



CONDITION REPORT

On

**MARLOW HOUSE
107 HIGH STREET
LINDFIELD
WEST SUSSEX
RH16 2HR**



Client

Simon and Dawn Dougall

Inspected by

M Doherty BSc (Hons) MRICS

File Reference

GH342

**GOULD BAXTER
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex RH16 1HE**

01444 452604

October 2022

1.00 **Marlow House**

Date of Construction: Originally C15
(re-fronted C19 with rear addition
added circa 2004)

Date of Inspection: 13th September 2022

Inspection by: Michael Doherty BSc (Hons) MRICS

Reviewed by: Godfrey Baker BSc (Hons) MRICS

Date of Report: October 2022



General Description

- 1.01 The scope of this report extends to the original portion of the house, which is to be retained as part of the proposed extension and refurbishment project.
- 1.02 The property is a semi-detached four bedroomed house, with accommodation on ground and first floors.
- 1.03 The original part of the property is of an oak framed construction, understood to have been built in C15.
- 1.04 The property has been subject to extension and alteration, including re-fronting and extension in C19/C20 and single and double height extensions in the early 2000's.
- 1.05 The property has previously incorporated commercial dining and kitchen space at ground floor level, which have subsequently been integrated within the house.
- 1.06 Within the curtilage of the grounds, which extend to circa 0.3 acres, there is a partially constructed garage structure.
- 1.07 The external walls are surmounted by of timber framed, pitched and gabled roof, covered with a combination of natural slates and handmade plain clay tiles.
- 1.08 A large double glazed conservatory is provided to the rear at ground level.
- 1.09 Internally walls are a combination of solid load bearing masonry with exposed oak framing with plastered infill panels and timber stud partitioning.
- 1.10 The ground floor is a combination of both suspended timber and solid concrete construction.
- 1.11 The floors have been covered in a variety of floor coverings, including oak flooring, quarry tiles and ceramic tiles.
- 1.12 The property was occupied and partially furnished at the time of the inspection. Access and visibility in areas was limited due to the high number of items within the property and sensitivities surrounding survey conditions.

Externally

Roofs

Main Roof

- 1.13 The roof over the original portion of the house is a timber framed, pitched and gabled roof, covered with a plain clay tiles to the front and natural slates to the rear. The ridge line runs generally north to south and is protected by segmental clay tiles.
- 1.14 A lead lined valley gutter is provided to the rear, at the junction with a secondary roof slope (to be demolished). The valley gutter is provided with an integral rainwater outlet.
- 1.15 The roof is penetrated by two chimney stacks, with a third chimney stack provided to the south gable. Four double glazed conservation style roof lights are located to the rear roof slope.
- 1.16 The roof slopes were viewed from ground level and from the rear valley gutter.
- 1.17 We made the following observations:
 - 1. The roof profiles were generally true and even with no signs of major structural movement noted.
 - 2. The ridge lines undulate slightly, but not seriously so.
 - 3. The clay tiles to the front elevation generally appeared well fixed and aligned. As is to be expected isolated tiles are chipped, cracked and slipped, and will need to be replaced.
 - 4. The natural slates to the rear elevation also appeared well fixed and aligned.
 - 5. The ridge tiles appeared to be reasonably well fixed and pointed, but with some surface spalling noted. Allowances should be made to replace a limited number of ridge tiles as well as check the condition of the pointing across the ridge.
 - 6. The rooflights generally appeared soiled but in a serviceable condition, with the exception of one. The inside pane of glass to the rooflight (which currently provides access to the roof) is broken. Subject to where the proposed rear extension roof adjoins the existing roof, allowances should be made to reglaze the damaged rooflight.



7. The lead valley gutter located between the main roof slope and adjoining roof to the rear, appeared in fair condition with no visible cracks or splits noted. We did note some bleaching of the lead to indicate it is nearing the end of its serviceable life expectancy.



8. We understand from discussions with the vendor that water ingress has occurred from the valley gutter, which may be a result of the rainwater outlet being blocked. It is noted that the valley gutter would be removed when forming the proposed rear extension. As such allowances should be made in the short term to check for any blockages and monitor the valley gutter for leaks before removing it at a later date.

Bakehouse Roof

- 1.18 This roof is located above the bakehouse rear projection. At the time of writing the report, it was unknown whether the bakehouse would be removed or retained as part of proposals for the property.
- 1.19 The roof is of timber framed, pitched and gabled construction with ridge line running from east to west.



- 1.20 The roof slopes are covered with handmade plain clay tiles, with segmental tiles provided to the ridge.
- 1.21 The verge is comprised of mortar fillets without an undercloak.
- 1.22 Two Velux rooflights are provided to the south elevation roof slope.
- 1.23 The roof abuts the conservatory roof and wall of the two storey rear extension. The roof also abuts the brick party wall to the adjoining property, where a lead valley gutter is provided.
- 1.24 A vertical boiler flue penetrates the south facing roof slope.
- 1.25 The roof slopes were viewed from ground level and at high level from the adjacent valley gutter.
 - 1. The roof profiles generally appear to be even, with no significant undulations or unevenness, which would suggest that the roof structure has been adequately constructed.
 - 2. The ridge lines undulate slightly, but not seriously so.

3. Where visible, the roof tiles generally appeared well fixed with cracked and slipped tiles noted to isolated areas.
4. The ridge tiles generally appear in serviceable condition with some surface spalling noted to areas.
5. The mortar fillet to the verges was in poor condition with cracks and missing sections noted. Allowances should be made to renew the mortar fillet.
6. The lead valley gutter did not appear to be suitably dressed beneath the roof tiles. It should be anticipated that the valley gutter will require renewal as part of the proposed extension and refurbishment works.



7. Following the proposed demolition of the adjacent two storey rear extension and conservatory, allowances will need to be made to carry out isolated repairs and infills to the roof as necessary to leave in a finished state.

Chimney Stacks

Chimney Stack 1

- 1.26 This stack is located centrally, at high level on the east elevation of the main roof. The stack is of brick construction, with a render finish.





- 1.27 The stack is surmounted with two terracotta pots and is understood to serve the fireplace within the living room.
- 1.28 The junction with the main roof is weathered with a combination of tiled fillets (to the east elevation) and lead flashing (to the west elevation).
- 1.29 The following points were noted:
1. The stack remains upright and plumb.
 2. The render is cracked and in need of full replacement.
 3. The stack is not provided with a horizontal damp tray to mitigate vertical damp penetration.
 4. The back apron flashing is poorly weathered over the ridge tiles to the west elevation, presenting a poor weathering detail. Allowances should be made to replace the flashing, with a new suitably dressed lead flashing.
 5. Where visible the tiled fillet flashings appeared well fixed. We would recommend new lead flashing be provided to provide a superior weathertight junction.

6. We were unable to inspect the condition of the flaunching to the top of chimney stack. Allowances should be made to provide high level access for further inspection during the course of the proposed works to the property.
7. From our viewpoint, the chimney pots appeared in satisfactory condition, however further investigation is needed when the flaunching is inspected. .

Chimney Stack 2

- 1.30 This stack is located to the north side of the rear (west) elevation. The stack is of brick construction finished with facing brickwork.



- 1.31 The stack is surmounted with a single terracotta chimney pot. It is unclear if the chimney is still in use. Further investigation is required to confirm this.
- 1.32 The following points were noted:
1. In general terms the stack remains reasonably upright and plumb, although it is noted that where it penetrates the master bedroom below, it is raked to an angle.



2. From our limited vantage point, the brickwork remains in satisfactory condition, with isolated areas of defective pointing noted, particularly at the top of the stack. Allowances should be made of limited repointing works.
3. The flaunching appears to be coming to the end of its useful life expectancy, with cracking and surface spalling noted. The flaunching should be renewed, with high level access provided to facilitate works.
4. The chimney pot appears to remain in satisfactory condition with some soot staining noted. When replacing the flaunching allowances should be made to replace the pot and cap if no longer in use.
5. The stack is not provided with a horizontal damp tray to mitigate vertical damp penetration.
6. The junction between the stack and roof slopes are weathered with lead flashing. From our vantage point the flashing appeared in serviceable condition, but the presence of damp staining internally would suggest current or historic damp penetration. Further investigation is required once high level access is provided but we would anticipate the flashing will require renewal.

Chimney Stack 3

- 1.33 This stack is located to the south gable of the original portion of the house, extending full height between the property and adjacent property. The stack is of brick construction with facing brickwork as well as render at low level to its east elevation.







- 1.34 The stack is surmounted with two terracotta chimney pots. The chimney stack appears to serve the fireplaces within the old dining room and kitchen.
- 1.35 The following points were noted:
1. The stack generally remains reasonably upright and plumb.
 2. Where visible the brickwork generally remains in satisfactory condition, however we noted what appears to be a loose course of brickwork to the west elevation of the stack, as well as isolated areas of defective pointing to all visible elevations. Allowances should be made for isolated masonry repairs.



3. Where visible from our vantage point, the stack is weathered with a stepped lead flashing along its north elevation. The lead flashing appears to have been poorly fixed, and is incorrectly dressed over the adjoining slates. Ideally, allowances would be made to redress or replace the lead flashing.
4. To the south elevation of the stack, it appears to be weathered with a mortar fillet, however visibility was limited from our vantage point. To provide a superior weathertight detail, the mortar fillet should be replaced with a new stepped lead flashing, with the permission of the adjoining property owner.
5. When carrying out repairs to the stack, it should be noted that arranging safe high level access will be more challenging due to the restricted space available to work within.



6. We were unable to carry out an inspection of the flaunching at the top of the chimney stack due to limited visibility. Allowances should be made to check its condition when high level access is next made available.
7. The same comments can be applied to the chimney pots.

Chimney Stack 4 (Bakehouse)

- 1.36 This stack is located to rear elevation of the bakehouse. The stack is comprised of brickwork with a single terracotta chimney pot.





1.37 The following points were noted:

1. The stack generally remains reasonably upright and plumb.
2. The brickwork remains in satisfactory condition with isolated areas of defective pointing noted. Allowances should be made to repoint where required.
3. The junction between the chimney stack and bakehouse roof is not weathered with a lead flashing. Ideally this would be provided.
4. The flaunching is cracked and should be replaced.

External Walls

Original Portion of House

1.38 The main external walls to the house are formed with a variety of materials, including brickwork, cementitious render, local sandstone, timber weatherboarding and oak framing.

- 1.39 The wall surfaces to the front (east) and north elevations have been covered with a cementitious render. The front elevation is provided with a black rendered plinth at the base of the walls, with an exposed sandstone plinth provided to the north elevation.



- 1.40 Timber weatherboarding is provided to the south elevation, visible from the niche to the front (east) elevation and small courtyard located between the two properties.
- 1.41 On the original portion of the house, exposed timber framing with rendered infill panelling is provided to the north side of the rear elevation.
- 1.42 We made the following observations:
1. The original portion of the property is oak framed, and was probably constructed by the "box" method of building, comprising a system of rectangular bays.
 2. We understand that the property has been "re-fronted" in C19, providing a new rendered masonry front (east) elevation. Internally however, the exposed oak timber members and render panels still remain visible.
 3. The exposed external walls of the original portion of the house, generally remain upright and plumb.
 4. The render to the front (east) elevation generally remained well fixed, despite evidence cracking noted. It should be anticipated that some localised render repairs will be required. It is evident that localised repairs have been carried out to the plinth on the front elevation.
 5. The render to the north elevation, is a course render, with oversailing rendered gable at high level and sandstone plinth at low level. The render generally appears in satisfactory condition, with isolated areas of cracking and flaking render noted. As with the front, it should be anticipated that isolated repairs will be required following closer high level inspection.
 6. The sandstone plinth appears in satisfactory condition.

7. The weatherboarding to the exposed south elevation, visible from the small niche adjacent the front elevation, appears to have been replaced in recent years and is in good condition.



8. Exposed oak framing with render panelling is provided below the above weatherboarding. The oak framing is showing signs of historic wet rot, but generally appears in serviceable condition for its age.



9. It's noted that the niche provides some weather protection to the exposed oak framing. To provide further protection, consideration should be given to extending the weatherboarding further down.
10. The weatherboarding visible from the north side of the south elevation, appeared in satisfactory condition from our vantage point, but renewal should be anticipated within the next 10 years.



11. Exposed oak framing is also visible to the rear (west elevation) of the original house, at the junction with the rear extension roof slope. The junction is weathered with haphazardly fixed lead flashing and flash band repair tape. To provide improved weather protection to the original oak framing and prevent water ingress within the property, subject to the final detailing of the proposed extension, allowances should be made to provide improved weathering, with consideration given to applying weatherboarding.



12. Access to inspect much of the oak framing was limited at the time of our inspection. We would anticipate that limited repairs will be required to replace any rot or woodworm affected timbers as is common with properties of this age and construction.

Bakehouse External Walls

- 1.43 The external walls to the bakehouse are formed of solid masonry construction, laid in a Flemish bond for the most part.
- 1.44 The following points were noted:
1. The walls generally remain upright and plumb, with no evidence of any major structural cracking.
 2. The brickwork, which is of local origin, is of good quality, free from excessive spalling. Isolated areas of defective pointing were noted. Allowances should be made to repoint where required using a lime based mortar.



3. Internally, the walls have been rendered at the junction with the conservatory. Consideration should be given to removing this render, subject to the final proposed design of the extension.

External Joinery

- 1.45 Comments on external joinery are limited to the original portion of the house and bakehouse, which will be retained as part of the proposed refurbishment and extension works.
- 1.46 To the original portion of the house, the windows are limited to the front elevation only.
- 1.47 Single-glazed timber windows with inset casements are provided at first floor level.
- 1.48 Single glazed sliding sash timber windows are provided at ground level, inset within two bay windows, capped with lead sheet coverings.
- 1.49 A large shop front style window with fixed lights is provided adjacent to the old dining space. The window comprises of a single glazed bay window with timber glazing bars.

- 1.50 The front entrance door comprises of a replacement four panel timber door with opening glazed panels, with inset decorative wrought iron tracery. The door is protected by a lead covered flat hood carried on carved brackets. Door reveals are formed of decorative moulded timber panelling.
- 1.51 Four top hung double glazed conservation style rooflights are provided to the rear roof slope of the original house.
- 1.52 To the bakehouse, timber framed patio doors are provided.



- 1.53 We made the following observations:
 - 1. Access was limited but where tested the first floor windows were found to be in working order with no signs of softened timber noted. An allowance for a minor overhaul should be anticipated to the casement windows, however.
 - 2. The casement windows are provided with secondary glazing to assist with heat loss and wrought iron railings for increased security. You may wish to remove the railings and replace the secondary glazing with more aesthetically appealing slim line equivalents.



3. We noted one cracked window pane within bedroom 2. Allowances should be made to replace the glass.
4. Access to the bay windows with sash windows was limited to the external faces. The windows and timber subframes generally appeared in satisfactory condition with evidence of historic repairs noted. An overhaul of these windows should be anticipated to leave in full order.



5. Access to the large shop front style window was also limited to an external inspection. This window appeared in satisfactory condition.



6. Some of the windows appeared to have been repainted recently, with decorator's tape left in place. This tape should be removed in advance of full external redecorations.
7. With timber windows such as these, it is reasonable to assume that following closer inspection, softened timber and defective ironmongery may be discovered. Allowances should be set aside for isolated repairs.
8. The front entrance door was found to be in working order but in a dilapidated condition, in need of redecoration and easing and adjusting. It is understood that this door was installed by the vendor, imported from France. You may wish to replace the door to suit your own requirements.



9. Softened timber was noted to the base of the moulded timber door reveals. It is anticipated that repairs will be required, to include removing rotten timber and replacing with new.
10. Where visible the lead coverings to the bay windows and entrance door hood, appeared in good condition.

11. The conservation style rooflights appeared in satisfactory condition with the exception of one, which was cracked. Subject to design aspirations for the roof void, allowances should be made to replace the glazing to the damaged roof light.



12. The flashing at the junctions between the rooflights and roof slope appeared in good order, however we noted evidence of damp penetration to the ceiling below. Allowances should be made for further investigation to ensure the rooflights are suitably weathertight.
13. We were unable to test the other three rooflights (on the original house) at the time of the inspection. Allowances should be made for further inspection and potentially a minor overhaul to leave in working order.
14. To the bakehouse, the patio doors appeared in serviceable condition, with some soiling noted to decorations. The rooflights provided to the south roof slope of the bakehouse appeared in satisfactory condition but were not tested at the time of the inspection.

Eaves, Gutters and Downpipes

- 1.54 Comments on eaves, gutters and downpipes are limited to the original portion of the house, noting the rear extensions are to be demolished as part of proposed extension and alterations to the property.
- 1.55 The eaves to the original portion of the house comprise of painted softwood fascias and soffits.
- 1.56 Rainwater falling onto the front roof slope of the original portion of the house discharges via replacement PVC gutters, which in turn discharge PVC and cast iron downpipes. Which discharge both to sealed gullies and directly to ground.
- 1.57 Rainwater falling onto the rear roof slope of the original house discharges via a lead lined valley gutter, which in turn discharges to an integral rainwater outlet, as well as via a second lead lined valley gutter to the north side of the rear extensions.







1.58 We made the following observations:

1. From our vantage point at ground level the eaves appeared in satisfactory condition with some flaking decorations noted. Further inspection is required when high level access is next made available. With softwood eaves such as these, it should be anticipated that localised timber repairs may be required when redecoration works are next carried out.
2. The replacement PVC gutters are fixed to the fascia boards by means of PVC brackets. The gutters appear well aligned and fixed to allow adequate surface rainwater disposal. We noted no signs to suggest the gutters are leaking as would be evident with surface staining to render below.
3. The PVC downpipe to the front elevation is secured with PVC brackets. It is provided with a painted finish which is stained and flaking.
4. The cast iron downpipe to the front elevation is secured with cast iron brackets and is also painted. The paintwork is in poor condition with signs of corrosion noted.



5. Ideally allowances should be made to replace the gutter and downpipes with new cast iron equivalents.
6. The lead valley gutter to the rear of the original house generally appeared in satisfactory condition, however we are advised by the vendor that issues with damp penetration have occurred in recent times, either by poor detailing, deterioration or via a fault with the internal rainwater outlet.
7. The lead valley gutter will require replacement as part of the proposals for the rear extension. When doing so, opportunities should be explored to avoid the requirement for an integral rainwater outlet, which can be prone to damp penetration internally.

External Decorations

- 1.59 The external decorations to the original portion of the house extend to the painted render, eaves, downpipes and external joinery. Sections of flaking paintwork were observed to the external joinery and eaves.
- 1.60 Allowances should be made for the property to be redecorated once repairs and alterations are complete.

Internally

Roof Void (original portion of house)

- 1.61 Access into the original roof void is via a narrow winding staircase, as well as a lightweight timber staircase from the master bedroom.
- 1.62 The roof structure was inspected with the aid of a powerful torch.
- 1.63 The original roof structure of the house is formed of oak rafters of varying sizes secured at the apex with dove tailed joints fixed with oak pegs.
- 1.64 The original roof construction is known as a 'crown post' roof, extending from within the roof void, to the master bedroom.
- 1.65 The crown posts are supported on large oak beams which span from east to west, which are in turn supported on large oak jowl posts. The structure has been further supported with purlins which support the rafters at mid span.



- 1.66 The roof structure has undergone extensive alternations, we suspect when the roof coverings have been replaced, to include the provision of a ridge board, furring pieces and new rafters to supplement existing. We also suspect down braces have also been removed from the crown posts to free up additional space.
- 1.67 The addition of a dropped ceiling has been provided above the master bedroom. The dropped ceiling is comprised of high level collars secured to the rafters and finished with painted plasterboard.



- 1.68 The floor deck within the roof void is finished with oak flooring of varying size.
- 1.69 A rendered chimney stack routes through the roof void, penetrating the east facing roof slope above.
- 1.70 We would make the following observations:
1. Many of the original roof timbers appeared in poor condition with signs of historic wet rot and defective joints noted. The roof structure has, however, been supplemented with additional rafters to transfer loadings.

2. Purlins provide support to rafters at mid span and are supported by diagonal bracing within the roof void. Within the adjacent master bedroom, where purlins are not supported, some deflection was noted, however we did not note any signs to progressive structural movement, suggesting that the roof has reached a new equilibrium.



3. As is to be expected there was evidence of old common furniture and deathwatch beetle infestation to various exposed timbers.



4. We note from discussion with the vendor that woodworm treatment has been carried out in the past but the guarantee is no longer valid. We would recommend that you allow for the roof timbers to be treated against woodworm infestation by a specialist contractor.
5. We noted no evidence of recent ongoing structural movement within the roof void to suggest the roof is inadequately supported. Furthermore, the roof profiles when viewed externally appeared reasonably true and even.
6. Notwithstanding the above, we would anticipate that isolated repairs will be required to remove any rot or beetle affected timbers.
7. Bituminous sarking felt as been applied underneath the roof tiles. Where visible the felt generally appears well laid free of excessive splits and tears.
8. The oak floor deck was generally in a poor condition, with stained, uneven and missing boards noted to areas. Allowances should be made to remove any defective boards or sand down before supplementing with new boards where required.



9. Evidence of rainwater ingress was noted to the surface of the render faced chimney stack in the roof void, as evidenced by staining and cracking to the render and abutting timbers. As detailed elsewhere, we recommend that the flashing around the chimney stack be renewed to provide a weathertight seal around the stack.



10. A second chimney stack extends full height within the master bedroom, adjacent to the roof void. The chimney stack rakes diagonally towards the rear roof slope. Despite its raking form, the chimney stack appears to be in satisfactory structural condition, with no evidence of ongoing progressive movement.



11. As noted previously in the report, evidence of damp penetration was noted to the ceiling adjacent the chimney stack. Our recommendation is to renew the flashing to provide a weathertight detail.
12. Some sections of original wattle and daub panels are visible within the roof void, on the south facing gable end. The panels remain reasonably well fixed but with some deterioration noted, with evidence of poorly applied expanding foam repairs present. Allowances should be made for isolated repairs.



Ceilings & Skeilings (Sloping Ceilings)

- 1.71 Ceilings to the original portion of the house comprise oak bressummers, which in turn support oak ceiling/floor joists.
- 1.72 Ceilings between joist timbers comprise of plasterboard or hardboard with emulsion paint and textured coating finishes.
- 1.73 A steel post has been provided within the living room to provide additional support to the ceiling structure.



1.74 We made the following observations:

1. The large oak bressummers are generally in fair condition for their age and with the provision of additional support, provided by a steel post, appear to provide adequate support for ancillary oak joists.
2. Subject to the proposed internal layout and structural engineer's recommendations, you may to replace the post with an oak equivalent or conceal within boxing or stud walling.
3. It was evident that many of the oak joists and bressummers have been affected in the past with both common furniture and deathwatch beetle infestation. We were unable to ascertain whether the infestation was active at the time of our inspection and a specialist contractor is recommended to make a more detailed inspection in May/June 2022 when the woodworm becomes active.



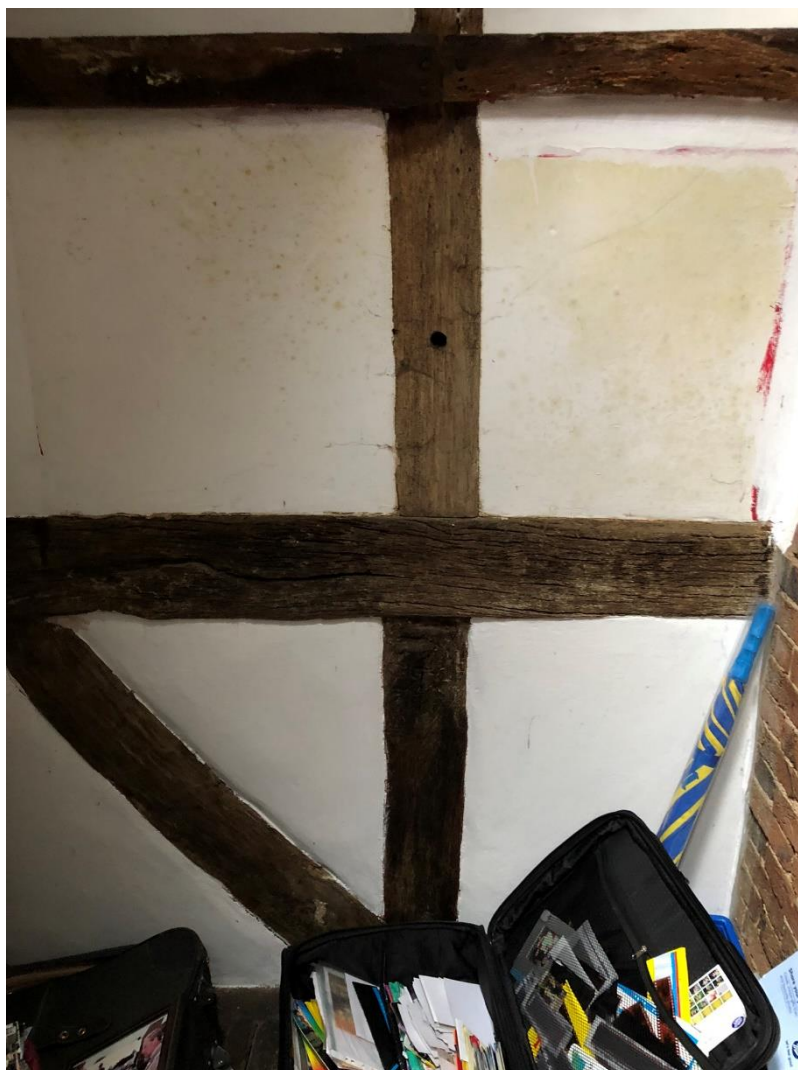
4. Many of the oak joists and bressummers have been oiled, and some have not. To provide a consistent appearance, allowance should be made to complete oiling to all exposed oak timbers.
5. Isolated areas of damaged ceiling plaster were noted. You may wish to replace the hardboard ceilings throughout with new skimmed plasterboard equivalents.
6. Replacement plasterboard ceiling with an emulsion paint finish are provided within the old dining and kitchen area. These ceilings appeared in good condition with some shrinkage noted at wall junctions. The shrinkage cracking can easily be made good during the next course of internal redecorations.

Internal Walls and Partitions

- 1.75 The internal walls and partitions to the original portion of the house comprise of exposed oak framing, supplemented with lath and plaster and render infill panels, as well as plastered stud walling.
- 1.76 Limited areas of original oak studding have been infilled with stone panels.



- 1.77 The original oak frame structure of the property will have been an integral frame with posts and beams tied together to provide a stable oak superstructure.
- 1.78 Visibility of the internal walls and partitions was largely obstructed by resident's items and restricted survey conditions, as such further inspection will be required to ascertain the full scope of repairs necessary.
- 1.79 Based upon our limited visual inspection we would make the following observations:
1. The oak framing where visible internally appears to reasonable condition.



2. Some of the plaster infill panels are uneven with some hairline cracking noted, but generally remain intact and well preserved.
3. As has been reported in relation to some of the ceiling joists / bressummers, some of the exposed framing has been affected over the years by deathwatch beetle and common furniture infestation. Allowances should be made for woodworm treatment.
4. The drylined stud walling appeared in satisfactory condition, with some shrinkage cracking noted to areas. Isolated areas of replastering should be anticipated as part of the proposed internal refurbishment works.

Fireplaces

- 1.80 Visibility was limited at the time of the survey; however we note that the original portion of the house is provided with scope for three fireplaces. These are located within the old dining room, kitchen and living room.
- 1.81 It was not possible to assess the condition of the internal flues, or confirm the presence of adequate flue linings. No assumption can be made as to the practicality of these and the chimney flues. It is recommended they should be swept before testing.

- 1.82 Furthermore, the structural stability of the raking chimney flue routing up diagonally through the master bedroom should be reviewed.



- 1.83 Notwithstanding the above, we noted no signs of progressing structural movement to the raking chimney stack at the time of the inspection.

Floors

- 1.84 Many of the floors were concealed beneath the vendor's items, preventing a detailed examination.
- 1.85 Floors were finished with a variety of finishes, including quarry tiling, parquet flooring, ceramic tiles and painted chipboard sheeting.
- 1.86 The ground floor is a combination of suspended timber and solid ground bearing construction. The first floor is comprised of a suspended timber construction.
- 1.87 Where the ground floor is of suspended timber construction, it appears to be a replacement floor, with uniform timber joists provided with steel beam reinforcement.

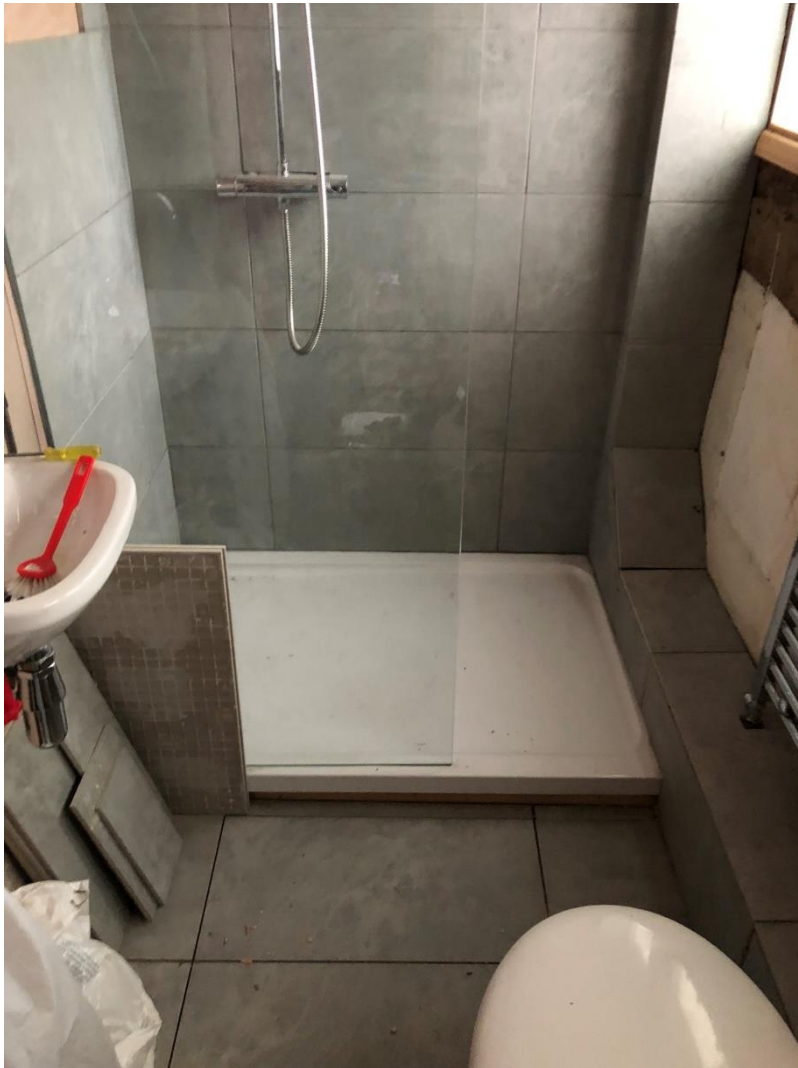


1.88 We made the following observations:

1. Oak flooring is provided within first floor bedrooms. The flooring is understood to have been oiled and appeared in good condition where visible. We understand from discussions with the vendor that some of the oak flooring from the roof void has been repurposed within first floor areas.
2. During the course of refurbishment works, it is likely that flooring will need to be lifted to facilitate services installations and any thermal/acoustic upgrades required. During the course of these works, it is possible floor joists will be affected by rot and/or woodworm damage, which will necessitate repair and/or replacement of joists.
3. It is also likely that flooring will need to be supplemented with new where existing boards are found to be in poor condition or not suitable for reinstatement.
4. Where chipboard sheeting has been fixed over timber floor boards within the living room, the chipboard should be removed, before inspection of the underlying floor boards can be made. However we note from our inspection within the basement the joists and floor boards (where visible) appear to be in good order.



5. Where visible the quarry tiles appeared in fair condition with some staining and discolouration noted. You may wish to replace the quarry tiles to provide an alternative or consistent appearance.
6. Ceramic tiling to bathroom areas appeared in satisfactory condition but you will no doubt wish to change these to suit your own requirements.



Internal Joinery

- 1.89 Internally the doors comprise a variety of different styles, incorporating plank and batten doors and four and six panel type, some of which are glazed.
- 1.90 Timber framed internal windows provide a source of borrowed light to the original portion of the house. The windows are inset within the panels of the original oak timber frame external walls.



- 1.91 Softwood painted skirtings are provided throughout.
- 1.92 Within the original portion of the house, the staircase providing access between ground and first floors is a simple timber winding staircase. The stairs were blocked at the time of inspection. We note current proposals allow to remove the staircase, as such no further comments are noted on its condition.
- 1.93 A simple painted timber staircase provides access from the master bedroom to the roof void.
- 1.94 We made the following observations:
 - 1. We were unable to test many of the doors due to resident's items prevented access. Where tested, doors were found to fit their apertures but it should be anticipated that some level of easing and adjusting will be required to ensure doors operate satisfactorily.
 - 2. With a building of this age and construction, we would expect a number of door frames to be out of plumb upon more detailed inspection.

3. Doors provided are a mix of types. You may wish to replace them all to provide a consistent appearance throughout, subject to the condition and historic importance of any of the existing doors, such as the plank and batten door noted to bedroom 2.



4. The staircase providing access between the master bedroom and roof void appeared in sound structural condition with no outward sign of defect noted. We note you intend to remove this staircase.

Internal Decorations

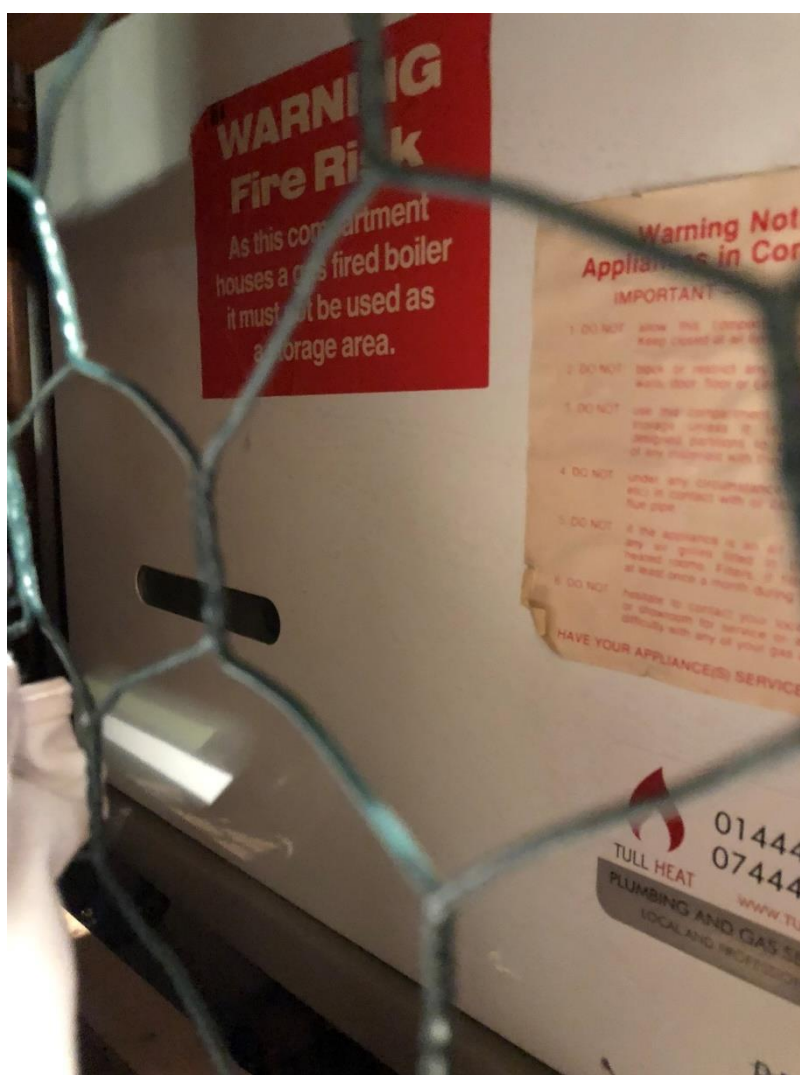
- 1.95 Internal decorations were generally subject to wear and tear. You will no doubt wish to redecorate to suit your own requirements during the course of the internal refurbishment works.

Services

Heating

- 1.96 Mains gas is supplied to the property.

- 1.97 The testing of gas installations does not form part of a normal survey procedure and we are therefore unable to verify that it has been satisfactorily installed. We note from discussions with the vendor that the central heating system is not currently in use.
- 1.98 The gas supply serves two gas fired boilers, with one understood to provide space and water heating to the original portion of the house, and the other serving the remaining parts.



- 1.99 The boilers serve pressed steel radiators. Pipework where visible was run in copper.
- 1.100 We were unable to inspect the condition of the heating system in detail due to the vendor's items preventing access, however where visible radiators and boilers appeared to be of an age considered beyond their useful life expectancies.
- 1.101 In our opinion allowances will need to be made for a new central heating installation throughout, to extend to the proposed new rear extension.

Plumbing and Sanitaryware

- 1.102 The property is provided with a cold water mains serving cold water throughout the property. The cold water mains appears to enter the property within the basement, and is comprised of a modern plastic material, connecting to lagged copper or steel pipework.

- 1.103 We were unable to assess the condition of the cold water mains in the ground but suspect that it may comprise of lead or galvanised steel barrel pipework. You will appreciate that such pipework is fairly old and may now be coming to the end of its useful lifespan. Expenditure may be required to replace it with a more modern equivalent such as alkathene.
- 1.104 Mains pipework serves a PVC cold water storage tank located within the roof void of the original house.



- 1.105 The tank distributes cold water throughout the original portion of the house.
- 1.106 A pre-lagged hot water cylinder is provided within the bathroom cupboard.
- 1.107 We were unable to inspect much of the plumbing installations as access was prevented or items were concealed with lagging. As such we cannot advise fully on the visual condition of the plumbing system or materials used. It is anticipated that the plumbing system will be replaced as part of the proposed internal alterations and extension works.
- 1.108 The sanitary fittings are now somewhat dated and showing signs of wear and tear, and will need to be upgraded to suit your requirements.

Electrical Installations

- 1.109 The property is provided with mains electricity. The incoming main appears enter the property within a cupboard within bedroom 2, where a plastic consumer unit is also provided.
- 1.110 Visibility to outlets, sockets and wiring was limited at the time of the survey, preventing a detailed visual inspection.
- 1.111 Lighting is provided by means of recessed downlights, pendant and batten light fittings.
- 1.112 Although the electrical installations were not tested at the time of the inspection, from our visual inspection we would note the current installation does not comply with the latest 17th edition of the EIT Regulations.
- 1.113 In our opinion, a full rewire will be required, providing socket outlets and switches to suit the proposed internal layouts.

Asbestos

- 1.114 We did not carry out a full survey for asbestos at the time of our inspection as this would be beyond the terms of our engagement.
- 1.115 Given the age of the property, it is conceivable that original redundant asbestos lagging has been left within the suspended timber floor voids.
- 1.116 It would not be possible to confirm this without arranging for disruptive investigative work to be carried out.
- 1.117 There is always the risk that installing a new central heating installation may incur additional costs of asbestos lagging removal.
- 1.118 It would be prudent to arrange for a specialist asbestos contractor to take targeted samples prior to any works commencing.
- 1.119 We would refer you to the Health and Safety Executive web link [HSE - Asbestos: Asbestos essentials](#) for guidance when maintaining or removing asbestos products.

External Areas

- 1.120 The property's rear garden extends to the northeast before routing south to a side access onto Hickmans Lane.
- 1.121 The garden is predominantly laid to lawn, with a patio area provided adjacent to the existing conservatory. Steps provide access between the patio area and raised lawn area.
- 1.122 A large tree provides separation and screening between the lawned garden and rear garden area.
- 1.123 Brick paved pathways provide access to the rear of the garden.
- 1.124 A semi-constructed garage building is provided to rear of the garden.

1.125 A timber framed modular garden building is provided to the rear of the garden.

1.126 Boundaries are comprising of solid brick walls and timber fencing.

1.127 Timber gates provide pedestrian and vehicle access to the rear of the garden.

1.128 We made the following observations:

1. The patio area is comprised of flag stone paving, bounded by brick dwarf walls. The patio appeared in satisfactory condition. We understand you wish to replace the patio as part of the proposed works to the property.
2. The steps are of brick construction with brick treads. The steps appear unfinished, with brick paviours missing from the treads. We anticipate you will seek to remove the steps to suit a revised external landscaping design.



3. The brick paved pathways appeared in serviceable condition but largely obscured by sand and mud.

4. Where visible, the boundary walls appeared in fair condition with isolated areas of defective pointing and brickwork noted. Allowances should be made for isolated repairs.



5. The fencing was largely obscured. We would anticipate repairs being required to replace any rotted sections. Alternatively you may wish to replace entirely to provide a consistent appearance in accordance with any requirements you may have for external landscaping.
6. The pedestrian and vehicle gates to the side access entrance appeared in a dilapidated condition. We note you will seek to replace the existing gates with new electric gates as part of the proposed scheme of works.
7. The semi-constructed garage building comprises of block walls with a solid concrete floor slab. The structure was not inspected in great detail. It is anticipated that the structure will be removed to facilitate access during the construction phase. As the property is within a conservation area and within the listed curtilage of the property, approval will be required from the local planning authority prior to demolition.

Miscellaneous

- 1.129 During the course of our inspection, we could find no obvious major outbreak of Japanese Knotweed in the immediate garden areas, but we did not carry out a formal examination, as this would be beyond the terms of our reference.
- 1.130 We would highlight that this is a particularly invasive and damaging species that is classified as "controlled waste". You can also be held liable for costs incurred from the spread of Knotweed into adjacent properties and for the disposal of infested soil off site.
- 1.131 You should ensure you or your gardeners can identify plants and take appropriate action in accordance with current regulations.

Conclusion

- 1.132 To sum up, our report relates to the condition of the original portion of the house, constructed in the 15th century, using oak framed construction, typical of this period, which has subsequently been re-fronted in the 19th century.
- 1.133 The survey was limited due to the sensitivities surrounding the inspection, and volume of items obscuring visibility and access.
- 1.134 During the course of our inspection we were unable to find any evidence of progressive movement of a structural significance or of recent origin, within the external wall and internal walls/partition. The same comments can generally be applied to the roof structure, although some deflection was noted to the purlins within the master bedroom.
- 1.135 Following a more detailed inspection it should be anticipated that some element of structural repair may be required.
- 1.136 It is evident that the property has suffered some historic settlement over the years as would be expected for a property of this age and construction. Based upon our single inspection it would appear that new equilibrium levels have been reached with respect to the timber frame and floors.
- 1.137 The property has been the subject of an ad hoc maintenance policy in recent years, and as a result during the course of our inspection we have highlighted a number of items where we consider expenditure will be required.
- 1.138 Further specialist inspections and opening up works will be required before a full picture can be obtained as to the extent and likely cost of remedial works required.
- 1.139 Nevertheless, we would advise that particular attention should be given to the following:

Main Roof

- 1. Replace isolated slipped, cracked and missing tiles to front elevation.
- 2. Replace limited number of ridge tiles and check condition of pointing along ridge.
- 3. Reglaze 1 no conservation style roof light.

Bakehouse Roof

- 4. Replace isolated slipped, cracked and missing roof tiles.
- 5. Repoint roof verge.
- 6. Replace lead valley gutter.

Chimney Stacks

- 7. Renew render to Chimney Stack 1.
- 8. Renew flashings to all chimneys with new lead flashings.

9. Check condition of all flaunchings, with allowances made for renewal.
10. Carry out isolated masonry and pointing repairs to chimney stacks.

External Walls

11. Allow for localised repairs to oak timber framing.
12. Allow to localised repairs to render to front (east) and north elevations.
13. Allow to provide weatherboarding to exposed oak timber framing, and improved weathering detail at junctions with new extension.
14. Allow for closer inspection of weatherboarding to south gable (east side).
15. Allow for isolated masonry repairs to walls of Bakehouse.

External Joinery

16. Allow to overhaul all windows and external doors where being retained.
17. Replace 1 no window pane to bedroom 2.
18. Remove decorators' tape from windows.
19. Allow for isolated timber repairs to front entrance door reveals.

Eaves, Gutters and Downpipes

20. Allow for isolated repairs to eaves prior to redecorations.
21. Replace rainwater goods to front elevation with cast iron equivalents.

External Decorations

22. Allow for redecoration to all previously decorated external surfaces, following any repairs as needed.

Roof Void (original portion of house)

23. Allow for isolated repairs to timber roof structure.
24. Allow for repairs to oak flooring.
25. Allow for repairs to original wattle and daub panels.

Ceilings & Skelining

26. Consider replacing steel supporting post with oak (subject to structural engineer's recommendations).

27. Carry out isolated repairs to existing plaster and hardboard ceilings, or replace all ceilings.

Fireplaces

28. Allow for sweep tests to all chimney flues, with allowances made to reline flues where required.

Flues

29. Make allowances to replace damaged or unsuitable floor boards, following intrusive works.
30. Allow for detailed inspection of previously obscured floor coverings throughout, with allowances made for repairs and replacement as required.

Internal Joinery

31. Allow to replace internal doors to suit your requirements.
32. Allow to remove existing staircases to suit revised layout plans.

Plumbing and Sanitaryware

33. Allow for new plumbing system and sanitaryware throughout.

Electrical Installations

34. Allow for complete rewire.

External Areas

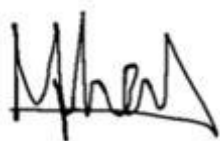
35. Allow for repairs or replacement to boundary fencing.
36. Allow for new electric gates.
37. Allow for isolated masonry repairs to brick walls.
38. Allow for revised external landscaping to suit requirements.
39. Consider removal of existing half constructed garage to facilitate access during construction phase.

Specialist Reports

40. Allow for specialist contractor to make a detailed inspection and advise in relation to woodworm infestation. Pending receipt of their report, allow for remedial spraying works throughout the property to active sections of both Common Furniture and Death Watch Beetle infestation.
41. Arrange for specialist contractor to carry out a CCTV Survey of the drainage installation.

Asbestos

42. Allow for testing of asbestos based boarding at first floor level by a licenced contractor. Pending receipt of their report, allow for removal of asbestos based boarding.
- 1.140 It would not be possible to provide you with an accurate cost of carrying out the above works without preparing a detailed specification of works, and obtaining tenders from contractors. Works within the original portion of the house and bakehouse, are anticipated to run concurrently with the proposed extension to the rear of the property. As the design progresses we will provide budget estimates at relevant stages based upon cost data taken from projects of a similar nature.
- 1.141 We trust that the information set out in this Report is adequate for your purposes in assessing the structural condition of the original portion of the house and bakehouse, which are to be retained as part of proposed works to the property. If we can help by enlarging on any of the points raised in this Report, please do not hesitate to let us know.



M DOHERTY BSc (Hons) MRICS
SENIOR CHARTERED BUILDING SURVEYOR

21st October 2022