Building Survey Report

on

Sunfield House, Townsend Road, Streatley
Berkshire RG8 9LH

for

Ms A White

as at

3 July 2025

James Ross & Co Limited

Chartered Building Surveyors

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1. PRELIMINARIES

1.1. Instructions

You instructed us by email to carry out a full building survey on Sunfield House, Townsend Road, Streatley, Berkshire RG8 9LH. Those instructions were confirmed to you in our letter dated 21 June 2025, which laid down the terms and conditions under which our survey report would be compiled. This report must be read in conjunction with those terms and conditions.

1.2. Weather

The weather was hot, dry and clear at the time of our inspection.

1.3. Limitations

The property appeared to be unoccupied at the time of our inspection.

The majority of the property was fully furnished, with an amount of carpeting present to some rooms.

Further specific limitations relating to the subject property are found towards the end of this report under the heading of 'Specific Limitations.'

1.4. Information Relied Upon in this Report

Prior to our inspection we were provided with no documentation or information that related to the history of the property, confirmation of Statutory Approvals/Permissions or gave information about previous works undertaken.

1.5. Type

The property is a two-storey detached house.

1.6. Construction

The external walls appear to be of solid brickwork, substantially coated with roughcast render/tile hanging, under pitched timber roofs covered with tiles.

The floors are a mixture of solid slab concrete and suspended timber.

The property is of traditional type, with its structural arrangement and materials contemporaneous with its age and the methods of building that were current at the time of its construction.

1.7. Age

The exact year that the property was built is unknown, but we would estimate that it was constructed in or around 1900.

1.8. Tenure and Occupation

The tenure is understood to be freehold with no known tenancies. The property appeared to be unoccupied at the time of the inspection, and vacant possession is assumed to be given upon completion.

1.9. Location, Local Environment and Facilities

The property is located in a village of mixed age and character, offering limited local amenities.

Wallingford town centre, with all of the shopping facilities and amenities one would expect to find in a medium-sized town, is approximately six miles distant.

1.10. Orientation

The front of the property faces onto Townsend Road. All directions given in this report assume the reader is standing on Townsend Road facing the front of the property.

1.11. The Site

The property occupies a generally level site in a traditional rectangle shape, with gardens surrounding the property.

The boundaries are defined by a mixture of brick walls, timber fences and hedging.

There is a basic attached outbuilding to the rear of the property.

1.12. Accommodation

The accommodation comprises:

Ground floor – three reception rooms, kitchen/dining area, garden room, utility room and shower room.

First floor – five bedrooms, bathroom and separate WC.

1.13. Overall Opinion

Our inspection of the property revealed no matters that we would classify as significant structural defects. The principal structural elements, comprising the external walls, the main roof and the floors, interact together in such a way as to provide an intact structural framework, the integrity of which has not been compromised.

However, the property has the air of a building that has never realised its full potential, with previous owners having carried out ad hoc repair work, not to the highest standard and with little understanding as to how to preserve the aesthetic integrity of the property as a whole.

An amount of maintenance work is now required, not only to modernise the property, which has never been brought up to a first class external/internal standard, but also to deal with an amount of repair work now, that would not have been necessary had the property been kept in better condition.

A summary of those matters deemed to be repairs needing attention, either now or possibly during the course of your occupation, is covered under 'Conclusion – A Summary of Repairs' towards the end of this report.

2. EXTERIOR

2.1. Chimney Stacks/Parapet Walls

There is a single chimney stack of traditional brick construction, covered with render, passing up through the main roof.

The chimney stack is generally plumb, with no significant lean or distortion from a vertical upright profile observed.

The chimney stack is covered with render which has been applied over the original brickwork beneath. The brickwork itself could, obviously, not be viewed, being covered with the render, but the render is clearly in a poor and deteriorating condition. We would point out that render is usually only applied to chimney stacks when the brickwork beneath is in a poor condition and, rather than carry out the proper repairs to replace individual, defective bricks, the decision is taken to conceal them by applying render to cover the brickwork. The bricks, because of their degraded condition, find it hard to remain fully attached to the newly applied render and, over time, the type of defects that are now visible, manifest themselves. Certainly, the stack does not need to be rebuilt, but full access will almost certainly reveal an amount of repair work required to the render in the interests of normal maintenance.

The abutment between the base of the stack and the adjacent tiles is sealed with a mixture of sheet metal flashings and cement. Sheet metal flashings are the preferable waterproofing arrangement but to the subject stack they are of extreme age. Cement used as the sealing material is never a long-term solution, as the cement eventually cracks away and provides a potential path for water ingress. The base of the chimney stack, therefore, needs waterproofing with brand new lead flashings and soakers in such a way that water is not able to work its way through to the interior.

2.2. Main Roof Structure

The main roof is of pitched timber construction covered with tiles.

Our inspection of the various roof slopes, as far as they could be seen from ground level, revealed that they are generally true in profile, with no significant distortion or unevenness noted. The absence of any marked distress to the profile of the roof slopes suggests strongly, from an external viewing, that there are no significant defects to the roof structure.

2.3. Main Roof Covering

The tiles to the main roof appear in satisfactory condition, as viewed from ground level and from the roof space.

It is extremely rare to be able to see the underside of any roof covering, as usually sarking felt is in position as a second line of defence between the roof covering and the rafters, preventing any close-up view of the roof covering from beneath. That close-up view in one small area revealed that the small projections on the tiles, known as the nibs, are in satisfactory condition, and this, therefore, means that the roof covering has an additional period of useful life left. Often it is found that the nibs are starting to spall/break up, and when this happens with a roof of this age/type, then renewing the entire roof covering is sometimes the only possible way forward.

There have been several occasions in the past when surveyors have been accused of being inaccurate, due to not recommending that the roof covering be renewed because of the lack of sarking felt, and any roofer examining the roof will automatically say that the roof covering must be replaced, not out of necessity but simply in a desire to obtain a new instruction. When this takes place, they usually accuse the surveyor of not being competent. This is utter nonsense, as the roof has given good service since the property was built, and there is no need for mandatory replacement at the present time.

However, we would point out that the lack of sarking felt means that, even if a single tile comes out of position, this provides a potential path for water to enter the roof space. There will, therefore, be an increased need to maintain the roof covering to a high standard.

A small number of individual tiles are currently loose, cracked or otherwise defective and need to be replaced now.

There are several badly weathered, non-matching ridge tiles to the rear of the main roof, which ideally should be replaced with new matching clay ridge tiles.

The mortar into which the ridge tiles are bedded is deteriorating. You should anticipate having to re-bed a number of the ridge tiles in new mortar during the course of your occupation.

The mortar sealing the edge of the tiles around the perimeter of the roof, known as the verge fillet, is in places starting to weather and deteriorate. An amount of making good by way of providing new mortar to infill the edge of the tiles will be required.

2.4. Dormers

There are no dormer constructions passing through the various roof slopes.

2.5. Rooflights

There are no rooflights passing through any of the roof slopes.

2.6. Ancillary Roof Structures

There are the following four subsidiary roofs:

a) To the front of the property, above the garden room, of lean-to timber covered with tiles.

b) To the right side of the property, at high level, of pitched timber covered with tiles.

c) To the right side of the property, at low level, of lean-to timber covered with tiles.

d) To the rear right corner of the property, again of lean-to timber covered with tiles.

Our inspection of the front garden room roof revealed a significant amount of deflection to the profile of the roof. It appears that either timbers within the roof have failed or were originally not robust enough to support the weight of the tiles without deflecting under load. Given the fact that water is penetrating through the roof and that the ceiling beneath is in dreadful condition, it is imperative that this roof is stripped and rebuilt.

Our inspection of the remaining three subsidiary roofs, from ground level, revealed no significant distortion or unevenness in the profile of the roof slopes.

2.7. Ancillary Roof Coverings

Front Lean-to Tiled Roof Above the Garden Room

Clearly, with the roof needing to be rebuilt, the tiles will all need to be replaced. Perhaps a small number can be salvaged and the remainder made up with new tiles.

When this work takes place, sheet metal flashings should be introduced to waterproof the vulnerable joint between the tiles and the front elevation roughcast render.

Right Side Upper Tiled Subsidiary Roof

The tiles are in satisfactory condition, subject to routine maintenance.

The mortar into which the ridge tiles are bedded is again deteriorating, with a number of the tiles needing to be re-bedded in new mortar in the near future.

The abutment point between the roof and the right flank elevation render is not clear but appears to be part-sealed with mortar and part with ageing metalwork. The joint cannot be guaranteed to be waterproof, and we recommend that new metal flashings and soakers be introduced at the abutment point to ensure that the roof remains completely watertight into the future.

Right Side Lower Lean-to Tiled Roof

The tiles are in satisfactory condition, subject to routine maintenance.

The abutment point between the tiles and the right flank elevation roughcast render is sealed with a cement fillet, which, for all the reasons given previously, is an inadequate form of waterproofing, and lead flashings and soakers should be introduced.

Rear Right Subsidiary Lean-to Tiled Roof

The tiles are again in satisfactory condition, subject to routine maintenance.

Good quality metal flashings, in satisfactory condition, waterproof the vulnerable joint between the head of the tiles and the adjacent brickwork.

2.8. Rainwater Gutters and Downpipes

The gutters and downpipes to the property are a mixture of original cast iron and more modern PVC, with the latter predominating.

The grey PVC material to the gutters and downpipes is regarded as being somewhat fragile and prone to become brittle over a period of time primarily due to the effects of photodegradation due to heat from the sun.

On this dry day, it was not possible to detect specific leaks, but no area of significant mechanical damage was noted to either gutters or downpipes.

There was evidence of slight weeping to several of the gutter/downpipe joints and you should anticipate having to carry out the re-sealing of individual, defective joints in the interests of routine maintenance.

The following specific defects or matters of note were observed:

a) Several of the waste pipes coming out through the external walls are of original metal, of considerable age and, on properties of this age and type, most have been replaced with modern materials such as PVC.

b) The downpipe has separated over the left side water butt.

c) There are no rainwater goods in position to drain the right side low-level bay roof. This means that rainwater landing on the tiles simply drips off around the perimeter.

d) It appears that several redundant downpipes, set in the rear elevation construction, are still in position, as shown in one of the photographs. We assume that it would be in order for these pipes to now be removed.

e) The joints to the rear soil downpipe are sealed with jubilee clips, with the rubber starting to perish.

All that should be required thereafter, in the foreseeable future, after these repairs have been actioned, is the re-sealing of the odd leaking or weeping joint/re-fixing any sections of gutter/downpipe that come loose, under what would be regarded as routine maintenance.

The issue of there being no comprehensive rainwater drainage arrangement, with all of the rainwater downpipes discharging into numerous water butts around the property, will be dealt with under the later heading of 4.8.

2.9. Foundations

Sub-soil investigations and opening-up works to the foundations were not undertaken during our inspection. In consequence, we are unable to comment specifically on the type and extent of any foundations provided or any sub-soil conditions that may exist. However, from the information gathered at the time of our inspection, we do not feel that any opening-up works to check on the foundations are required.

2.10. Main Walls

The external walls appear to be of solid brickwork, now substantially overcoated with roughcast render.

Our inspection of the external elevations revealed no matters that we would classify as significant structural defects, with no severe cracking, distortion or unevenness observed. To those areas where there is fair-faced brickwork, the individual bricks and the pointing between are in satisfactory condition.

In respect of the external roughcast render, this appears in satisfactory condition, as viewed from ground level, with no obvious or clear defects. However, it is often found that, on a property of this age and type, small areas of the render can become detached from the masonry backing behind due to the natural process of weathering/ageing. Although the render superficially appears in good condition, a close inspection from a scaffold can often reveal some hollowness. As an integral part of the next external redecoration programme, the external render should be hammer tested, and any areas that are found to be loose or otherwise defective should be renewed. Based on our experience and the render as it visually presents itself at the current time, we would not expect that any areas needing renewal would be substantial.

Some limited areas of the exterior to both front and rear are covered with vertical tile hanging. Several individual tiles are missing and need to be replaced.

Some of the tiles to the white-painted vertical tile hanging at high level to the front elevation are clearly spalled beneath the paint finish and would also benefit from being replaced.

Some PVC elements have been introduced into the exterior, such as some of the trim timbers to the left elevation bay. They have been poorly fixed and appear both unsightly and scruffy in appearance. An amount of making good of all of the various incorporated PVC elements should be anticipated as part of an external refurbishment and redecoration programme.

2.11. Extension Walls

There are no extensions to the subject property that need to be considered as separate entities under this heading.

2.12. Damp-Proof Course

No damp-proof course was clearly visible at low level to the external walls and, bearing in mind the age of the property, it is unlikely that an effective physical damp-proof course is now present within the original construction.

2.13. Windows

The windows to the subject property are of a double-glazed PVC type, in generally satisfactory condition at the time of our inspection, with no significant defects noted to the random selection of windows that were opened.

The hermetic seal has failed to the following glazed units:

a) To the main opening casement to the front right bedroom.

b) Four units to the main left side window to the kitchen/dining area.

When such seals fail, moisture enters between the glass panes, allowing condensation to form within the double-glazing voids. Unfortunately, this cannot be repaired and, therefore, all these glazed units will need to be replaced. This problem can be exacerbated by habitable use when water vapour is produced when the property is occupied in far greater amounts than when it is empty, and therefore there is the remote possibility that other units may have similarly lost their seals, which will only be evident upon occupation when increased levels of water vapour may condense within the double-glazing voids. It would be logical to expect that other glazed units, which are currently not manifesting this defect, may similarly fail within the next five years or so.

2.14. External Doors

The front external door is of single-glazed timber and, although dated, is in satisfactory condition, with no significant defects observed.

The rear external doors to both sides of the area beneath the rear corrugated Perspex sheeting, are badly decayed and both need to be replaced.

2.15. Other External Joinery

The main and subsidiary roof slopes oversail the external walls, creating a small, projecting eaves detail around the perimeter, which is boxed in the traditional manner with UPVC fascias and under-boarded soffits.

They are in fair condition, as viewed from ground level, but there is a certain amount of open jointing and separation starting to occur in isolated areas. When a scaffold is next erected, all of the perimeter PVC elements to the roofs should be inspected, with minor making-good works being carried out as necessary.

2.16. External Decorations

The main external element with a painted finish is the render, with no significant deterioration visible that would require immediate, mandatory redecoration.

2.17. Conservatory

There is no conservatory to the subject property.

2.18. Porch

We have already covered the porch roof under an earlier heading as part of the lean-to roof above the garden room.

Some areas of timber decay were discovered to the porch at low level, as illustrated in the photographs. The appropriate joinery repairs should be actioned.

2.19. Other Structures

There are no other structures that have not been covered elsewhere in this report.

3. INTERIOR

3.1. Roof Spaces

Our inspection of the roof space revealed an arrangement of traditional framed timbers, well fixed together and adequate for their purpose to support the weight of the roof covering above.

However, the roof space is a complete mess, with a number of defects or matters of attention that need to be actioned to tidy/clean up the area, which currently could not possibly be used for storage purposes.

a) As previously mentioned, there is no sarking felt in position between the rafters and the tiles above. Due to the lack of such felt and the fact that some of the fibre insulation quilt has come away in one area beneath the rafters, we were able to view the underside of the tiles to an area of approximately one square metre, as previously mentioned.

   Sarking felt has now been used in roof construction for a considerable period of time and forms a second line of defence against water penetration, being located between the rafters and the tiles. Any small amounts of water that make their way through the tiles are diverted by the sarking felt into the external gutters. The absence of such felt in the case of the subject property does not invalidate the roof in terms of its ability to prevent water from gaining access to the interior of the property, but it does mean that even a single dislodged tile can provide a potential path for water to enter the interior. Whilst the absence of the felt does not automatically mean that the roof needs to be re-tiled to incorporate it as part of the roof construction, it does mean that there will need to be extra vigilance in terms of maintaining the roof slopes.

b) Fibre insulation quilt has been laid at ceiling joist level, which is the correct position, but the insulation is so heavily dirt contaminated that we recommend that it be removed and new felt laid.

c) For some unknown reason, fibre insulation quilt has also been laid untidily between the rafters and in places is coming down. Fibre insulation quilt should never be used in such a position, as it has very limited efficacy at rafter level and is difficult to support, as evidenced within the subject roof space, where much of the insulation quilt is untidy and detaching. We recommend that it all be stripped out and additional insulation laid between the ceiling joists of, say, 250mm, to compensate.

d) There is some timber boarding in position on top of the joists to form a storage age, but much of the boarding is poorly fixed down and unsafe. All of the boarding will need to be removed to allow the quilt at ceiling level to be removed, but once the new insulation is in position, then new, stronger boarding, properly fixed down, would be of storage benefit.

e) There is some vertical hairline cracking to the chimney breast. We view this cracking as being non-structural in nature and almost certainly of considerable age. Repointing up the crack in fresh mortar should suffice.

As part of the cleaning out process of the roof space, when the fibre insulation quilt is removed at ceiling level, this will expose areas of original lath and plaster beneath. An amount of dirt will have accumulated on top of the plaster and, ideally, the whole of the roof space should be very carefully vacuumed out to remove all this dirt without damaging the fragile nibs to the plaster.

As a final point, you must be aware that, once all of the fibre insulation quilt is stripped out to reveal the roof structure and the underside of the tiles throughout, a limited amount of repair work might be found to be necessary as an integral part of making this area more suitable for any proposed storage uses.

3.2. Ceilings

The ceilings throughout the property appear to be a mixture of original lath and plaster and more modern plasterboard with a skim plaster finish, with the former predominating.

No significant defects were noted in respect of the ceilings.

Sometimes, lath and plaster ceilings on a property of this age and type are difficult to identify, but the majority of the ceilings do appear to be of this original lath and plaster arrangement, with random diagonal cracking/plaster unevenness clearly present to several, which is indicative of the deterioration of such ceilings. This is the result of the plaster having moved away from the timber laths onto which it was originally applied. Such a process is very gradual and has taken place over the life of the property. Whilst there is no immediate need to re-plaster from a mandatory point of view, you should anticipate that some re-plastering works may become necessary during the course of your occupation.

The ceiling to the garden room is in dreadful condition, cannot be salvaged and needs to be taken down and renewed as part of the works to rebuild the roof. We do not believe that the ceiling boarding to the garden room has any asbestos content but we cannot categorically confirm that there is no asbestos in the make-up of the ceiling boarding.

We would draw your attention to the fact that at least two of the ground floor ceilings have anaglypta paper, which has been adhesed across the plaster finish. Whilst anaglypta is often used for decorative effect, it can also sometimes be used to conceal defective plaster. Bearing this in mind, it is highly likely that, should you try to strip off the anaglypta paper, where found to the ceilings, the likelihood of finding damaged/deteriorating plaster beneath is extremely high, to the point where anaglypta removal may well be the catalyst for extensive re-plastering works to the ceilings when the removal is attempted.

Two of the ceilings to the rear of the ground floor have been covered with polystyrene tiles, which were in vogue 30 years ago, but are now regarded as being a potential fire hazard. We strongly recommend that they be removed, and only once the tiles have been removed will the true condition of the ceilings be apparent. Experience shows that the removal of tiles can sometimes leave blobs of glue, which are difficult to remove, and in extreme cases, some re-plastering works may be required.

3.3. Walls and Partitions Structure

The internal walls and partitions are a mixture of solid masonry construction and timber stud.

No significant defects were noted during the course of our inspection.

There are some areas where there is some random hairline cracking to the plaster finish. However, in our opinion, this cracking, where found, is the result of normal thermal movement, shrinkage at the interface points between dissimilar materials or minor distortion that has run its course and is a manifestation of the natural bedding-down processes that take place in any property from the time of its construction onwards. We observed no cracks to the internal fabric that would indicate that there is any significant structural movement or distortion, over and above the slight changes in the internal matrix, that one would normally expect to find on a property of this age and type. The pattern of the cracks does not suggest any fundamental structural instability. Careful preparation and minor making good works prior to the next internal redecoration programme should mitigate the plaster appearance.

There is some very slight open jointing to the right side of the front right bedroom, where the bay meets the main body of the building. The level of open jointing does not suggest a significant structural issue needing major bracing works but only the removal of the papered finish will reveal the true condition of the plaster beneath. Should there be an amount of cracking visible, we cannot rule out the possibility that some limited strapping back works might be needed.

3.4. Walls and Partitions Finishes

There is an amount of hollow plaster found in various areas throughout the property. Certainly, if all of the hollow and potentially loose areas were renewed, there would be an amount of re-plastering required internally now. However, the hollow areas are generally supported by surrounding areas where the plaster is still firm and attached to the structure behind, which maintains the overall integrity of the plaster finish. We are simply alerting you to the fact that various areas of the internal plaster are no longer adhering to their backing material.

The amount of re-plastering that may be required, due to this separation between the plaster and the wall structure behind, may only become fully ascertainable during an internal redecoration programme where any existing lining papers are stripped off back to the bare plaster finish.

3.5. Fireplaces

There are open fireplaces to two of the ground floor reception rooms. The fireplaces are in visually satisfactory condition, but you will appreciate that we were unable to test either the fireplaces or the associated flues.

The fireplace to the front right reception room is fitted with a gas fire. Unless there is evidence that the gas fire has been serviced within the past twelve months, with documentation available to prove this, we recommend that the fire not be further used until such a test has been carried out.

3.6. Floors

The first floor is of suspended timber, whilst the ground floor is a mix of solid slab concrete and suspended timber.

Whilst the presence of fitted floor coverings greatly limited our inspection, we are of the overall opinion that the floor constructions are sound, as far as can be ascertained by walking upon the same.

There is some vibration to areas of the first floor when walked upon. This is the result of the original floor timbers being slightly undersized by modern-day standards but, under conditions of normal residential loading, we do not see this as a significant issue.

Taking into account the age of the property, its lack of maintenance and our impression based on experience, we would not be surprised if the removal of the floor coverings throughout the ground floor, to solid concrete floors such as that to the kitchen/dining area, revealed areas of the floor construction to be in poor condition, either in respect of the condition of the flooring material itself or the possible absence of a damp-proof membrane/failure of an existing damp-proof membrane, which might necessitate some remedial works. Without the exposure of the concrete construction beneath, it is not possible to comment further, but we are alerting you to the possibility that any such removal might reveal some areas of the floor which are defective. Certainly, you should purchase the property on the strict understanding that some works to the ground floor, the extent of which cannot be clarified at all at this point, may well be required.

3.7. Sub-Floor Ventilation

Wherever suspended timber is found as the floor construction at ground floor level, which is the case to areas of the ground floor to the subject property, it is important to provide sub-floor ventilation to prevent a build-up of damp moist air affecting the sub-floor timbers. Externally, there are a number of vents at low level, but the number and adequacy could not be verified, due to the vegetation growth at low level along much of the property. However, certainly the presence of a number does provide a degree of sub-floor ventilation.

Manifestations of problems with the sub-floor timbers at ground floor level are usually evidenced by excessive vibration or deflection to the floors when walked upon and we are pleased to report that, in the case of the subject property, the suspended timber ground floors were generally solid underfoot.

However, in respect of the suspended timber flooring, it should be borne in mind that the nature of the construction of a suspended timber floor at ground floor level means that the joists may be receiving intermediate support from brick sleeper walls where a damp proof course between the top of the sleeper walls and the joists may either be missing or no longer effective, whilst the joist ends will invariably be supported by damp brickwork where they enter the surrounding external walls. Over time, the joists may have lost their full bearing on their supporting brick structures beneath or, alternatively, perimeter joist ends built into damp brickwork may have suffered an amount of timber decay, to a level where the joist ends are no longer fully supported by the brickwork, with the decay having reduced their structural strength.

Whilst this potential joist deterioration has not resulted in any clear loss of structural strength to the floor as a whole, resulting in obvious failure, the removal of floorboards to expose the joist ends can sometimes reveal a degree of decay to be present, despite our earlier comment that the overall integrity of the ground floor throughout appears to be substantially intact. Given the age of the property, there is a remote possibility that an amount of repair work may be required to the suspended timber floor structure, should the exposure of any of its composite elements takes place.

3.8. Internal Joinery Generally

The internal doors are a mixture of timber-panelled and timber-glazed types, in generally satisfactory condition, although several of the doors are not opening/closing smoothly and minor easing and adjusting works are required.

3.9. Staircase

There is a flight of traditional timber stairs between the ground and first floors / running up through the property, in satisfactory condition, with the treads solid underfoot and the associated handrails/balustrading stable.

The handrails have a small diameter and are therefore not as robust as one would normally expect to find.

3.10. Kitchen and Fitted Cupboards

A very basic range of fitted units is provided to the kitchen, in fair condition, although the first effects of wear and tear, through normal usage, are evident to the various opening doors/drawers.

3.11. Internal Decorations

The quality of the internal decorations throughout is poor, and full internal redecoration is required.

3.12. Cellar/Basement

There is no cellar to the subject property.

3.13. Thermal insulation

We have covered the issue of thermal insulation in the roof space in considerable detail under the earlier heading of 3.1.

The windows are double-glazed, which increases the level of thermal insulation.

The front entrance door is only single-glazed and, therefore, represents a thermal weak spot.

The external walls were not built with any thermal insulation incorporated within the external wall construction and we saw no evidence that any provision for additional thermal insulation to the external walls has subsequently been actioned.

3.14. Other

There is evidence of rodent infestation in the roof space with a poisoned bait tray visible.

You should make enquiry of the vendors as to the extent of the rodent problem in the past and request information about the scope/efficacy of those works that have been undertaken to deal with it together with the time scales of previous treatments. If you are not reassured, then a specialist firm should be invited in to carry out a further treatment programme.

3.15. Structural Movement

There were no signs of significant on-going structural movement affecting any of the principal structural elements such as the roof, the walls and the floors.

3.16. Rot

In this report, we will detail areas of internal dampness affecting the property, namely in the form of dampness

a) under Item 3.18

b) under Item 3.19.

You must appreciate that the proximity of structural timbers and internal joinery members to this dampness puts them at risk in terms of developing timber decay. Plastered surfaces and other finishes have concealed/masked many of the adjacent timbers and as a result, there is no clear evidence of timber decay that is readily discernible. However, the remedying of the dampness and the measures taken in order to achieve this may well necessitate the exposure of concealed timbers which may then be found to be suffering from timber decay in one form or another.

3.17. Beetle Infestation

Our inspection of the visible and accessible timbers revealed no live woodworm infestation. However, the age of the property and the nature of its construction mean that it is likely that some signs of woodworm infestation might be found if concealed timbers were exposed.

3.18. Rising Dampness

Regular moisture meter readings were taken throughout the ground floor of the property at approximately two metre intervals, furniture and stored items permitting. The following areas of rising dampness were discovered:

a) To the front and left walls to the room acting as a reception room/entrance lobby.

b) To the front right corner of the front right reception room.

c) In severe visible form to the rear wall to the main right side reception room.

d) To the front left corner of the dining area.

e) To the left side wall to the utility room, where the rising damp has been sufficient to corrode an adjacent wall bracket.

f) To the left side of the rear lobby.

Properties such as this, where part of their construction is of considerable age, were usually not built with an effective damp-proof course to the external walls at low level, or if a damp-proof course was originally provided at low-level, it has degraded to the point where it no longer forms an effective barrier that resists rising dampness. Over time, this often manifests itself in some rising dampness affecting the internal plaster finish, particularly to the internal face of outside walls. As a result, the majority of ground floor walls to period properties have previously had some treatment works to combat rising dampness carried out. Such treatment works are likely to have been carried out in the past to the subject property.

However, we are unable to comment on the scope or quality of any damp-proofing works that may have been carried out at some unspecified point in the past. Much damp-proofing work, often dating back a considerable period of time, was carried out in a careless, untidy way with correct damp-proofing practice not followed, resulting in a temporary amelioration of the dampness at the time of treatment, but no long-term remedy was effectively provided that can be relied upon indefinitely into the future.

As we have no information as to the scope or adequacy of previous damp-proofing works carried out, and if such works have been inadequate or lacking in terms of their scope or suitability, there can be a gradual breakdown of the materials used, resulting in reappearance of rising dampness as time passes. In the case of the subject property, it is clear that a breakdown of any previous damp-proofing arrangement is now taking place and, therefore, further treatment works are required.

3.19. Penetrating Dampness

Moisture meter readings were taken at those points throughout the property generally regarded as being vulnerable to water penetration from the exterior. Significant readings or areas of damp staining were recorded to the following areas:

a) In severe form, to the ceiling of the garden room.

b) To the ceiling to the bay to the main right side reception room.

3.20. Other Dampness

No active internal dampness caused by defects to the plumbing system or other internal causes was detected at the time of our inspection.

3.21. Condensation

There were signs of active condensation within the property at the time of our inspection, manifesting in the form of black mould growth to the interior of a number of the cupboards.

Such mould can have adverse health effects, and is produced due to condensation, which in turn is the result of one or more of the following factors - inadequate insulation, ventilation or heating. Maintaining a reasonable balance between heating, ventilation and insulation should prevent excessive condensation. This may require a review of lifestyle and occupancy of the property, e.g., opening windows, heating intervals and the use of appliances such as tumble driers.

4. SERVICES

4.1. Gas/Oil

Mains gas is supplied to the property and is used for central heating, hot water and cooking purposes, with a traditional gas meter.

No defects were noted from a visual inspection.

4.2. Electricity – Mains

Mains electricity is supplied to the property and is distributed via a network of traditional power and lighting circuits. The electric meter and the associated consumer unit are located in a cupboard to the dining area.

There are clearly an inadequate number of socket outlets for providing power supply, bearing in mind the modern-day demands that are now made by most households in respect of electrical consumption, with their usual plethora of media devices and other electrical appliances.

A number of the electrical fittings are also dated, with yellowing and tarnishing present. Some may be in the region of 70 years old, and the associated wiring may potentially be of similar age.

Whilst no specific defects were noted to the installation, and there is no obvious evidence that elements are unsound or unsafe, it is unlikely to comply fully with current safety and statutory requirements. Unless there is documentary evidence to confirm that the electrical installation has been satisfactorily tested within the last five years, it is imperative that such a test be carried out by an NICEIC registered contractor. As a minimum, a number of items may be recommended to bring the installation up to current safety and statutory requirements, but there is a very real possibility that the best way forward will be deemed to be significant, if not full, rewiring.

4.3. Security Alarm

There are no specific issues to detail under this heading.

4.4. Water – mains

No cold water storage tank was readily visible within the curtilage of the property and therefore we assume that cold water is supplied direct from the mains.

Water is distributed throughout by a network of copper pipes.

There was an adequate supply of water at the draw-off points when taps were opened.

4.5. Space and Water Heating – Main Source

Central heating is provided by modern, pressed steel-panelled radiators in all rooms/areas, with plumbed circulation through modern copper tube from the wall-hung Worcester gas boiler located in the kitchen.

There is no hot water cylinder, as hot water is supplied to the sanitary fittings direct from the boiler on demand.

Unless there is documentary evidence to confirm that the boiler has been serviced within the past twelve months, such a service should be carried out as soon as possible.

With regular servicing, the boiler should provide satisfactory service for a period of time to come.

The system operates under normal programming and thermostatic control.

Some of the radiators are dated and are likely to be suffering from a degree of internal corrosion.

4.6. Space Heating – Ancillary Source

There is no other source of heating to the subject property.

4.7. Sanitary Fittings

The sanitary fittings are of relatively poor quality and serviceable, generally functioning at the time of our inspection. However, a number of items were noted.

Main First Floor Bathroom

The shower hose to the bath is leaking.

The shower enclosure is leaking at low level.

Ground Floor Shower Room

The shower enclosure is again leaking at low level.

We assume that, as part of a first class internal refurbishment programme, the sanitary fittings will all be replaced, including the random wash-hand basins that are found to a number of the bedrooms.

4.8. Drains – Below Ground Surface Water

The rainwater drainage arrangement around the property is abysmal.

On many occasions carrying out a survey, we find the odd water butt which occupants have installed to try and collect rainwater for use in the garden and reduce mains water consumption. However, we have never come across a property where the entire rainwater drainage arrangement is either into water butts or downpipes simply draining out onto the ground. This is a hopeless arrangement, as most of the rainwater will simply spill out of the butts onto the ground.

You must strongly consider providing a proper rainwater drainage arrangement, which will involve the introduction of below-ground pipework around the property, either to take the rainwater into a purpose-built soakaway within the garden or to discharge it into the private drainage arrangement.

4.9. Drains – Below Ground Foul Drainage

We understand from the estate agents that the drainage arrangement to the property is private.

We were able to lift the inspection chamber cover to the left side of the property and there were no specific issues of disrepair within the chamber.

The only other cover that was readily visible is that to the rear right corner of the property, adjacent to the shed, which, as can be seen in a photograph, was full up to the top with effluent.

Beyond this, we are unable to comment, although the lid on top of the filled-up chamber/septic tank was not fixed properly and, given the age of the property and lack of maintenance, strongly suggests that the current private arrangement may well be sub-standard or unsatisfactory in a number of respects.

It is absolutely imperative that you commission a full drains test on the property to inspect all of the below-ground soil/waste water drainage pipework and also the condition of any cesspit or septic tank. If either a cesspit or septic tank is found to be original and probably, therefore, of brick construction, it will almost certainly need to be replaced with a modern sewage treatment plant, which can be enormously expensive.

Under no circumstances should you complete your purchase before this issue is clarified and, if the cesspit/septic tank is below the cover to the rear right corner of the garage, then this would need to be cleaned out in order for any further assessment to be made.

5. THE SITE

5.1. Garages – Main

There is no garage to the subject property.

5.2. Substantial Outbuildings

To the rear of the property there is an open area covered with corrugated PVC, leading to a basic brick storage shed covered with slates.

The corrugated plastic is of appalling quality and there is timber decay developing to some of the roof timbers, both to the sides and also to the vulnerable box gutter where the sheets meet the adjacent slates.

The slates also need some maintenance attention.

There has been some significant movement of the brickwork above the left side window due to a lack of support by the window beneath. No further support measures appear to have been undertaken and so the repaired brickwork is likely to fail again.

There is also clearly significant rising damp to both the walls and the floor.

Realistically, if you require this area to be incorporated within the habitable accommodation, then it needs to be demolished and rebuilt. Otherwise, it can continue to be used simply as a poor quality storage area.

5.3. Garden Features

The front timber gates out onto Townsend Road no longer meet properly and should be replaced.

Much of the concrete driveway to the left side of the property is cracked and needs to be re-cast.

The pond located to the right side of the garden is uncovered. It currently represents a safety risk to small, unsupervised children.

Generally, a significant amount of landscaping/gardening is required to the site, which has fallen into a general state of disrepair.

5.4. Trees

There are no trees, either within the curtilage of the subject property or adjacent thereto, that we feel pose any threat to the fabric of the subject property due to the deleterious effects of their root systems.

However, the tree to the right side of the garden, adjacent to the brick boundary wall, is having a detrimental effect on the boundary wall, due to the effects of its root system, causing the boundary wall to crack. Unless the tree is removed, which is an unlikely course of action, the boundary wall will always be under stress and cracking will reappear once any repair works are attempted.

5.5. Boundaries

The boundaries to the overall site of the subject property are clearly defined. The materials used to define the boundaries comprise timber fencing, hedging and brick walls.

All of the various perimeter areas of timber fencing are weathering to one degree or another, and the replacement of an amount of the fencing panelling should be anticipated in due course.

We have already mentioned that the brick wall adjacent to the tree is cracked, as can be seen in the photographs. There are also the first signs of the same wall starting to lean outwards very slightly towards the road and, if this were to continue unrestricted into the indefinite future, then some brickwork rebuilding might be required.

5.6. Rights of Way

We assume that the property has a right of way over Townsend Road, which appears to be a private thoroughfare.

5.7. Communal Areas

There are no communal areas relating to the subject property.

5.8. Flooding

According to the Environment Agency, (the government organisation responsible for flood control), the property is not in an area that is vulnerable to flooding, but your solicitor should confirm this via an environmental search.

6. LEGAL MATTERS

6.1. Planning and environment

In respect of the property itself and its overall location, there are no obvious issues that need to be checked in respect of planning and environmental matters.

6.2. Fire Safety and Means of Escape

Means of escape is via the windows and the external doors.

6.3. Hazardous Materials

Whilst we have inspected as much of the interior as is possible, there is always the chance that asbestos cement may have been used in some obscure positions, and therefore, during the course of any refurbishment works, it is not beyond the bounds of possibility that use of this material may be discovered in a property of this age, when the use of this material has been widespread during its lifetime.

6.4. Legal – Regulations

We are not aware of any statutory regulations in respect of the property that need to be considered in the progression of your purchase.

6.5. Legal – Guarantees

We are not aware of any guarantees that are available in respect of the property.

6.6. Legal – Rights of Way

Your solicitor should establish that you have a legal right of way over the shingled access road that leads to the curtilage of the property.

6.7. Legal – Boundaries

There are no obvious boundary matters with legal implications that we need to pass comment on.

6.8. Legal – Other Matters

There are no additional matters to detail under this heading.

7. LIMITATIONS AND CONCLUSIONS

7.1. Limitations

Our inspection of this property covered all those parts of the building that could be seen either from ground level externally or from the interior, including accessible floor spaces.

Binoculars were used to inspect roof slopes, chimney stacks, etc. externally. No ladders were raised for close inspection of the upper parts of the building. Our inspection was made entirely from ground level or from upper windows where available. An electronic damp meter was used internally, where possible.

Many parts of the building such as foundations and sub-floor areas are concealed during construction, and we do not disturb these. It follows, for practical reasons, that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and therefore we are not able to report that any such part of the property is free from defect.

Where a property is occupied and fully furnished and has extensive floor coverings, this again limits the inspection possible, particularly of floor surfaces. We do take random check readings with a damp meter through the fitted carpets, where present.

As far as the service installations (gas, electricity, hot and cold water, space heating and drainage, ground heat source pumps, solar panels, wind turbines, etc.) are concerned, our inspection is a limited superficial one and, in the absence of specific tests, we cannot give warranty as to their condition, design or efficiency.

The suitability of the main supplies and acceptability of the installations connected to them is something on which the gas, water and electricity companies have the final word. Underground pipes from rainwater downpipes or gullies were not traced or tested.

In drafting this report, we have limited our comments to the more material matters and, in particular, we have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes that have no structural significance.

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Low-level vegetation around the perimeter of the property prevented us from seeing areas of the external walls at low level.

The creeper growth to the rear of the property also prevented a full viewing of the associated areas.

Our inspection of the roof space was confined to that which could be seen standing adjacent to the access hatch, with some of the boarding on top of the joists unsafe underfoot.

The effectiveness of modern double-glazed windows to provide a high level of thermal insulation is based upon the ability of the double-glazed units to hold their hermetic seal. Usually, the failure of an edge seal is clearly manifest, with a visible amount of condensation being deposited within the glazed unit, which is clearly visible and can be identified in a survey report as a hermetic seal failure. However, there are occasions when it is simply not possible to tell that such glazed units have failed, with no clear or obvious condensation being deposited, for one of the following reasons:

a) There is insufficient water vapour being produced within the property, due to the activity of the occupants. This is particularly relevant where the property is unoccupied, underoccupied or where there is no excessive production of water vapour within the property due to internal use.

b) If the level of background space/central heating is such that there is enough warmth internally to prevent water vapour within any failed glazed unit condensing.

c) If, irrespective of external temperature, sunshine coming through a window is, again, heating up the water vapour and holding it in suspension and, for a limited period of time, not allowing it to condense.

Therefore, we do inspect every double-glazed unit to windows and doors as part of our survey report but, for reasons as given above, it may sometimes be that it is not possible to detect failed double-glazed units.

The various built-in cupboards throughout the property were full of stored items, which limited our access/internal view.

Our inspection of the ground floor throughout for rising dampness was hugely compromised by furniture, stored items and the fitted kitchen. Possibly, only 50% of the wall surfaces could be tested.

7.2. Conclusion – Summary of Repairs

Over the life of the property, an amount of repair work and upgrading has taken place, but on an ad hoc, piecemeal basis, rather than a comprehensive programme of works being carried out to ensure that, not only is the property in reasonable condition from a practical point of view, but also that the works carried out are comprehensive enough to result in a uniform and aesthetically pleasing appearance. There are areas of the internal joinery, plaster, pipework, wiring and internal decorations where there are small items of disrepair and superficial blemishes that detract from the property when viewed internally. Again, we would not see these items as defects, as such, but the property would have an improved aspect internally, had one major in-depth programme of works been carried out at a point in time, rather than a host of incremental, partial limited repairs being attempted over the years.

We should also point out that the contents of this report represent our best evaluation and analysis of the property based on those elements that are accessible and visible. During the carrying out of any refurbishment programme, various areas of the structure will be exposed that are currently covered and concealed by other associated elements or finishes. Due to the neglect of the property that has taken place over decades, other matters that cannot currently be seen and which we are, therefore, unable to report on, are likely to be found, consequently increasing the scope of the works necessary to put the property in a sound condition.

We would remind you again of the terms and conditions under which this survey report has been compiled, as laid out in our letter of 21 June 2025.

In particular, we would draw your attention to point 2a), in which we confirm that this building survey is not an inventory of every single minute defect affecting the property, but gives a broad-brush approach, with specific significant defects mentioned where appropriate.

It is simply not possible on a property of this age and size to itemise every single blemish and, indeed, to do so would probably give a misleading picture of the overall condition of the property.

Bearing that in mind, the most important items requiring immediate remedial attention or further investigation can be summarised as follows:

a) A small number of tiles need to be replaced to the main roof.

b) Upon closer inspection, some works are likely to be needed to the chimney stack render, and the existing metal/cement detail to the base of the stack should be replaced with new lead flashings and soakers.

c) You should anticipate having to re-bed some of the ridge tiles to the main roof in new mortar during the course of your occupation and several spalled ridge tiles to the rear of the main roof should be replaced.

d) Some of the perimeter mortar to the main roof known as the verge fillet is perishing and a new mortar infill is needed to some areas.

e) The front subsidiary lean-to tiled room to the garden room needs full rebuilding, as it is clearly deflecting under load, with the perimeter waterproofing detail inadequate. This work should allow, potentially, for the full rebuilding of the roof beneath and the renewal of the ceiling as a minimum.

f) Routine repair works to the other subsidiary tiled roofs are required by way of replacing the cement fillet perimeter waterproofing arrangements and also replacing individual tiles.

g) We recommend that any old, original metal waste pipes coming out through the external walls be replaced with modern materials.

h) It appears that there is some redundant pipework to the rear of the property, which should also be removed.

i) A number of minor repairs are required to the gutters and downpipes to seal leaking joints.

j) The whole rainwater drainage arrangement for the property is wholly inadequate, and it will be necessary to build trenches and incorporate drainage pipework in order that an acceptable method of rainwater drainage is achieved, either into a purpose-built soakaway or the existing private drainage arrangement.

k) A small number of the vertically hung tiles to the exterior need to be replaced.

l) Some minor making-good works are required to the PVC perimeter elements to the main and subsidiary roofs and also as part of the external construction, where incorporated, particularly to the bays

m) Joinery repairs are required to deal with the timber decay to the front entrance porch.

n) Both of the external doors to the area under the corrugated Perspex should be replaced.

o) Consideration should be given to taking this whole structure down, including the shed, unless only the most basic of storage is required, continuing its use as an inadequate structure.

p) A number of defective glazed units to the windows, which have lost their hermetic seals, need to be replaced.

q) An amount of the perimeter timber fencing needs to be replaced.

r) The front double timber gates need to be replaced.

s) An amount of repair work is required to the concrete driveway.

t) Repairs are required to the brick boundary wall adjacent to the large tree to the right side of the property, but the repair works will not be sufficient to stop further cracking developing.

u) The whole of the roof space is a complete mess, and all of the existing insulation material should be removed, the roof space should be carefully vacuumed out to remove all dirt, new insulation should be laid between the ceiling joists, with the existing timber boarding on top of the joists removed and then replaced throughout with better quality boarding. The removal of the existing quilt might reveal some minor repairs needed to the roof structure.

v) Further treatment works may be required in respect of rodent infestation to the roof space.

w) The hairline cracks to the chimney breast in the roof space should be pointed up.

x) An amount of plaster repair work should be anticipated to both walls and ceilings as part of a comprehensive internal refurbishment programme.

y) The polystyrene tiles to the ceilings to the rear of the ground floor should be removed.

z) We cannot rule out the possibility that some repair works may be required to the areas of concrete ground flooring, should any of the floor finishes be removed.

aa) Several of the doors need easing and adjusting.

bb) Full internal redecoration is needed.

cc) Further treatment works in respect of rising damp are required.

dd) Some substantial works are likely to be required to the electrical installation as the result of an electrical test.

ee) We presume that all of the sanitary fittings will be replaced.

ff) The radiators are dated.

gg) Further investigation is required to the whole of the drainage installation in respect of soil/ waste water drainage and also rainwater drainage.

7.3. Conclusion – Further Investigations

Due to the condition of the electrical installation as it currently exists and with no Electrical Test Certificate readily available dated within the last twelve months, we confirm our previous recommendation to have a full electrical test and report carried out by an NICEIC registered contractor.

A report should be commissioned in respect of the rising dampness discovered at ground floor level.

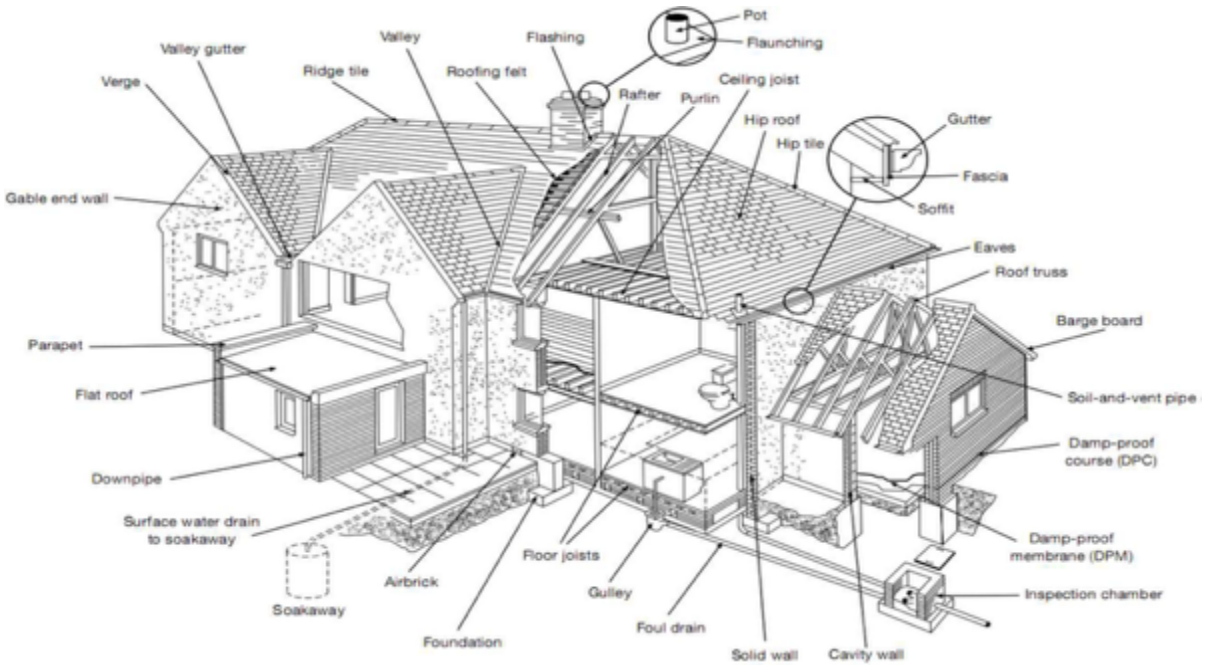
The condition of the drains gives us major cause for concern and there is sufficient evidence to suggest that there may be some deterioration or defects to the drainage installation that may need remedial attention. You should commission a drains survey in order that you are fully aware of the condition of the drains, together with any cesspit/septic tank and the likely cost implications, particularly if providing correct rainwater drainage is incorporated within the existing arrangement.

……..

STEPHEN B. HOWES BSc DipBldgCons MRICS

8. DIAGRAM OF BUILDING ELEMENTS

This diagram illustrates where you may find the building elements referred to in this report.



9. PHOTOGRAPHS

Front elevation.

Right flank elevation.

Rear elevation.

Left flank elevation.

Chimney stack with potentially poor quality render and a significantly weathered metal flashing detail at low level.

Rear view of the stack.

Missing tiling to the right side of the front slope to the main roof.

Several badly weathered, non-matching ridge tiles to the rear of the main roof.

General view of the garden room roof, with significant unevenness to the roof profile.

Inadequate cement fillet waterproofing the perimeter of the same roof (1).

Inadequate cement fillet waterproofing the perimeter of the same roof (2).

Bizarre arrangement to the bottom of the tiles, with a mortar infill rather than a projecting strip of sarking felt.

Missing tile at high level to the front gable tile hanging.

Several tiles to the area of painted tile hanging badly profiled and needing replacement.

Perimeter PVC boarding to the roof immediately above the front entrance door in satisfactory condition.

Front gable covered with PVC boarding in satisfactory condition.

Timber decay to the front porch joinery (1).

Timber decay to the front porch joinery (2).

An example of the all-pervading water butts around the property.

Front rainwater downpipe simply discharging onto the shingle.

Front slope to the right side upper subsidiary roof in satisfactory condition.

Poor quality waterproofing arrangement to the left side of the rear slope to the same roof.

General view of the lower subsidiary bay roof, with no significant defects observed to the tiling.

Poor quality cement fillet waterproofing the joint between the same roof and the right side elevation roughcast render.

No significant separation between the left side of the taller bay to the right side of the property and the right flank elevation.

No significant separation between the right side of the taller bay to the right side of the property and the right flank elevation.

No separation between the left side of the adjacent, smaller bay and the right flank elevation.

No separation between the right side of the adjacent, smaller bay and the right flank elevation.

What appears to be an old, redundant pipe embedded in the tile hanging to the rear of the property.

Significant creeper growth obscuring areas of the rear of the property.

No significant defects noted to the tiling to the rear right subsidiary roof.

Flashing to the same subsidiary roof in satisfactory condition.

Perishing jubilee clips to the rear soil stack.

Severe timber decay to the right side door to the Perspex sheeted enclosed area to the rear of the property.

Severe timber decay to the second door to the Perspex sheeted enclosed area to the rear of the property.

Significant timber decay to some of the upper timbers to the same roof.

Missing tile to the vertical tile hanging to the rear of the property.

Rear slated slope to the rear outbuilding in fair condition.

Front slated slope to the same outbuilding, with a number of the slates damaged.

Inadequately supported brickwork above the left side window opening to the same rear shed.

Clear evidence of rising damp within the enclosed area covered by corrugated plastic to the rear of the property.

Separated downpipe to the left side of the property.

Poorly jointed PVC trim to the bay to the left side of the property.

Example of an old, corroding waste pipe coming out through the render to the left flank elevation.

Area of missing roughcast render to the left flank elevation at low level.

Front gates badly weathered and no longer meeting properly, with the concrete to the driveway beyond in poor condition.

Interior of the inspection chamber to the left side of the property.

Large tree too close to the front of the property, previously removed.

Damage to the boundary wall to the right side of the garden (1).

Damage to the boundary wall to the right side of the garden (2).

Damage to the boundary wall to the right side of the garden (3).

Right side boundary wall showing the first signs of leaning.

Uncovered pond to the right side of the garden.

Inspection chamber full to the top with effluent.

View over open fields from the windows of the property, which hopefully will not be the subject of development.

General view of the side-to-side section of the roof space.

General view of the front-to-rear section of the roof space.

Fibre insulation quilt between the rafters heavily dirt contaminated and coming out of position.

General view of the underside of the roof tiling to the same area.

Close-up of the tiling, with the nibs holding the tiles to the roofing battens in good condition.

Confirmation that lath and plaster is still present throughout the property as the ceiling finish.

Rodent bait tray within the roof space.

Fibre insulation quilt haphazardly piled across the ceiling joists in one area.

Hairline cracks to the roof space chimney breast.

Rear of the main roof an utter mess (1).

Rear of the main roof an utter mess (2).

Underside of the rafters covered with cardboard boxes.

Example of mould staining to one of the built-in cupboards (1).

Example of mould staining to one of the built-in cupboards (2).

Non-structural cracking to one of the first floor ceilings.

Trace movement to the first floor bay.

Failed hermetic seal to the front right bedroom window.

Example of cracking to the lath and plaster ceiling to the front right bedroom.

Clear leakage to the first floor bathroom shower enclosure.

Area of rising damp to the rear left corner of the front lobby/reception room.

Severe damp staining to the ceiling to the garden room (1).

Severe damp staining to the ceiling to the garden room (2).

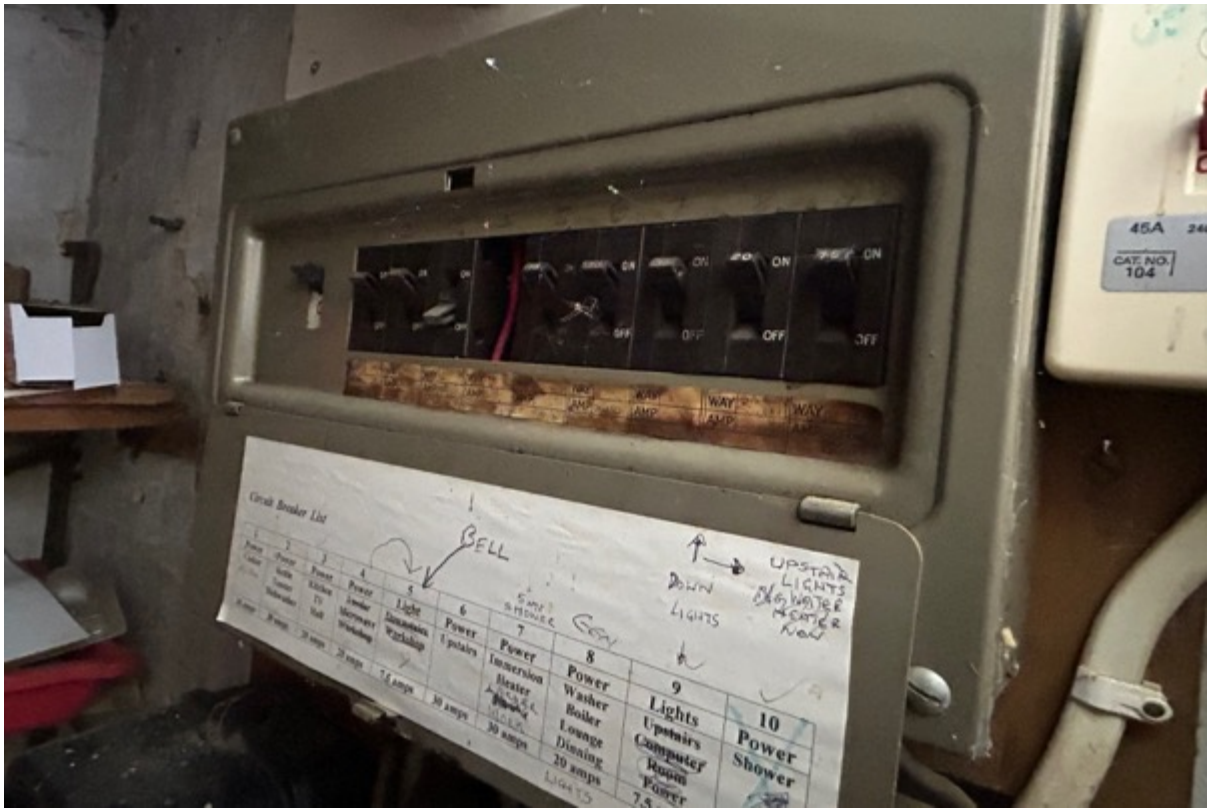
Severe rising damp to the rear wall of the main right side reception room (1).

Severe rising damp to the rear wall of the main right side reception room (2).

Damp staining to the ceiling of the bay to the main right side reception room.

Rising damp to the front wall of the dining area.

Confirmation that the property has an inadequate number of socket outlets.



Ancient fuse box to the dining area cupboard.

Ancient wiring, with perishing insulation, to the same cupboard.

Rising damp to the left side wall to the utility room.

Rising damp to the left side wall to the rear lobby.

Polystyrene ceiling tiles to the rear lobby ceiling.