it is programmed for lifting and re-laying.
- 4.20. Alternatively, a more prudent, long-term solution may be to fully demolish the garage and adjoining garden walls.
- 4.21. The garage and garden walls could be re-built or alternatively, garden walls re-built and the garage space used as a parking area or further accommodation.
- 4.22. The ha-ha wall and formal garden wall are in poor condition requiring re-pointing and areas of re-building.
- 4.23. The stone entrance gate piers and gates are also in need of repairs and refurbishment.
- 4.24. There are two hot water cylinders fitted within the roof void to the rear right roof void, one of which is hung off the principal truss.
- 4.25. The principal rafter to the truss appears to be pulling slightly and I would recommend the tank is relocated, not fixed to the truss.
- 4.26. The supporting brackets to the tanks appear to be bending, which may be a design fault. The tank to the main house W.C. is also wall mounted, although the brackets could not be inspected. The tanks may not be supposed to be mounted vertically and I would recommend the tanks are inspected.
- 4.27. Mains wired smoke/heat detectors have been removed and should be reinstated.
- 4.28. Exposed wiring to the drawing and billiard room/library should be removed or light fittings provided.
- 4.29. An extract fan should be installed to the main WC (electrical wiring already supplied). Extract fans should be fitted to the billiard room/library WC and the en-suite bathroom to bedroom 2.
- 4.30. The extract fan to bedroom 9 en-suite vents to the roof void and should be vented externally.
- 4.31. Externally vented fans should be fitted to the extract hoods to the utility/second kitchen and cottage kitchen.
- 4.32. The property has a private, shared foul water drainage system which comprises a domestic package treatment plant.

4.32.1. The vendor should provide in writing:

- A description of the treatment plant and drainage system
- The location of the main parts for the treatment plant, drainage system and discharge point.
- Details of how the treatment plant should be maintained, and the maintenance manual if they have one
- Maintenance records if they have them

4.33. I have identified various defects within the main body of the report, the more significant of which are listed below together with approximate budget costings. This takes no account of any defects which may currently be hidden but become apparent during opening up of the building.

4.34. Unless indicated otherwise, the costs do not allow for any scaffolding required to undertake repairs.

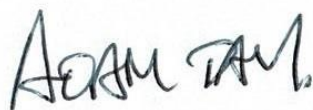
Ref:	Repair	Cost (£)	Priority
1.	Re-fit slipped tiles to valley areas, re-point valley pantiles, water tables and ridges where necessary and replace isolated damaged pantiles.	400-600	2
2.	Lift and re-bed water table to gable of left-side wing to project a minimum of 30mm beyond face of stonework.	1200-1500	2-3
3.	Lift and re-bed water tables to front of right wing and main roof at eaves level to slope onto roof.	600-800	2-3
4.	Replace defective/missing mortar to underside of pantiles at eaves level where necessary.	500+	2-3
5.	Replace defective leadwork and deck to entrance vestibule roof as necessary.	2000-3000	1-2
6.	Re-point chimney stacks as necessary and replace defective flaunching to pots.	9000-10,000	2
7.	Allowance for re-building stacks 3 and 4.	2000-2500	2
8.	Repair/replace stone balls to parapet.	1500-2000	2
9.	Re-pointing to external walls where necessary using lime mortar.	5000-6000	2-3
10.	Replace cement mortar pointing with lime mortar.	15,000-20,000	3
11.	Replace defective lintel timber lintel over cellar window.	400-600	2
12.	Remove eucalyptus tree and re-build damaged wall.	2000-3000	2
13.	Re-pointing to ha-ha wall.	10,000-12,000	2
14.	Repair/refurbishment of estate railings and gates.	3000-4000	2-3
15.	Re-build retaining ha-ha wall close to greenhouse.	3000-4000	2-3
16.	Re-point formal garden wall including greenhouse where necessary.	3000-4000	2
17.	Upgrade insulation to roof voids.	2000-2500	3
18.	Re-instate mains-wired smoke/heat detectors.	400-600	2
19.	Re-locate hot water cylinder (supported on roof truss).	400-500	2
20.	Remove exposed lighting wiring/install pendants.	200-300	3
21.	Install extract fans as specified.	800-1000	3
22.	Vent fan to ensuite of bedroom 9 externally.	200-300	2
23.	Remedial works to garage including roofing works as detailed, replacement of decayed lintels and repairs to	5000-10,000	2

	floors.		
24.	Demolition and re-building of garage, including garden walls like for like.	60,000-80,000	3

PRIORITY - How important I feel the repair is:-

1. **Urgent** – Needs immediate attention.
2. **Essential** – Should be done.
3. **Desirable** – Needs to be done but could be left.

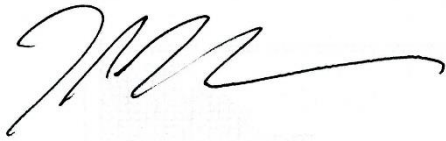
- 4.35. The costs included within the report are for budget purposes only and represent the expected costs associated with having the works executed by a competent local builder. Competitive quotations should be obtained prior to purchase.
- 4.36. The costs make no allowance for VAT or for further professional fees which may be incurred.
- 4.37. Please note that the report is confidential to the Client and may not be reproduced or passed on without the written prior approval of both Surveyor and Client.
- 4.38. Following this report, if you require architectural services on the property, we can offer a scope of services that covers an initial measured survey with existing drawings, a design development stage, a technical compliance stage, tendering of the works and contract administration at the construction stages. We can include sourcing and co-ordinating the input of any other consultants required during the process and assistance in obtaining the necessary planning, listed building and building regulation approvals. We would be happy to review your specific requirements and provide a fee proposal for your consideration.
- 4.39. Should you wish to discuss this report, please do not hesitate to contact this office.



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SAMPLE

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Appendix A

Matters for Legal Adviser's Attention

Building regulations

The building will not satisfy a variety of contemporary standards of construction and performance criteria set out in the current Building Regulations such as, for example, thermal insulation. This statement is true of the vast majority of buildings in the UK.

The statute under which the Building Regulations are made in the UK is the Building Act 1984. Neither this Act, nor the Regulations themselves are applicable retrospectively. This avoids the need for constant improvement of properties to satisfy current standards.

Planning permission

We have not been requested to investigate and set out in detail the planning history of this property. We have not been provided with any Planning documents on which to comment. Consequently, from our inspection, we cannot comment on the existence or otherwise of any infringements of any Planning Consents or conditions attached to such Consents.

We assume that this matter will be considered by solicitors.

Heritage Consents

Due to the age of the property, it may be protected by heritage legislation, necessitating the requirement to obtain statutory consents for either planned or previously completed works. We recommend obtaining confirmation from your Solicitor that any necessary heritage consents have been obtained for previously completed works, and that all works have been completed in accordance with any conditions contained within those heritage consents.

If the property is found to be protected, then listed building consent will be required for 'any works for the demolition of the building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest'. In addition, listed building consent may be required for works to ancillary buildings, objects or structures within the curtilage of a listed building, which affect the special character of the listed building (commonly referred to as curtilage listing).

If the property is found to be in a conservation area, then planning consent will likely be required for the demolition of any buildings even if unlisted building, but are within a designated Conservation Area. This consent is now addressed under Planning Consent controls.

Statutory

- Confirm all Statutory Approvals for all alteration and construction work. Obtain copies of all Approved Plans for any alterations or extensions to the property.
- Any rights or responsibilities for the maintenance and upkeep of jointly used services including drainage, gutters, down pipes and chimneys should be established.

- The right for you to enter adjacent property to maintain any structure situated on or near the boundary and any similar rights your neighbour may have to enter on to your property.
- Any responsibilities to maintain access roads and driveways, which may not be adopted by the Local Authority, should be established.
- Obtain any certificates or guarantees, accompanying reports and plans for damp-proof course and timber treatment, which may have been carried out in the property.
- Investigate if any fire, public health or other requirements or regulations are satisfied and that up to date certificates are available.
- Investigate any proposed use of adjoining land and clarify the likelihood of any future type of development, which could adversely affect this property.
- Where there are trees in the adjacent gardens, which are growing sufficiently close to the property to cause possible damage, we would suggest that the owners are notified of the situation.
- Whilst there were clearly defined physical boundaries to the site, these may not necessarily lie on the legal boundaries. These matters should be checked through your Solicitors.
- You should obtain all guarantees relevant to the property, including matters such as replacement glazing, damp-proof course, etc. The guarantees should be formally assigned to you and preferably indemnified against eventualities such as contractors going out of business.
- The tenure is assumed to be Freehold, or Long Leasehold subject to nil or nominal Chief or Ground Rent. Your legal adviser should confirm all details.
- Confirmation should be obtained that all mains services are indeed connected.
- Confirmation should be obtained by the provision of service documentation, of when the electric and gas installations were last tested.

Rights of Way, Easements, Shared Services, etc.

Your legal adviser should check boundary positions and the responsibilities

Guarantees/Warranties

Where work has been carried out to the property previously, it is recommended that guarantees be obtained prior to a legal commitment to purchase. These should ideally be indemnified against eventualities such as the contractors going out of business, and should cover workmanship as well as materials. Confirmation should be obtained as to the residue of the guarantee and that a transfer will occur upon change in ownership.

Legal enquiries should be made to confirm if any testing of the electrical, gas and heating appliances have been undertaken, with any testing of service records being obtained prior to a legal commitment to purchase.

Thermal Insulation and Energy Efficiency

As part of the marketing process current regulations require the provision of an Energy Performance Certificate. Legal enquiries are advised to confirm that such a Certificate has been obtained. This document provides the usual information regarding advice on energy efficiency and thermal improvement, which will assist in potentially reducing heating expenditure.

From 1 April 2018, under the Minimum Energy Efficiency Standards (MEES) 2015, it became illegal to lease a property with an F or G rating on an Energy Performance Certificate. In the residential market the regulations extend to all properties with a valid EPC on 1 April 2020. This report does not provide extended advice on Minimum Energy Efficiency Standards (MEES) Regulations (2015) and is not designed to be used as evidence for the PRS Exemption Register. The responsibility for complying with MEES is allocated to the landlord and/or owner of the property.

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Appendix B

Environment and Health Hazards

Below we have provided advice regarding certain issues of an environmental nature. The potential issues outlined below should not be considered an exhaustive list of matters to be considered.

Flooding risk

We have not undertaken detailed investigations into the potential for flooding of the land on which the property lies. However, a search on the website www.environment-agency.gov.uk, of the Environment Agency will provide information regarding the potential for flooding on any site.

Tree proximity

The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on:

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

If there are trees near the building. The growth of these trees should be monitored and, if necessary, controlled in due course.

Radon risk

Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks.

Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building, where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer.

Radon is everywhere, but usually in insignificant quantities. General technical information on Radon can be obtained from Public Health England. Their website address is <https://www.gov.uk/government/organisations/public-health-england>

Following the legal searches, if Radon, as an environmental hazard, is something that you are particularly sensitive to, further investigations and, if necessary, testing should be considered for an assessment of the site's exposure.

Electromagnetic fields and microwave exposure

There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia and headaches to depression, allergies and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables.

It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted.

Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building can affect its value and liquidity in addition to the health of those occupying the property.

We have not undertaken any separate inquiries with the relevant statutory authority as part of this inspection.

Invasive vegetation

The existence of any Knotweed or Hogweed around the property many have been highlighted with this report. However, we have not carried out a thorough inspection of the whole garden.

Japanese Knotweed was introduced into the UK in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations.

Wood Boring Insects (Woodworm)

We have not undertaken a detailed investigation into the potential for Woodworm as this would cause for intrusive works to be carried out, however we will highlight if presenting at the time of the inspection any evidence of an active infestation.

Woodworm may manifest itself in a number of varieties ranging from 3mm in size to 25mm. Eggs are laid on or in the timber and the larvae that hatch feed and bore into the timber which consequently results in weakening of timbers and a risk to the structural integrity of the property. Treatment of active woodworm involves applying insecticides to the timbers. In extreme cases where the timbers structural integrity has been compromised by the attack, replacement may be the only solution.

Fungal Decay (Dry Rot & Wet Rot)

Moist and damp conditions provide an ideal environment for fungal attack. In cases where the moisture content is over 20% this is classified as 'dry rot'. Fine grey strands of fungus spread through wood and other materials developing into sporophores which give off spores which in turn spread the fungus further. Timber suffering from dry rot becomes very dry and brittle and begins to fracture to such an extent that it can be broken and crumble by hand. When the moisture content is higher than 40% to 50% this is classified as 'wet rot'. The presence of wet rot in timber is recognised by a dark brown staining colour and splitting or longitudinal cracking.

Treatment of fungal decay is initially to remove the source of the dampness which is enabling the fungus to 'feed' and develop. Exposure works will then be

necessary to determine the full extent of the damage caused. Following any repairs or replacement works it will be necessary to treat the timbers with an approved fungicide to safeguard against recurrence.

SAMPLE

Appendix C

What To Do Now

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified.

You should get at least two quotations from experienced contractors who are properly insured. You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do
- get the contractors to put the quotations in writing.

Some repairs will need contractors with specialist skills and who are members of regulated organisations (for example, electricians, gas engineers, plumbers and so on). Some work may also need you to get Building Regulations permission or planning permission from your local authority.

Further investigations

If the surveyor is concerned about the condition of a hidden part of the building, could only see part of a defect or does not have the specialist knowledge to assess part of the property fully, the surveyor may have recommended that further investigations should be carried out to discover the true extent of the problem.

Who you should use for these further investigations

You should ask an appropriately qualified person, though it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government approved schemes. If you want further advice, please contact the surveyor.

What the further investigations will involve

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed and so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

Appendix D

Glossary of Building Terms

A

Air Brick A perforated brick usually to be found in external walls to provide - ventilation to ground floor joists.

Alcove A room access often found to both sides of a chimney breast.

Angle Irons Wrought iron right angle shaped bars.

Apron or Apron Flashing Traditionally of lead and correctly used to describe a strip of lead built into a wall and dressed up the wall, eg where a flat roof abuts a vertical wall.

Arch A curved structure built to distribute weight over an opening in a wall.

Architrave Traditionally a moulded wood strip around the edge of a door, covering the joint of door frame and plaster or other wall finish.

Arris The sharp external edge where two surfaces meet at a point.

Ashlar Stone walls built with cut blocks of stone.

B

Baluster A vertical pillar supporting the hand rail of a staircase; may be carved or plain.

Balustrade A row of balusters joined to a horizontal rail at, for example, the edge of a landing.

Barge Board The board placed along the verge of a roof at the gable end.

Bat A cut brick, either half bat or three-quarter bat.

Batten Timber fillets to which slates and tiles are nailed or fixed.

Benchings Originally called bolstering - this refers to the cement finish to the space between open pipes where they join in a manhole.

Birdsmouth (joint) The notch cut in the end of a rafter where it joins the wall plate.

Bond The placing of bricks in mortar to form a wall - English bond, Flemish bond, garden wall bond.

Bottom Rail The lowest horizontal part of a door.

Box Girder A hollow girder.

Boxing A term for the recess into which internal window shutters are folded.

Braced Door A type of door with diagonal supported braces.

Breeze (as in breeze block) Ashes, coke or cinders formed into a building block used for partition walls or inner skins of cavity walls.

Brick Noggin Brickwork built into a timber framework.

Buttress A brick or stone support to a wall designed to resist thrust movement and give added stability.

C

Cames The lead bars in leaded lights

Cased Frame Adjoining sash windows with a cased frame in the middle for the weights.

Casement A window hinged at one end and designed to open inwards or outwards.

Ceiling Joist Joist which supports a ceiling.

Cement Fillet A cement joint, generally used to describe cement joints between roof slopes and walls.

Cesspool A construction to hold sewage and foul waste.

Chair Rail The top of the dado fixed about 3ft above ground level.

Chamfer Where the edge or arris of adjoining walls has been cut to form a flat surface.

Chase A cut in plaster, brickwork, etc, to receive cables, pipes, etc.

Chimney Breast That part of the chimney flue that projects into a room.

Chimney Stack That part of the chimney built above roof level.

Close End (or Stopped End) The end of a gutter.

Closer As in Queen closer, is a brick cut along its horizontal length; or as in King closer, with a cut corner.

Cogging A notch in a wall plate for joist.

Collar A horizontal timber joining rafters, the cross piece in a single frame.

Coping Brick or stonework on top of a wall.

Corbelling Bricks projecting in step from a wall, often found at the top of a wall immediately below the roof.

Cornice Ornamental plaster around the joint of wall and ceiling.

Couple Roof A roof without a collar.

Coursed Rubble Squared stone laid in course, but with courses of different sizes.

Cowl A movable cap to the chimney or vent pipe which moves in the wind to keep the opening away from the direction of the wind.

Creasing Projecting courses of tiles at the top of a wall or chimney stack to stop rain from running down the face of the wall.

Crown The top of an archway.

Cupola A glazed structure in the shape of a lantern found at the top of a dome.

D

Dado The lower 3ft or so of wall where finished in timber, providing protection to the wall and covering the brickwork most likely to be effected by rising damp.

Damp-proof Course (dpc) An impervious membrane laid about two brick courses above ground level to prevent damp from rising.

Dormer Window A window formed in a roof slope which projects from the slope.

Double-hung Sash Window A window where the upper and lower sashes are hung on cords or slides and can move up and down.

Dowel Usually used to describe a timber pin holding jointed section of timber together.

Dress, Dressing Terms used by plumbers when working with lead. Dressed lead has been beaten into shape.

E

Ear part of cast-iron or lead rainwater goods used for fixing pipes to walls.

Eaves The lower edge of a roof near the gutter.

English Bond A brick wall with alternate courses of headers and stretchers.

English Garden Wall Bond Brickwork constructed with three courses of stretchers and one of headers.

Entablature The finish at the top of a column.

Escutcheon The metal plate covering the key hole.

Espagnolette Bolt Typically found on continental windows were, when turned the casement is bolted at top and bottom.

F

Fanlight A light (window) over a door or casement.

Fascia The board to which the gutters are fixed.

Fillet A small strip of wood, slate, cement.

Finial An ornament, often of terracotta, fixed at the gable end of the ridge.

Fire Bricks Special bricks for fireplaces designed to withstand intense heat.

Firring Tapered pieces of timber laid on joists of flat roofs to provide an adequate fall to gutters.

Fish Plates Iron plates for joining large beams.

Flag A large paving stone - as in flagstone.

Flank Wall A side wall.

Flashings Usually made of lead and fixed to provide a waterproof protection at the joint of flat roofs and adjoining walls between pitched roofs and walls or around chimneys.

Flat A flat roof.

Flaunching The cement work around chimney pots.

Flemish Bond Brickwork with alternate headers and stretchers in each course.

Footings A term sometimes used for foundations, effectively where the brick wall widens out at its base on top of the foundations.

Framed and Braced Door A door made up of rails, styles, battens and braces.

French Casement (or Door) A pair of sashes the height of a door and hinged to serve as a door and window. Used to describe any casement door from living room into garden.

Fresco Painting done on plaster.

Frog The depression in the top of a brick.

Furniture In building terms - the handles, knobs, locks etc, fitted to doors, windows and fitted or built-in cupboards.

G

Gable As in gable end, is the triangular part of a wall under a roof end.

Gauged Arch Where the bricks forming the arch are cut to the radial form.

Gauged Brickwork Bricks rubbed to an exact size and laid with very fine joints.

Girder A large beam made from iron or steel.

Granolithic A floor finish of crushed stone or aggregate.

Grout Used for filling the joints in wall tiles.

H

Half Timbered Timber framed walls filled with brick or stone and frequently plastered.

Header The end of a brick.

Herring-bone Bond Bricks bonded in diagonal lines.

Herring-bone Strutting Pieces of wood nailed between joists to reduce movement.

Hip The angle where two roof plans meet at a ridge.

Hopperhead A funnel of hopper-shaped head to the top of the rainwater pipes to

collect rainwater and waste from one or more pipes.

I

Interlocking Tiles Tiles which lock together to form a water tight roof without the need for lapping.

Invert of Invert Levels The lowest part of a drain.

J

Jamb The side of a door or window.

Joists Timbers built into or hung from walls to provide support for floors or fixing for ceiling or both.

K

Key A surface can be roughened to form as a key, eg for rendering purposes. It also refers in lath and plaster work to the early coats which are forced through the gaps in the laths to form a key.

Keystone The centre stone or an arch.

Kingpost The central post of a timber roof truss.

Knotting A liquid applied to knots in woodwork prior to painting. Knots not treated will always show through.

L

Lantern Light A roof light (window) constructed like a lantern with opening or fixed glazing.

Lap To overlap a course of slates.

Lean-to A structure, the sloping roof which abuts a higher wall.

Ledged and Braced Door A door which is strengthened with diagonal braces.

Ledged Door A door where vertical boards are fixed to ledges only.

Linings The wood finish to door and window jambs.

Lintel The horizontal beam over a window or door opening.

M

Mansard Roof A roof made with two slopes - effectively provides a top floor of usable space within a roof structure.

Mastic A generic term for any sealant used in the building process, eg for sealing the joint around window openings.

Mezzanine A floor between the ground floor and first floor.

Mullion An upright division of a window.

N

Newel The post at the bottom and top of a stair to which the handrail is fixed.

North Light Generally refers to factory roof construction which includes a glazed slope facing north.

Nosing The rounded projecting edge of a step in a staircase.

O

Oriel Window A window projecting from an upper floor.

Oversailing Course A projecting course of brickwork.

P

Padstone A stone laid under the end of and RSJ to distribute weight.

Panelled Door A door which is inset with panels - these may be glazed.

Pantile A curved roofing tile which hooks over adjoining tiles.

Parapet As in parapet wall - the external wall is built up above the eaves with a gutter formed behind it, or mansard constructed behind it.

Pargetting Plaster finish to the inside of a new flue.

Parquet Floor Small strips of wood usually laid on a solid floor to form a pattern.

Parting Bead The timber fillet that separates sliding sashes in the window frame.

Parting Slip The timber fillet inside the frame of a sash window to keep the weights of the two sashes apart.

Partition A wall dividing internal space can be stud partition, ie non-loadbearing.

Party Wall The wall which separates, but is shared by adjoining properties.

Pitch The slope of the roof, technically the ratio of span to height.

Plinth The projecting base of a wall.

Pointing To point is to fill the joints of brickwork with mortar. A process carried out while laying the bricks or at a later stage.

Purlins The horizontal roof member on which the rafters rest.

Q

Quoin Bricks or stones used at corners of walls.

R

Rafters The roof timbers to which felt and battens are fixed.

Rail A horizontal part of a door frame or window.

Raking Bond Diagonal or herring-bone brick bond.

Random Rubble Stone walls built without courses.

Rebate A set-back in timber, stone, etc.

Relieving Arch An arch over a lintel.

Retaining Wall A wall built to hold back or retain a bank of soil.

Ridge The top of the roof where the two slopes meet.

Ridge Course The course of tiles or slates fixed next to the ridge which may be of a different size to the rest.

Ridge Piece A horizontal timber running the length of the ridge to which rafters may be fixed.

Ridge Tile A shaped tile placed along the ridge.

Rising Butt A door hinge which raises a door as it opens.

Roof Boarding Where rafters are covered in boards before battens are laid.

Rough Cast A rough render finish to external walls usually made with gravel.

RSJ Rolled steel joists used for supporting upper load-bearing walls above wide opening.

S

Sarking A felt used for covering roofs before laying battens.

Sash The frame of a window that holds the glass.

Settlement Sinking of foundations.

Sill The piece of timber at the bottom of a window - window sill.

Skirting A board fixed to the bottom of a wall at joint of the wall and floor.

Skylight A window in the slope of a roof.

Sleeper Wall A low wall built to support ground - floor joists.

Soakers Lead strips to provide water-proof joint between a roof slope and adjoining wall.

Stack Pipe The correct name for vertical rainwater pipe.

Stretcher A brick laid length ways in a wall.

String The sloping board to which the steps of the staircase are attached.

String Course A course of brickwork that projects beyond the face of an external wall.

Struck Joint Pointing depressed with a trowel handles or shaped wood.

Stucco A type of external plaster finish.

Style A vertical part of a door.

T

Tilting Fillet A timber fillet fixed at eaves to raise the edge of the first row of slates.

Tingles Strips of lead or other metal used to secure the edge of flashings or to hold slipped slates in position.

Tongue and Groove Boarding Close-fitted boards where the edge of one board fits into a groove of an adjoining board.

Trimmer Joists Used where openings are made in roofs and floors, eg for roof hatches, stairwells.

Truss As in roof truss, ie timber framed together off site.

Tusk Pointing Projecting pointing.

U

Underpin To strengthen existing walls and foundations.

V

Valley The junction between two sloping-roof planes.

Vent As in vent pipe, to allow ventilation of foul air from sewers.

W

Wainscot Panel boarding to walls.

Wallplate Timber placed on a wall to receive floor joists or roof rafters.

Weatherboard A board fixed to the bottom of a door on the outside to prevent rain driving in.

Weepholes Holes at the base of walls to allow moisture to drain out.

Appendix E

Maintenance Tips

Your home needs maintaining in the normal way, and this general advice may be useful when read together with your report. It is not specific to this property and does not include comprehensive details. Problems in construction may develop slowly over time. If you are concerned contact a RICS qualified surveyor for further advice.

Outside the Property

You should check the condition of your property at least once a year and after unusual storms. Your routine redecoration of the outside of the property will also give you an opportunity to closely examine the building.

- **Chimney stacks:** Check these occasionally for signs of cracked cement, split or broken pots, or loose and gaping joints in the brickwork or render. Storms may loosen aerials or other fixings, including the materials used to form the joints with the roof coverings.
- **Roof coverings:** Check these occasionally for slipped, broken and missing tiles or slates, particularly after storms.

Flat roofing has a limited life, and is at risk of cracking and blistering. You should not walk on a flat roof except for maintenance work. Where possible keep it free from debris. If it is covered with spar chippings, make sure the coverage is even, and replace chippings where necessary.

- **Rainwater pipes and gutters:** Clear any debris at least once a year, and check for leaks when it is raining. You should also check for any loose downpipe connectors and broken fixings.
- **Main walls:** Check main walls for cracks and any uneven bulging. Maintain the joints in brickwork and repair loose or broken rendering. Re-paint decorated walls regularly. Cut back or remove any plants that are harmful to mortar and render. Keep the soil level well below the level of any damp proof course (150mm minimum recommended) and make sure any ventilation bricks are kept clear. Check over cladding for broken, rotted or damaged areas that need repairing.

- **Windows and doors:** Once a year check all frames for signs of rot in wood frames, for any splits in plastic or metal frames and for rusting to latches and hinges in metal frames. Maintain all decorated frames by repairing or redecorating at the first sign of any deterioration. In autumn check double glazing for condensation between the glazing, as this is a sign of a faulty unit. Have broken or cracked glass replaced by a qualified specialist. Check for broken sash cords on sliding sash windows, and sills and window boards for any damage.
- **Conservatories and porches:** Keep all glass surfaces clean, and clear all rainwater gutters and downpipes. Look for broken glazing and for any leaks when its raining. Arrange for repairs by a qualified specialist.
- **Other joinery and finishes:** Regularly redecorate all joinery, and check for rot and decay which you should repair at the same time.

Inside the Property

You can check the inside of your property regularly when cleaning, decorating and replacing carpets or floor coverings. You should also check the roof area occasionally.

- **Roof structure:** When you access the roof area, check for signs of any leaks and the presence of vermin, rot or decay to timbers. Also look for tears to the under-felting of the roof, and check pipes, lagging and insulated areas.
- **Ceilings:** If you have a leak in the roof the first sign is often damp on the ceiling beneath the roof. Be aware if your ceiling begins to look uneven as this may indicate a serious problem particularly for older ceilings.
- **Walls and partitions:** Check these when you are cleaning or redecorating. Look for cracking and impact damage, or damp areas which may be caused by plumbing faults or defects on the outside of the property.
- **Floors:** Be alert for signs of unevenness when you are cleaning or moving furniture, particularly with timber floors.

- **Fireplaces, chimney breast and flues:** You should arrange for a qualified specialist to regularly sweep all used open chimneys. Also, make sure that bricked-up flues are ventilated. Flues to gas appliances should be checked annually by a qualified gas technician.
- **Built-in fittings, woodwork and joinery:** Check for broken fittings.

Services

- Ensure all meters and control valves are easy to access and not hidden or covered over.
- Arrange for an appropriately qualified technician to check and test all gas and oil services, boilers, heating systems and connected devices once a year.
- Electrical installations should only be replaced or modified by a suitably qualified electrician and tested as specified by the Electrical Safety Council (recommended minimum of a ten year period if no alterations or additions are made, or on change of occupancy).

- Monitor plumbing regularly during use and when you are cleaning. Look out for leakage and breakages, and check insulation to tanks and pipes are adequate particularly as winter approaches.
- Lift drain covers annually to check for blockages and clean these as necessary. Check any private drainage systems annually, and arrange for a qualified contractor to clear these as necessary. Keep gullies free from debris.

Grounds

- **Garages and outbuildings:** Follow the maintenance advice given for the main building.
- **Other:** Regularly prune trees, shrubs and hedges as necessary. Look out for any overhanging and unsafe branches, loose walls, fences and ornaments, particularly after storms. Clear leaves and other debris, moss and algae growth. Making sure all hard surfaces are stable and level and not slippery or a trip hazard.

Important Information for Purchasers of Older, Listed and Historic Properties

Modern properties, those built after 1900 or so, are essentially constructed as sealed boxes which are designed to keep all moisture out. This is achieved by the use of impermeable membranes at ground level (such as a damp-proof course) to prevent moisture rising up from the ground below and cavity walls which are designed to prevent moisture penetrating through the walls. Windows and doors are made to seal tightly and most houses built today are constructed without any chimneys at all.

In this type of property, where dampness is found inside, then it is generally due to some specific defect which will require repair.

Older properties, generally those built before 1850 or so, were constructed in a very different way and one in which moisture will naturally enter the property. They do not have damp-proof courses or cavity walls and are not intended to be a sealed unit.

However, these properties are designed to manage the movement of moisture in such a way as to prevent it becoming a hazard to health or to the structure of the building and it is important to understand the mechanisms by which it does this in order to protect the structural elements of the building from becoming defective.

At the time that these properties were constructed, it was normal for them to have many openings where draughts could enter the building, such as multiple open fireplaces, ill-fitting doors and windows and gaps in floorboards. As a result, ventilation levels were very high, allowing moisture to evaporate readily in the moving air and to be carried away to the outside. So, for example, where moisture penetrated the walls, although the inside surfaces of those walls would be damp, the levels of moisture would achieve equilibrium as the rate of evaporation compensated for the rate of penetration.

Today, we try to minimise draughts by blocking fireplaces, adding secondary or double glazing, laying laminate floors and sealing the gaps around doors and windows. As a result, moisture levels rise due to the decreased air movement that is a consequence of the reduced ventilation. This then leads to dampness becoming evident, particularly in areas of minimal air movement, such as behind large objects of furniture and within cupboards and wardrobes.

Many older homes were built at a time when lime mortar was the primary method of setting bricks and stones. Lime mortar is both flexible and porous, unlike the very hard, inflexible and non-porous cement mortars used in more modern construction. Lime mortar, therefore, allows the moisture evaporation process to continue by acting as a wick for moisture to leave the main walls between the bricks and/or stones that make up the bulk of the wall. This is a further step in the process of managing moisture within the property.

Today, we see many repairs carried out to older homes using cement mortar. This seals the gaps between the bricks and/or stones, trapping the moisture in the wall and forcing it into the surface of the bricks and stones, causing them to fail when that moisture freezes in the surface of those materials and by reducing the amount of moisture that can evaporate through the wall to the outside, it increases dampness levels inside.

As a result of the actions described above, it is common, today, to find higher than average moisture levels in older properties. The consequences of this can cause significant defects within the property. In particular, high moisture levels, especially in roof spaces and cellars, can promote the development of wood boring insects such as Common Furniture Beetle and Death Watch Beetle in structural timbers such as roof and floor joists. High levels of dampness in walls causes plaster to fail, decorations to become damaged and, in some properties, significant damage to the timber frame of the building.

To avoid these defects developing and becoming a serious threat to the building, it is important to be aware of the consequences of any actions which may have an impact on moisture management within the building.

The following is a list of suggestions and recommendations that will help maintain the building in a good and sound condition. It is by no means an exhaustive list and it is recommended that all owners of listed, historic and older buildings inform themselves of the best way to protect such a property.

1. Consider ways to improve ventilation within the property. This may include the installation of mechanical extractors in kitchens and bathrooms, removing secondary glazing units, ensuring that windows can be opened easily and that they are used regularly, removing insulation from the eaves area of the roof where it may block ventilation and not leaving the property closed up and unoccupied for extended periods.
2. Where repairs are necessary, ensure they are carried out by tradespeople who are knowledgeable and competent in traditional building methods and that materials are sympathetic to those used originally. In particular, where walls are to be re-pointed, then lime mortar (which is very different from cement mortar with some lime added) should be used and any earlier cement mortar repairs removed and re-finished.
3. Ensure that the guttering and rainwater handling systems are in a well maintained and fully operative condition. Very significant damage can be caused in a very short period of time due to simple leaking gutters, downpipes, hoppers and other elements of the rainwater handling system. It is therefore essential that these are inspected regularly, at least three or four times a year and any damages or defects repaired as quickly as possible. In particular, they should be cleared after autumn leaf fall to ensure they are as effective as possible during the winter.
4. Maintain a regular and vigilant inspection process. Unidentified or unrepaired defects can rapidly become more significant and therefore more costly to repair. A regular process of inspection is more likely to ensure that defects are identified at an early stage and can be rectified before further damage is caused. Such a process should include inspection of all the outside elements such as chimneys, roofs, walls, guttering and downpipes, windows and doors and roof edge timbers etc. Internal inspections should include a detailed examination of the roof timbers, moving of large objects of furniture to assess the wall condition behind, examination of floors, doors and timber fittings to identify signs of movement and the condition of the heating and plumbing systems to ensure no leaks are present. This is in addition to a general and normal maintenance programme.

5. Avoid the introduction of unnecessary interventions. Many companies will recommend the use of chemical processes such as spraying of timbers or injection of damp-proof courses as a means of rectifying the effects of dampness. In most cases, in respect of older properties, these processes are completely unnecessary, usually ineffective and in many instances counter-productive. Attempting to prevent the passage of moisture through a wall which was always intended to be damp is unlikely to affect a cure. In fact, it is likely to push the problem elsewhere and may cause even more significant damage.

Remember that, if a property is listed, any works you wish to carry out may require listed building consent and it is always best to check with the local authority Conservation Officer before undertaking any activities.

There are many useful resources of information available from, for instance English Heritage and the Society of Protection of Ancient Buildings, which can help you in understanding how to manage an older property in a sympathetic and considered way. It is strongly recommended that you gain an understanding of the means and methods that they advocate in order to protect your investment.

