

## **SURVEY REPORT**

on

### **MAIN BUILDING STRUCTURE AND FABRIC**

at

### **PROPERTY**

prepared on behalf of

#### **Client**

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Date of Report: 19<sup>th</sup> November 2009

Date of Inspection: 17<sup>th</sup> November 2009

Weather Conditions: The weather at the time of our inspection was dry and sunny but there had been prolonged periods of heavy rain over the preceding weeks.

Property Occupation: The property was effectively vacant although it remained partly furnished and heavily cluttered in parts. Most floor areas were close covered.

Handings: The terms “right, left, front and rear” apply throughout as though the property is viewed from the parking area to the front (i.e. with xxxxxx Road to the right hand side).

Edwards Genesis Reference: JB.LF 09/582

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## **A. GENERAL MATTERS**

### **1. INSTRUCTIONS**

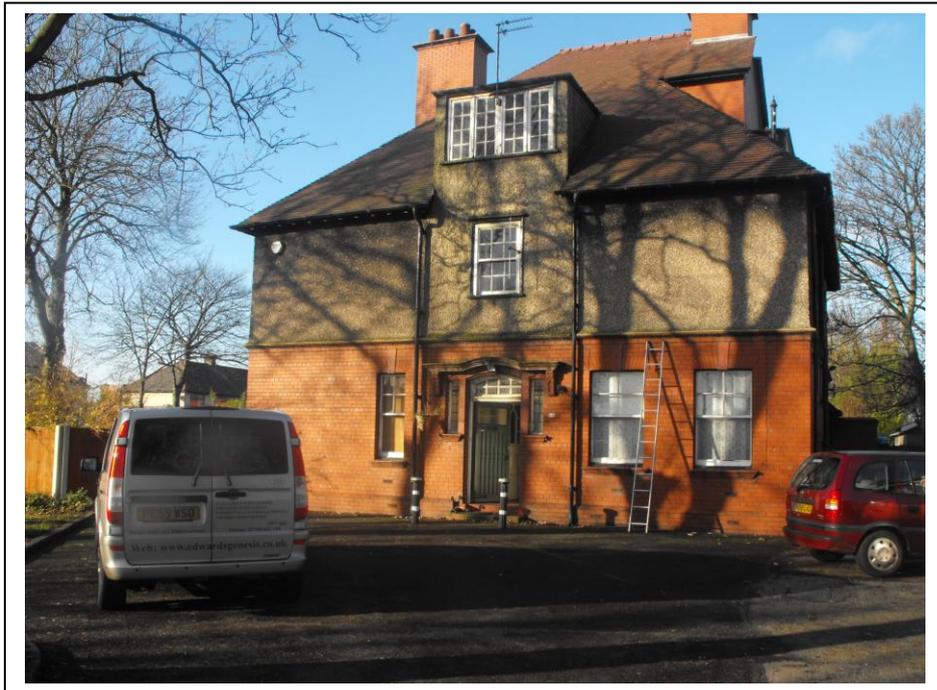
Further to your telephone instructions of 11<sup>th</sup> November 2009 and our confirmation letter of the same date, we have now inspected the subject property and our report follows.

This report has been prepared in accordance with the agreed Conditions of Engagement attached as Appendix 1. Our report is for the sole and confidential use of Client, together with their professional and legal advisers, in connection with a proposed purchase of the property. We accept no liability to third parties and any such parties who rely upon this report do so at their own risk.

Throughout this report, numbers in brackets refer to photographs on the accompanying disk.

### **2. DESCRIPTION AND LOCATION**

**Property** comprises a very substantial double fronted detached house with accommodation arranged on three floors and it was clearly purpose built as the Vicarage for the adjacent St John The Evangelist Church. A date mark on the projecting cornice over the front entrance door confirms 1908 as the year of construction.



The main access to the property is presently over a driveway shared with the Church and running off the main xxxxx Road. There is also vehicular access (presently unused) from xxxxx Street to the left hand side.

The property stands on the south side of xxxxx Road with the front elevation facing roughly in an easterly direction.

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This is a mixed and heavily built up residential and commercial district of Wigan a few kilometres to the east of the town centre. Everyday amenities are reasonably close to hand.

### **3. SUMMARY OF CONSTRUCTION**

Elevations are of brick, the upper parts being rendered above first floor level, beneath a main roof framed in timber and covered in machine made clay tiles. The ground floor is of suspended timber construction in the three reception rooms but of solid concrete construction elsewhere. Upper floors are of suspended timber joists and boards.

### **4. ACCOMODATION**

This briefly comprises:

#### **Ground Floor**

Entrance vestibule  
Reception hallway/staircase  
Cloakroom with wc and wash basin  
Reception room 1 (R1 – front right)  
Reception room 2 (R2 – front left)  
Reception room 3 (R3 – rear left)  
Kitchen  
Utility room  
Pantry

#### **First Floor**

Landing with walk in cylinder cupboard  
Front (centre)  
Bedroom 1 (B1 – front right)  
Bedroom 2 (B2 – front left)  
Bedroom 3 (B3 – rear left)  
Bedroom 4 (B4 – rear right)  
Bathroom  
Separate wc cubicle

#### **Second Floor**

Landing  
Attic room 1 (A1 - front right)  
Attic room 2 (A2 - front left)  
Attic room 3 (A3 - rear left)

#### **Outside**

The full extent of the plot is not absolutely defined on site at present and will need to be confirmed by reference to a deed plan or similar obtained by your legal adviser during the conveyancing process. To the front of the property are parts of the church grounds, including a presently shared driveway/parking area with access from xxxxx Road. There is a narrow strip of land to the right hand side, between the subject property and the single storey Church Hall or similar. To the left hand side is an enclosed private garden area and a driveway runs off xxxxx Street to provide access to an old detached single car garage. There is a small

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courtyard area behind the house where there are attached and integral outbuildings.

## **5. SERVICES**

All mains services are connected but, in accordance with our agreed Conditions of Engagement, have not been tested. We do comment, however, that we anticipate that the electrical installation will require some upgrading to comply with current IEE Regulations (revised 2008) and that whilst the gas central heating boiler is relatively modern, the plumbing system is a mixture of old and new and there is some old lead pipework.

## **B. EXTERNAL CONDITION**

### **1. EXTERNAL AREAS**

We noted no significant defects to the external areas to indicate any foundation problems or ground movement.

The tarmacadam driveway/parking area in front of the house is showing some general wear and tear and your legal adviser will need to confirm your access rights and any maintenance liabilities in respect of this area. Furthermore, your legal adviser will need to check the extent of the site of the property along the right hand side where there is no boundary definition and there is presently a grass strip and a concrete footpath. To the left hand side of the house, there is a worn and moss grown gravel surfaced footpath adjacent to the building but the garden is mainly untidy and overgrown. There is a modern concrete post and timber panel fence and gate along the front of this garden area. A badly worn and moss grown gravel surfaced driveway (4) runs to the rusting steel vehicular gates to the xxxxx Street frontage. The courtyard area behind the house (10) is laid to uneven old cobbles and concrete.

The xxxxx Street and rear boundaries are defined by original brick walls (6) to a height of around 2 metres and incorporating intermittent stabilising buttresses. A similar wall runs along the front of the driveway. These walls do display some undulation along their lengths but no significant loss of verticality or evidence of structural instability. However, it is clear that a substantial part of the wall to the xxxxx Street frontage has been rebuilt in the past, no doubt following identification of damage caused by pressure from roots to adjacent trees (see section B4). Brickwork to these walls is in reasonable condition but the pointing is generally badly eroded and you may wish to have the walls repointed in due course to improve appearance, maintain stability and protect brickwork from frost damage.

### **2. OUTBUILDINGS**

These are of relatively limited value in relation to the main house but are briefly described as follows:-

- i) **Store (10).** This is attached to the right hand corner of the rear single storey outrigger and is of solid brick construction although the original door and window openings to the left hand side have been bricked up and the only remaining access is through an old timber door to the right hand side. The walls are in reasonable

condition but the single pitched roof is of timber covered in corrugated asbestos cement and corrugated pvc sheets. These are heavily moss grown with moss being encouraged by dripping of rainwater from the overhanging branches of a nearby tree (see section B4). Some of the lead flashings around the edges of this roof are missing and the flashings have obviously been repaired using limited life Flashband material in the past. There is evidence of damp penetration to the interior of this building. This may be of no great concern given its use although it will eventually result in weakening of the roof structure due to rot. Some of the roof timbers have obviously been replaced in the past. If you wish to retain this building for any length of time, therefore, you should really budget for replacement of the roof covering, perhaps using colour coated profiled mild steel decking or similar, and associated replacement of the flashings at abutments of the roof with adjacent walls.

- ii) **Store/wc.** This is a projecting area to the left hand side of the rear elevation. The walls are of solid brick in reasonable condition. The single pitched roof is of timber covered in machine made clay tiles matching those on the roofs to the house. The tiles are in fair condition but somewhat discoloured and moss grown with age. A routine overhaul should be undertaken in replacement of a number of broken and slipped tiles to ensure weathertightness. You may wish to have the ill-fitting old timber doors to the store and the former wc cubicle replaced.
- iii) **Integral stores.** These are part of the single storey rear outrigger housing the utility and the pantry. The timber doors are weathered and rotting and could usefully be replaced.
- iv) **Garage (4).** This is a very old single car structure comprising reinforced concrete posts and panels built on a concrete base slab and carrying heavily moss grown asbestos cement sheet roof. We enclose our *Asbestos Information Sheet* for your reference. The timber doors to the garage were padlocked shut at the time of our inspection but the structure is not considered to be of great value and early demolition would be advisable.

### 3. ROOFS AND ASSOCIATED AREAS

#### **Main Roof**

This was inspected from ground level with aid of binoculars. It is pitched to all sides at a relatively steep angle and has a short ridge running parallel to the front elevation. This ridge extends over a slightly unusual feature to the right hand side where the walls around the attic staircase are built up in solid brick through the roof structure (16). There is a timber framed dormer window to the half landing on the attic staircase to the right hand side of the built up structure. The cheeks of the dormer are clad in vertical clay tiles. The flat roof is of timber and appears to retain an old lead covering. There is a similar dormer window structure to the rear (7). The front roof also incorporates a similar but much larger dormer structure (17), the front face of which is actually built in brickwork with a roughcast render finish.

Roof slopes are free from any undue sagging or undulation.

The machine made clay tile is in good condition given the age of the property. This indicates that the tiles are of high quality and they are almost certainly British made (probably Rosemary tiles or similar) as many of the poorer quality tiles of this type

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used in construction of this period would now be deteriorating due to the long term effects of weathering and the fact that clay tiles do eventually become porous and susceptible to frost damage, which causes them to split and delaminate. As yet, the tiles on this roof do not show any significant surface deterioration to indicate that they have become excessively porous and prone to frost action. Accordingly, we anticipate that the roof covering will give useful service for many years to come if it is adequately maintained as replacement tiles of this type are readily available. A number of tiles have been replaced in the past and some routine maintenance is required as a number of broken and missing tiles need to be replaced. Your contractor will also need to lift and re-bed the ridge and hip tiles where necessary as much of the pointing to these tiles has cracked and broken away. Some of the hips running to the corners of the roof are fitted with specially shaped 'bonnet' tiles and again some of these require replacement.

Clearly, scaffolding will need to be erected to allow for this work to be undertaken and a thorough overhaul of the roof should include a check on flashings and other leadwork at the abutment of roof slopes with the raised area around the attic staircase and around the dormer structures, and also a check on the flat roofs to the dormers, which are not easily accessible but are a source of potential damp penetration (see section C). We understand you are proposing to replace the old timber windows to the dormer structures.

There are two substantial brick chimney stacks rising above the roof (2 & 3). These are constructed in good quality red pressed brick. Brickwork is in good condition but pointing is generally eroded and there are open joints supporting moss and weed growth and also likely to allow damp penetration. Your roofing contractor should clean off, rake out and repoint the chimneys where necessary to prevent damp penetration and also to protect brickwork from frost damage as rainwater lodging in open joints will become trapped and then freeze and expand causing damage to brickwork. Your contractor should also check that the lead flashing around the chimneys are in sound, weathertight condition.

It did not rain during our inspection but rainwater goods are a mixture of reasonably modern pvc and older cast iron. No major defects were noted although gutters are likely to be partly blocked with leaves and other tree-related debris and there is also likely to be some leakage at gutter joints. As a minimum, therefore, your contractor will need to clean out and seal the gutters although we understand you may take the opportunity afforded by the erection of scaffolding to have seamless aluminium alloy or similar gutters fitted. The cast iron components (effectively most of the downspouts) are showing some corrosion and splitting and should really be replaced in pvc or similar.

**Rear Single Storey Outrigger (8)**

This roof is pitched from side to side and has a hip running to the rear. Roof slopes are free from any undue sagging or undulation. The tile covering is in much the same condition as on the main roof and requires the same general overhaul. This should also include overhaul or replacement of the rainwater goods.

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### **Bay roofs**

These are of flat timber construction behind raised terracotta block parapet surrounds. Originally, the roof coverings would have been of lead but they have been replaced at some time in a rubberised felt or similar. The rainwater outlets are blocked with leaves and this is resulting in ponding of rainwater on the roof surfaces, particularly to the roof to R2 (25). There is ongoing damp penetration into both bay window areas. If this is allowed to persist, there will be a risk of an outbreak of potentially destructive dry rot in window frames, internal joinery items and the floor structures. The roof coverings and the adjacent lead flashings do, in fact, appear to be in weathertight condition. There is, however, a good deal of staining of brickwork below the parapet structures (12 & 13), which are generally open jointed. We suspect, therefore, that the primary source of rainwater ingress is through the parapets, which do not appear to have been constructed with any provision of horizontal damp proof membranes. Given that you proposing to replace the window frames, we strongly recommend that you allow within your budget for reconstruction of the parapet areas and the flat roofs with the rebuilding works incorporating provision of better drainage to the flat roof areas and horizontal damp proof membranes within the reset parapet blocks.

## **4. MAIN WALLS**

The foundations/footings were not, of course, exposed for inspection as this would require expensive excavation. We have drawn what conclusions we can from the evidence available above ground and we noted nothing to indicate that this property has suffered any significant degree of ground or foundation damage and the underlying structure does appear to be stable. However, we have particularly considered the following factors which could affect stability.

### **1. Underground Mining and Local Ground Conditions**

The British Geological Survey maps of the area show the immediate underlying subsoil to be of boulder clay with rock and coal reserves at greater depths. A number of coal seams are shown in the immediate vicinity. This is an area with a history of past coal mining activity and many older properties in this locality have been affected by subsidence damage, most of which is likely to be of coal mining origin. Accordingly, your legal adviser should obtain a mining report from The Coal Authority but all coal extraction ceased many years ago and ground movement resulting from mine workings should long since have ceased.

### **2. Defective Drains**

The property will connect to the public sewer but at least part of the drainage system appears to be shared with the neighbouring Church and your legal adviser will need to confirm appropriate maintenance liabilities.

To the rear, there is a loose cast iron cover over a surface water grating within the courtyard area between the outrigger and outbuilding 2. The gully dish to the grating is quite badly cracked. This surface water drain runs directly into the adjacent brick inspection chamber, which has a rusting cast iron cover. Accordingly, there will be a risk of foul smells as the property has a combined foul and surface water drainage system. It would be prudent, therefore, to block off the surface water gully. A free flow of water was obtained through the inspection chamber with no signs of backing up or blockage. There is a corroded-shut cast

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iron cover to an access point on the cobbled part of the rear courtyard. This cover should really be cut out and a new cover provided. Similar comments apply in respect of the cover to the access point close to the base of the soil stack on the right hand elevation to the property.

We also lifted the galvanised mild steel cover to the brick inspection chamber on the church driveway/parking area to the front. This revealed a combined foul and surface water drain running towards the front and a free flow of water was obtained with no signs of backing up or blockage.

### **3. Trees**

There are numerous mature and part mature trees around the building, some of which fall in what appears to be intended as the private garden area to the property, namely to the left hand side where there are trees growing immediately adjacent to the xxxxx Street boundary wall. There is also a very substantial tree on Church land approximately 8 metres to the front of the house and a similarly large tree only 2 metres to the right hand side of outbuilding 1. The trees will be a maintenance liability in themselves and are probably subject to Preservation Orders (your legal adviser will confirm). Furthermore, whilst we noted no evidence of any tree root damage to the buildings, it is clear that part of the Thomas Street boundary wall has been rebuilt in the past and we have no doubt that this was required following damage caused by pressure from the roots to the adjacent trees. Accordingly, you will have to accept that you will need to budget for maintenance of both the trees themselves and for the possibility that they could cause damage, particularly to boundary walls, outbuildings and other relatively lightweight structures. You should, therefore, maintain full buildings insurance cover. We enclose our *Trees and Buildings Information Sheet* for your reference.

### **Condition of the elevations**

The pattern of brickwork to the lower elevations suggests that the walls are of solid brick construction (i.e. built without cavities). Whilst this is probably true of the single storey outrigger, the thickness of the elevations to the main body of the property suggests that they are probably built with an external skin of single brick thickness separated by a cavity from an internal skin of half brick thickness. However, the precise manner of construction could not be determined. The ground floor window openings are spanned by gauged brick lintels and have terracotta plinth block sills.

The upper parts of the property have a cement based roughcast render finish applied above a projecting corbel course at around first floor joist level. The lintel details above the first floor window openings are concealed from inspection.

Timber doors and vertical hung sash windows date largely from original construction and are showing commensurate wear and tear and evidence of very little routine maintenance having been undertaken in recent years. However, we understand you are proposing to replace windows, doors and other external joinery items.

Only limited parts of the rendering to the upper elevations were accessible for close inspection but selective testing revealed no significant cracking, hollowness or loss of key. However, it is clear that the rendering to the higher parts of the building is quite

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badly weathered, especially on the front dormer structure where there are indications that the render is breaking away to the right hand corner of the dormer and there is also damp penetration to the area beneath the window frame. Accordingly, once the scaffolding is in place, a thorough examination of the rendering should be undertaken with all loose and otherwise defective areas being cut away and replaced to match the original. It would then be worthwhile having the render painted using a good quality silicone based masonry paint to improve its appearance and protect it from the elements.

To the lower elevations, the brickwork is of good quality and in satisfactory condition. The left hand and rear elevations have been repointed in the past to a reasonable standard but the original pointing to the front and right hand side is now quite badly eroded and, as with the chimney stacks, repointing should be undertaken to improve appearance and to protect brickwork from frost damage.

The original poured pitch or similar damp proof course is visible just above ground level on the front elevation (15). This is a typical form of damp proof course in a property of this age and type, the hot liquid pitch having been poured onto a course of brick and then allowed to cool to form an impervious barrier to rising ground moisture. Unfortunately, however, damp proof courses of this type are susceptible to damage as a result of minor movements in the building structure and the pitch material does break down over a period of time. Drill holes in the plinth brick courses to the outside walls to R3 (11) indicate that a partial chemical damp proof course has been undertaken at some time. Further comments are made under section C4.

Ventilation to the voids beneath the timber parts of the ground floor is provided by a generous number of external air bricks just above ground level. These must be kept clear of obstruction as adequate ventilation should be maintained to reduce the risk of any moisture present beneath the floor causing decay to the timbers.

## **C. INTERNAL CONDITION**

### **1. ROOF VOID**

There is no access to the timbers to the roof to the rear single storey outrigger. Access to the main roof timbers is somewhat restricted as the roof space is largely occupied by the attic accommodation. There is, however, a roughly formed hatch in the partition to the front of A2 allowing a limited inspection of the front roof eaves area and there is also a hatch on the second floor landing giving access to the void to the roof apex.

The roof is framed in timber in a conventional manner using large section beams (purlins) spanning between load bearing walls and the deep section hip boards running from the ridge to the outside corners of the roof. There are bolted iron straps at the major connections between the roof timbers. Whilst we have made no calculations, the roof framework is adequately sized and supported for normal loading and shows no significant deflection or distortion. There are minor splits in some of the timbers but these are of considerable age and are not considered to be of structural concern. Selective examination of the timbers revealed no evidence of disease or beetle infestation.

There is butt edge boarding (known as sarking) over the rafters. This indicates a good quality of construction. Underfelt is visible through gaps between the boards and forms a secondary weatherproofing barrier beneath the tile roof covering. The roof does appear to be weathertight although there is clearly evidence of damp penetration in the chimney areas and you will note our previous repairing recommendations in this regard.

It is worth noting that no parts of the roof structure are insulated and, therefore, the property will be very expensive to heat until suitable provision is made.

## **2. INTERNAL WALLS, PARTITIONS AND CEILINGS**

Walls are mainly of plastered brick but many of the room partitions to the attic accommodation are of timber framed plaster on lath construction, as are the ceilings. Plaster on lath comprises a mesh of thin hazel strips nailed to a timber framework and over which a wet plaster is applied with the plaster being squeezed into the gaps between the laths to form a key. The plaster then dries to a smooth finish. Generally, selective testing of the solid plastered walls revealed the plaster to be in sound condition. There are various cracks but these are not considered to be of structural concern and they can simply be repaired as necessary during redecoration. There is quite extensive cracking of the plaster on lath partitions (27), and similar cracks to many of the ceilings, but these are typical of plaster on lath construction and are simply due to cyclical thermal and moisture movements in the timber sub-structures. Unfortunately, however, over a period of time these do result in the key between the plaster and the lath backing does become brittle to the extent that plaster can separate, even to a point of collapse. In this case, none of the cracking is considered to be particularly serious but you will need to undertake quite extensive repair of plaster cracks during redecoration and you may, in fact, wish to budget for removal of the plaster and lath from the timber frameworks to the attic accommodation as part of any major refurbishment scheme with the partitions then being refinished in modern plasterboard with a skim finish. The cracks in the dormer window area to the half landing (26) on the attic staircase have been caused by differential, thermal and moisture movements between the timber framed dormer window structure and the adjacent solid brick walls.

## **3. FLOORS**

Inspection was somewhat restricted by remaining fitted floor coverings and a good deal of storage/general clutter. However, we have drawn what conclusions we can from the evidence available.

The first and second floor structures are of suspended timber joist and board construction. The floors are generally level and firm to tread with no undue slope, spring or bounce. Selective examination of the uncovered boards in the attic accommodation revealed no evidence of disease or beetle infestation but the boards do show some general wear and tear commensurate with age. Similar comments apply in respect of the floorboards to the walk in cylinder cupboard at first floor level.

The ground floor is mainly of solid concrete construction, partly finished with original clay tiles and, in the hallway, with oak blocks. The solid floors are generally level and

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show no evidence of any significant defect but we are unable to confirm whether the concrete slabs were laid with damp proof membranes.

The floors to the three reception rooms are of suspended timber joist and board construction and are also generally level and firm to tread. We found no evidence of disease or beetle infestation where carpet edges could be turned back and, for the most part, moisture content in the floorboards in these areas was recorded at an acceptable level. There is, however, some visibly damp flooring beneath the lift up seat to the bay window in R2 (23). Whether this is due to rising dampness in the walls or damp penetration to the bay roof (see section C4), or a combination of both, could not be conclusively determined but you will need to open up this part of the floor during recommended damp proofing works so that any damp or rot affected timbers can be treated, repaired or replaced as necessary. Unfortunately, we have not been able to gain access to the sub-floor voids and we cannot, therefore, confirm that these are dry and adequately ventilated with timbers free from decay. We did find some loose cut boards to the rear right hand corner in R3 and lifting of these revealed a void around 600 mm deep with a slightly damp earth oversite but no evidence of any standing water collection (23). The cross flow of air beneath the floor appeared to be a little limited and moisture content in the joists was recorded at around 20%, which is marginal in terms of the level at which decay can be sustained in poorly ventilated areas. We have no reason to suspect any major defects beneath the floor on the basis of the evidence available but we do recommend that you reserve a budget sum to allow for the timber floors to be opened up during refurbishment and damp proofing works so that the condition of joists can be checked and any defective timbers can be treated, repaired or replaced as necessary.

#### 4. DAMPNESS

In the roof space, there is evidence of some ongoing damp penetration through/around the chimneys and this has affected some of the chimney breasts in the attic rooms (30). Repairs have already been recommended under section B3. There is also some damp penetration and damage to the ceilings beneath the front dormer (in rooms A1 & A2) (29) and beneath the window to A1 (28). Again, we have already recommended that the dormer roof areas be checked during high-level maintenance works. We have also commented (section B3) on the bay roof/parapet areas. There is clearly ongoing damp penetration to the bay windows (20 & 22) and this must be eradicated if the risk of a potentially damaging outbreak of dry rot is to be avoided.

We used the 'search' and 'probe' modes of an electric moisture meter to accessible parts of the lower ground floor walls to assist in identification of any problems with rising dampness. Generally, slightly higher than normal readings were obtained in the lower walls and the skirting boards but there was surprisingly little visible evidence of rising dampness at present. Accordingly, condensation (see enclosed **Condensation Information Sheet**) could be a contributory factor given that the property is now vacant and not fully heated or ventilated. However, there are some areas where the damp proof course is clearly defective and where appropriate remedial works will be required. In particular, there is flaking paintwork to the old concrete skirting boards in the cloakroom with the skirting actually crumbling away beneath the wash basin (19). There is also visible rising dampness in the adjacent understairs store (18). Similarly, there is flaking paintwork to concrete skirtings in the utility and the pantry and some

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visible evidence of rising dampness adjacent to the external door in the utility (24). High moisture content was recorded along the right hand wall in R1, where there is some visible rising dampness. Very high moisture content was also recorded along the left hand wall in R2. This is likely to be due at least in part to breakdown of the damp proof course although damp penetration through the bay roof may be a contributory factor. We also recorded slightly high moisture content in some areas to R3 despite the fact that this roof has been the subject of chemical damp proofing works in the past. There is, however, no visible evidence of rising dampness in this area at present. Most of the kitchen walls were obstructed by fittings but slightly high moisture content was recorded to the right hand external wall and very high moisture content was recorded around the base of the chimney breast.

We recommend that you engage a specialist damp proofing contractor to undertake further chemical damp proofing works in those areas where dampness is clearly a problem. These works should include replastering of the damp affected walls to a damp proofing specification (a sand and cement backing coat with a water retardant additive) finished with a plaster skim.

#### **D. SUMMARY AND RECOMMENDATIONS**

This property is a substantial purpose-built Vicarage of a Georgian style typical of the early 20<sup>th</sup> Century. It is a solidly built, 'four-square' house constructed using good quality materials and techniques for the period. Whilst it has not benefited from too much by way of modernisation over the years, and maintenance has been somewhat neglected in the recent past, the main structure and fabric are generally sound but do require routine maintenance to ensure weathertightness and to eradicate problems such as rising dampness. Thereafter, there will be scope for creation of a spacious and comfortable family home.

We recommend that you obtain competitive quotations for the following works, which we consider essential and which are likely to be a condition of any mortgage lending:

1. Erect freestanding scaffolding to all elevations to allow for safe access for high level maintenance works.
2. Undertake a thorough overhaul of roof coverings, chimney stacks, rainwater goods, dormer structures and leadwork (section B3).
3. Reconstruct the bay roof/parapet areas (section B3).
4. Repoint brickwork to the front and right hand elevations and overhaul/replace rendering to the upper elevations where necessary (section B4).
5. Instruct a specialist contractor to undertake damp proofing works where necessary with these works also including open up of the timber parts of the ground floor so that any damp or rot affected timbers can be treated, repaired or replaced as necessary (section C3 and C4).

In addition, you may wish to make budget provision for the following works. These are not considered to be absolutely essential but should be undertaken as part of routine maintenance or any comprehensive refurbishment programme:

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1. Repoint the boundary walls.
2. Replace the roof on outbuilding 1.
3. Overhaul the roof on outbuilding 2.
4. Replace the doors to the outbuildings.
5. Demolish the garage.
6. Replace drainage covers where necessary.

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THIS REPORT RELATES TO

**Property**

AND, HAVING BEEN PREPARED BY THE SIGNATORY  
BELOW, IS HEREBY CERTIFIED AS THE  
ORIGINAL OR A TRUE COPY.

**SIGNATURE:**

**SURVEYOR'S NAME &**

**JOHN BROWNLOW**

**PROFESSIONAL QUALIFICATIONS:**

**MRICS**

**NAME & ADDRESS OF**

**EDWARDS GENESIS**

**SURVEYOR'S ORGANISATION:**

**CHARTERED SURVEYORS  
57 LORD STREET  
LEIGH WN7 1BY**

**DATE OF REPORT:**

**19<sup>TH</sup> NOVEMBER 2009**

**REFERENCE:**

**JB.LF 09/582**