Historic Building Survey

In respect of:

[redacted]

[redacted]

Thorpe Salvin

[redacted]

For: [redacted]

Report produced by Simon Hollis MRICS

FOR AND BEHALF OF
Simon Hollis Limited
30th June 2021

RICS

[redacted]

Building Survey Report

Address: [redacted]
Thorpe Salvin
[redacted]

Surveyor: Simon Hollis

Date of Survey: 22nd June 2021

[redacted]

[redacted]

Table of Contents

Signature: Simon Hollis For and on behalf of Simon Hollis Limited

Date of Report: 30th June 2021.

[redacted]

1.0 About this Report

1.1 Address of the Property Surveyed (The Property)

[redacted]
Thorpe Salvin
Nr. Worksop
South Yorkshire
[redacted]

1.2 Brief and Report

Instructions were received from [redacted] on 16th June 2021 to undertake a pre-purchase historic building survey and produce a report detailing our findings. This report is broadly equivalent to an RICS Level 3 report and the areas covered are detailed above (the areas excluded are as per our email of 15th June 2021). We hope that the report helps you to make a reasoned and informed decision on the purchase of the property and subsequent repairs and maintenance. We detail the prioritisation of works in our Observations and Recommendations section (5.0). Where works are recommended, you should obtain quotations or further advice before you enter into a legal commitment. If you decide not to act on the advice in this report, you do so at your own risk.

1.3 Date of Inspection

The property was inspected on 22nd June 2021, 09:30 – 18:40. The weather conditions were fine and mild. Thermo-hygrometer readings of the external conditions at 10:50 were as follows:

Temperature:	16.2°
Relative Humidity:	57.6%
Dew Point:	7.8°
Absolute Humidity:	7.96 g/m^3

At the time of the inspections, the property was occupied and furnished with fitted floor coverings present.

1.4 The Surveyor

On behalf of Simon Hollis Limited, the survey was carried out by Simon Hollis.

Simon holds a HND in Estate Agency, a Bachelor's with Honours degree in Urban Land Economics, a Master's Degree in Building Surveying and is a Member of the Royal Institution of Chartered Surveyors, membership number 1222795.

Simon is Dyslexic, please excuse any spelling or grammar errors in this report. Specialist software is used to assist with this; however, it is not as clever as the developers would like you to believe. If anything is unclear, or if you would like to discuss the report and future maintenance of the property, please do contact Simon:

Email: surveying@simonhollis.com Mobile Telephone: 07947 255 270

The survey is carried out on behalf of Simon Hollis Limited of 156 Murray Road, Sheffield S11 7GH.

The Surveyor declares no conflict of interest in inspecting this property.

1.5 Client

This survey report and any associated correspondence is for your personal use only and no responsibility can be or will be taken to others who may see it or wish to depend on it.

1.6 Comments on our Inspection Equipment

A Vaisala HM42 thermo-hygrometer is used to measure the ambient temperature, dew point temperature and relative and absolute humidity. This is fitted with a 4mm probe to investigate areas of suspected moisture ingress, and where possible, the sub-floor area. The external readings are noted above, and in the below tables to aid with the comparison of the external and internal atmosphere. These readings are of most use in occupied properties. In vacant properties where the internal doors are open and there is little heating or ventilation, a lot of the rooms become air dry.

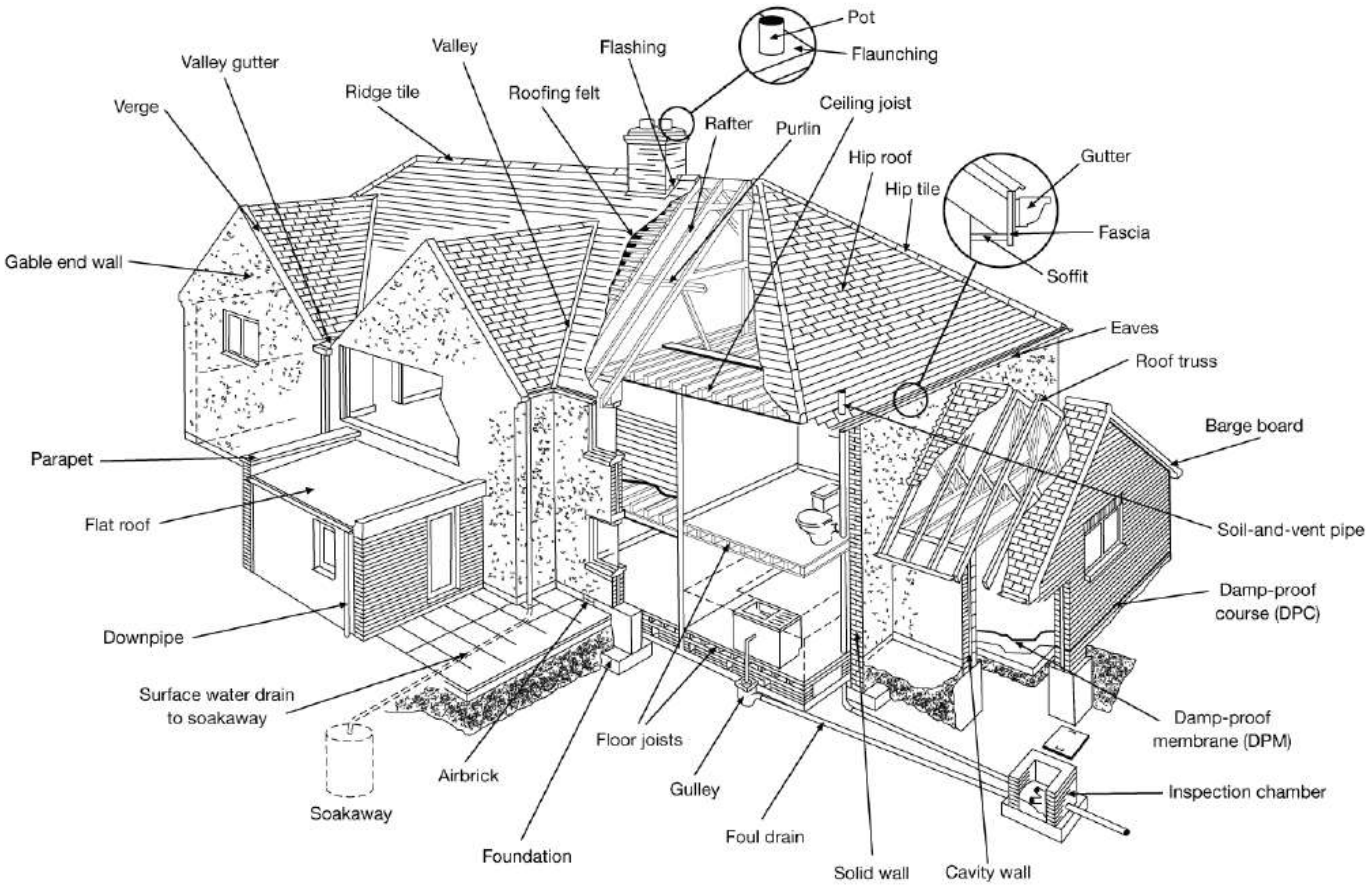
A FLIR E6-XT thermal imaging camera is used to analyse inconsistency in surface temperatures and areas where there is cold bridging, which may indicate the presence of moisture trapped in the building fabric. In the thermal imaging photographs in this report, the temperature at the centre target point is shown on the top left of the photo. The temperature range of all areas in the photo is shown on the right. Again, the camera works best when used in an occupied property where there is a temperature difference between inside and outside e.g., a heated house in winter.

Electrical conductivity meters, sometimes incorrectly referred to as 'damp meters' are only suitable for measuring the moisture content of clean untreated timber and are therefore only used to check if timber is dry as opposed to confirming the presence of moisture.

Where it is safe to do so, a pole camera is used to inspect high-level areas that we cannot inspect from inside the property.

1.7 Diagram of a Typical House

Below is a diagram of a typical house. This is included in the report so that the reader can easily identify the different areas being referred to in the report on the subject property.



Typical House. Credit: RICS

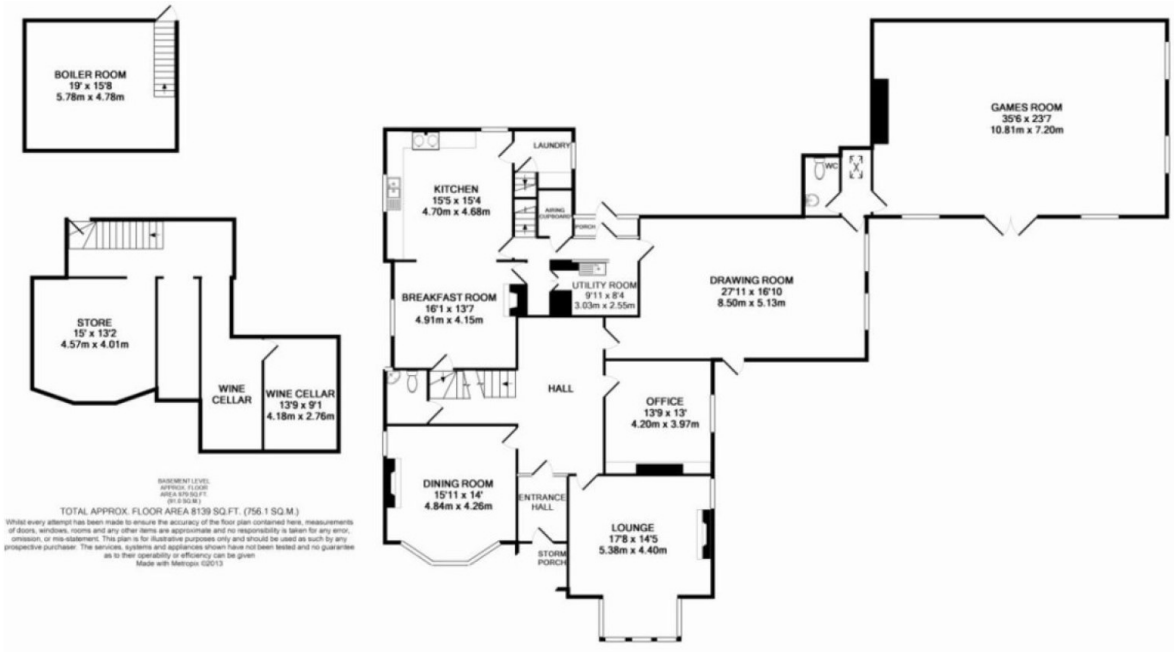
1.8 Abbreviations Used

The following is a list of abbreviations that we may use in our report. This is a generic list that we use for all buildings.

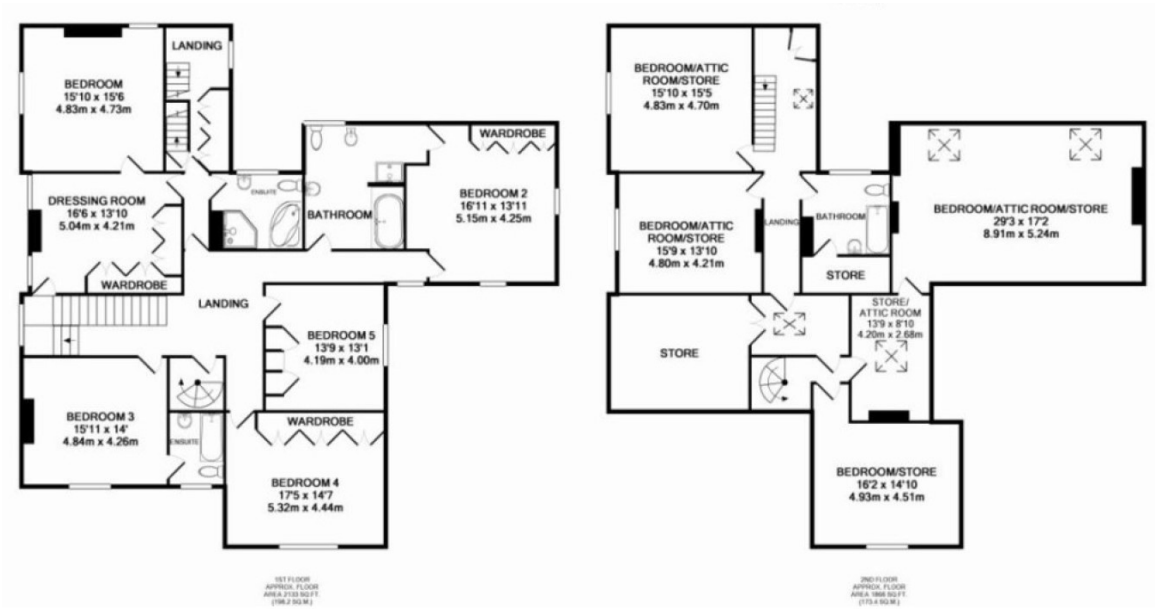
AH	Absolute Humidity	L&P	Lath and Plaster
CA	Conservation Area	MM	Moisture Meter
CDPC	Chemical Injection Damp Proof Course	PP	Planning Permission
CO	Conservation Officer	PV	Photo Voltaic (electricity)
CWI	Cavity Wall Insulation	RH	Relative Humidity
DG	Double Glazed/Glazing	SF	Second Floor
DPC	Damp Proof Course	SG	Single Glazed/Glazing
DPM	Damp Proof Membrane	ST	Solar Thermal (hot water)
FF	First Floor	TH	Thermo-Hygrometer
GF	Ground Floor	UFH	Under-Floor Heating
LBC	Listed Building Consent	WME	Wood Moisture Equivalent

2.0 Floor Plans

The floor plans are not a completely accurate representation of what is on-site, however, they are a good reference point for the reader. They should not be used to scale from.



Ground Floor



First and Second Floor

3.0 Executive Summary

This section of the report provides our overall opinion of the property and highlights areas of concern. It should be read together with the rest of the report so that you form an overall opinion of the property. We are very happy to discuss the report with you once you have digested its contents.

Roof – The roof is sizable and as such there are a number of minor repairs that are required to ensure it remains watertight. Some of this work is reversing previous inappropriate repairs. Please see our detailed comments below.

Chimneys – Good condition; however, most require ventilated cowls fitting to minimise rainwater ingress and improve flue ventilation.

Rainwater goods and drainage – A mix of cast iron and PVC. The cast iron is coming to the end of its useful life with areas of corrosion and cracks. The PVC is sun-bleached in places. A plan needs to be put together to address this. Several gullies need to be unblocked and the soak away found and inspected. We recommend you legal advisor establishes the position on easements etc. and that a drainage survey is undertaken.

Windows and doors – Older and not innkeeping with the style of the property, but with some attention, they should function as they should.

External walls – generally speaking the stone is in good condition. Plans should be put in place for removing the existing pointing and replacing this with a hot lime-based mix.

Internals – Generally in good order.

Moisture and ventilation – See out comments below on this.

External areas – Some work for your legal advisor to do in establishing rights and responsibilities.

Protected Species – Bats and a newt found.

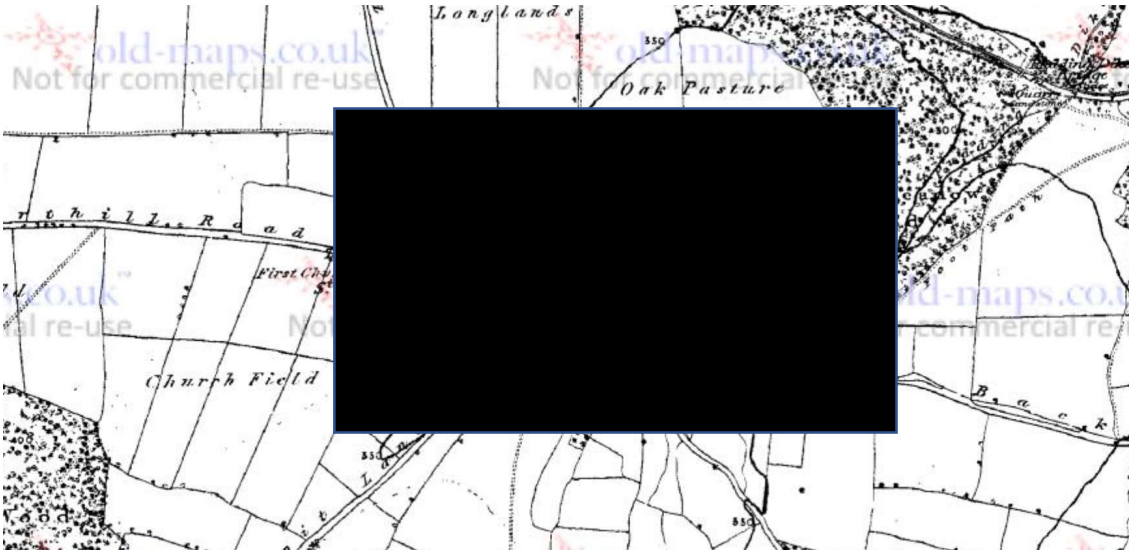
Prior to the exchange of contracts, we recommend that you discuss this report with your legal advisor.

[redacted]

4.0 Property History and Overview

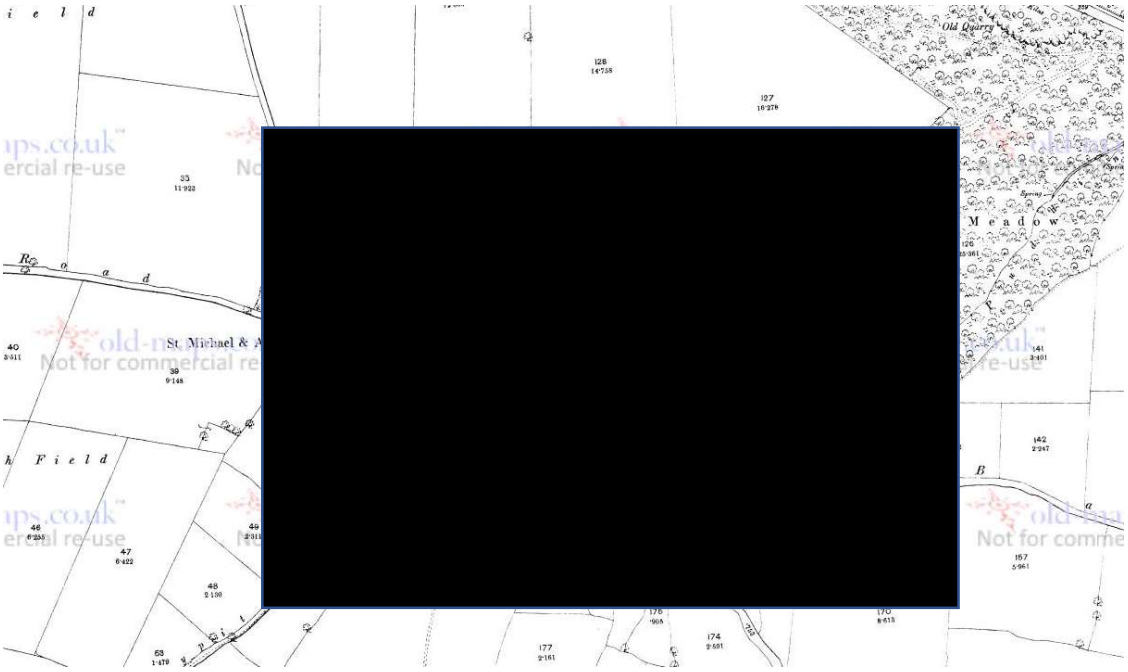
[redacted] is a substantial detached family home extending to some eight thousand plus sq. ft. The property sits in four acres of immediate grounds with, we understand an option to purchase a further thirty-three acres. As the property shares its name with the Scheduled Ancient Monument accessed from the driveway, it has been difficult to find any history on the property as all Internet search results direct the reader to the Scheduled Ancient Monument.

[redacted] is shown below on the Yorkshire OS County Series dated 1854. Unfortunately, the resolution of the map is poor, however, it does not look like the property is shown on this map – there does not look to be a building to the north of the fish pond.



Credit: Old Maps

Below is the OS County Series from 1892-1893. The house is shown on this map.



Credit: Old Maps

Between the issue of the OS County Series, 1947 – 1950 and the OS Plan 1956 – 1961, the stables and one of the garages look to have been built. Records following show the building in a previous configuration, presumably, they have used outdated information?

Credit: Old Maps

The vendor advised that they have owned the property for five years. During that time, they advised they have not made any buildings insurance claims, there has been no flooding and there have been no neighbour disputes, although discussions are ongoing with regards to the positioning of a boundary fence.

[redacted]

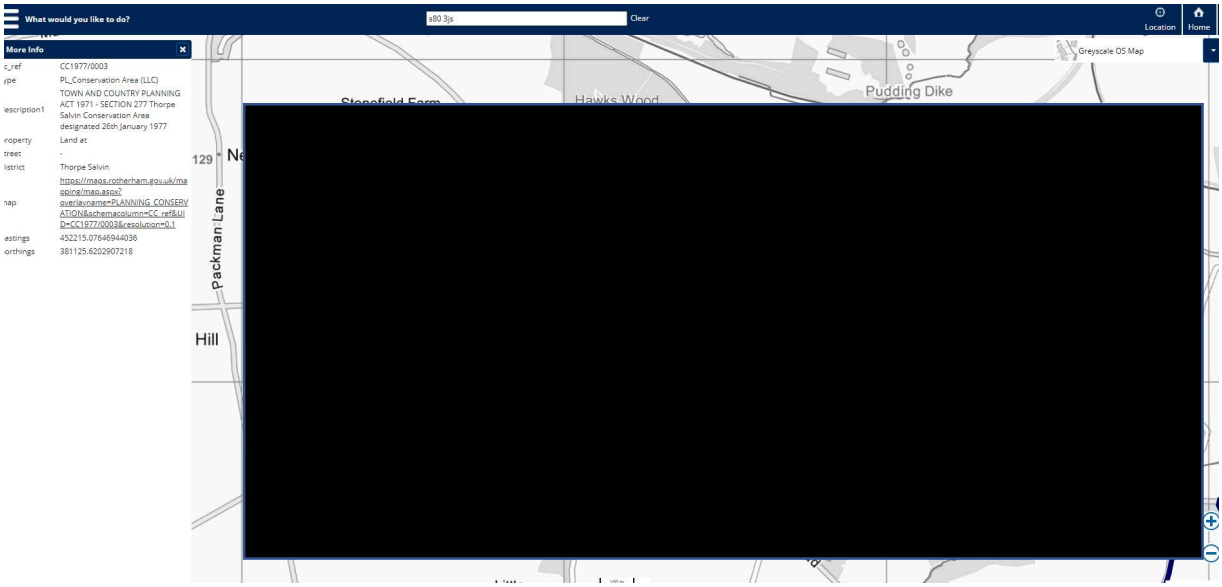
4.1 Listing

The property was not listed with Historic England when we checked their database on 15th June 2021.

Link: https://historicengland.org.uk/listing/the-list/map-search?postcode=[redacted]&clearresults=True .

4.2 Conservation Area

The property lies within the Thorpe Salvin Conservation Area. Apologies we have not been able to find a better map of this.



Conservation Area Map

Link: https://maps.rotherham.gov.uk/mapping/.

Accessed 21st June 2021.

5.0 Observations and Recommendations

Our observations are made as if stood at the front of the property with the left-hand side being across the sheep fields and down the driveway. Where possible, we have used the same names as noted on the Agents floor plans. As the second-floor rooms mostly have the same names, where necessary, we have described their location.

We only see the property during the course of one day in one season, usually only in one weather condition. It, therefore, may be necessary for you to observe and monitor some items when you move in. If you become concerned about any of the areas, we have recommended that you monitor, please do contact us.

When we note that works are required, we will usually advise that these are required:

Straight away – works should be undertaken without delay to stop the defect from having an immediate detrimental effect on the property.

The short term/when you move in – within the first year of ownership.

The short to medium-term – end of the first year to year five.

Long term – post year five.

Record and monitor – photograph/measure the defect and check it with the change in seasons to see if it gets any worse. If it does get worse, further action may need to be taken.

As the property is in a conservation area, if you are undertaking works that affect the character and appearance of the house, you should speak to the Conservation Officer at the planning stage to ensure they are happy with your proposals. You may be required to submit an application for some things.

Although our report is long, we recommend reading all of it and considering our observations against the size of the house.

Note that access to areas such as the roof may be expensive so it may be worth considering grouping jobs in certain areas together for the most efficient pricing.

5.1 Roof, Chimneys and Flashings and Roofspace

Limitations to our Inspection

The roofs have only been inspected from ground level. We have used a camera pole where possible however we have been unable to physically get close to the roof covering (note that we could not use the camera pole where the overhead cables are near the property – above the dining room and at the back of the kitchen). We have not been able to properly inspect the internal pitches of the roof. We have detailed our findings below, however, this should not be considered a full roofing survey and where there are multiples of the same defect, we have included examples.

5.1.1 Roof

Roof Structure

We could not gain full access to any of the roofspaces due to both the size of the hatches and the amount of insulation present. We have therefore made our comments based on a head and shoulders inspection from the top of a ladder.

If you are planning to undertake refurbishment works to any of the second-floor rooms, you may consider it prudent to create a suitable sized access hatch into each roofspace area.

From what we have been able to see, the roof is of traditional purlin and rafter construction. Due to the amount of insulation in the roofspace, we have not been able to see wall plates or rafter feet bar in one area as detailed below. The front bay window roofs are flat with stone and iron detail.

Generally speaking, the construction of the roof is good, and we did not note any significant deflection to the timbers we could see.

Roof Covering

The main roof covering is natural slate, possibly Westmorland. Detailing is predominantly in lead. The slates are graded up the pitch with the larger slates at the foot of the roof as they handle the most rainwater. Head and side lap detail are considered to be adequate across all the areas we could see. Bearing in mind the size of the roof, the covering is in good condition, however, some repair works are required. We consider these to be basic in nature and are to be expected on a property of this size. Before repair work begins, we recommend that you/your roofer spends some time trying to source good quality matching slates and working out the most efficient way to safely access each pitch.

We could not properly inspect the flat roof area above the front door as we could not get the right angle on the camera pole and the en-suite bathroom window above did not open freely. The lounge bay was partially covered in climbing plants which has restricted our inspection.

Various slates look to have slipped and have been replaced/re-affixed with tingles. There are two schools of thought on this – that the roof is failing or that the roof is been repaired as and when needed.

We have noted defects and points of interest below. We have detailed the stone crown details on the bays below as opposed to with the External Walls section.

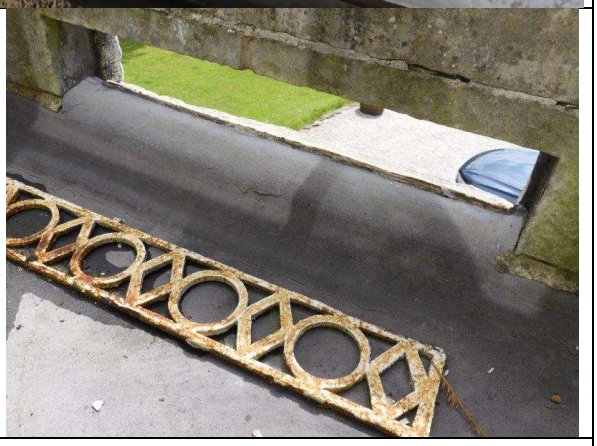
Dining room bay window – the stonework on the top side of the window has been dressed in lead. This has been skilfully executed, however, the single sheets of lead used would be considered too large to use today due to the expansion and contraction experienced in the summer months. This is an observation only as this does not appear to be causing any problems at the moment.

The stone detailing around the letterbox detailing is cracked at the top and bottom (red circles). These cracks are weathered and considered to be historic. It is likely that various ferrous metal pins are holding the various pieces of stone detail together. As these get exposed to moisture, they corrode and with this, they expand. This expansion eventually blows the stone apart. There is no efficient way to address this bar taking the detail to pieces, removing the ferrous metalwork and replacing it with stainless steel.

We recommend that the iron letterbox detailing panels are removed, cleaned up, treated and put back as they will also corrode and exacerbate the problem.

There is a thin pointing fillet where the stone and lead abut. This has failed in places and should be replaced in due course. A hot lime-based mix should be used, which we detail further in section 5.4.

Example of letterbox detailing that needs to be prepared and redecorated.



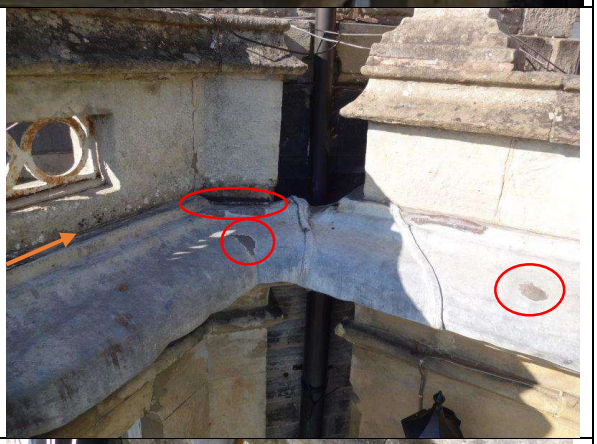
The top rail of stone has eroded over time and lost some of its profile detail. It would benefit from having the lichen cleaned off it in the medium term. This needs to be done with a nylon type brush, ferrous metal brushes are not suitable for use on stonework as their bristles get trapped, start to corrode and damage the stone.

There are cracks in the stone on the right-hand upright and on the top and bottom rails of the central panel. This is again likely as a result of ferrous pins buried in the stonework jacking the stone and causing cracking. See our comments on this above.

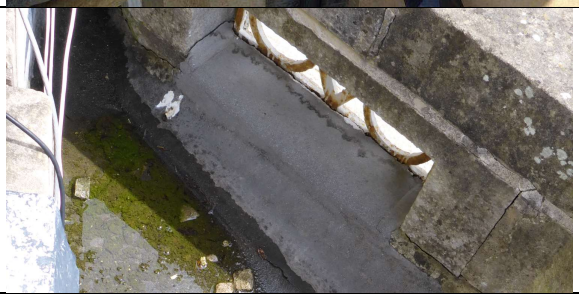
The wethered pointing fillet where the lead abuts the stone is also coming away.

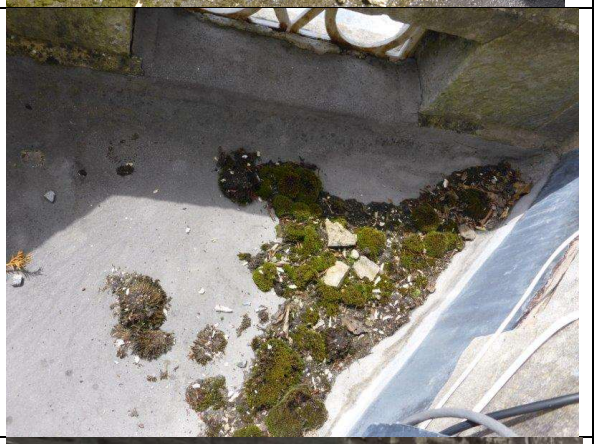
Some examples of localised repairs to the lead detailing. They are not perfect but don't seem to be causing any problems.

The pointing detail is coming away and lifting (orange arrow). This should be replaced with a hot lime-based mix when you next undertake any pointing work, however, there is no immediate rush.



We assume that the outlet for the bay window is on the right-hand side. This looks to be blocked and there is some ponding on the roof. We recommend that this is unblocked as soon as possible and the debris cleared.



There is a small gap where the upstand and the main roof finish meet. This should be repaired as soon as possible to prevent water ingress to the dining room ceiling below.	
Debris should be cleared off the roof regularly to prevent it from blocking up the outlet and the drainage system beyond.	
The obelisks look to have been rebuilt and re-bedded at some point previously. They are not quite square. A talented mason could likely improve this; however, it is not considered to be a defect, more of an observation.	

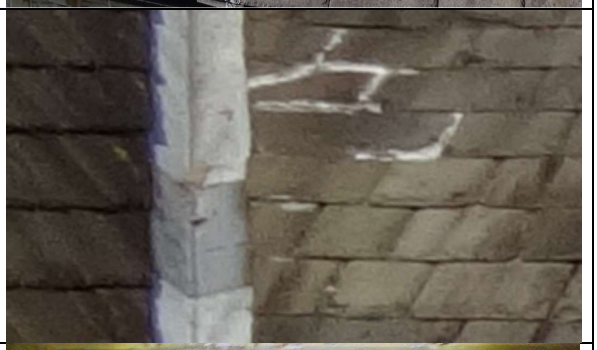
The mess of wires on the roof above the front door should be tidied up or at least properly clipped back.	

Lounge bay – the lounge bay has several climbing plants growing up and along the roof. We recommend that these are removed or pruned/cut back. The vegetation affects the evaporation cycle and climbers can get in between stonework and lead detailing and block rainwater outlets etc.

The lead has again been skilfully laid; however, it looks like this has been done in large pieces which as noted above are subject to increased expansion and contraction during the summer months. This can cause the lead to split and tear as it looks to have done in the centre.

Previous repairs to the lead apron detail.	

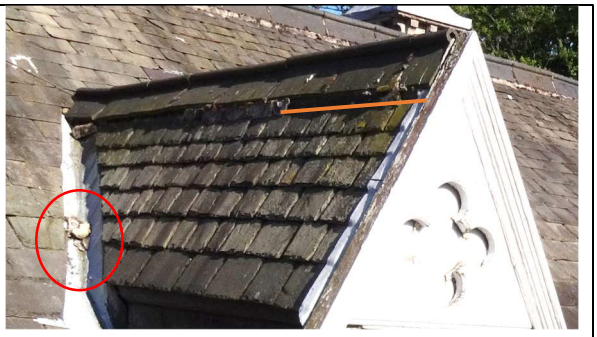
Climbing plants should be removed as they affect the evaporation cycle and can block rainwater outlets and drainage.	
The final details on top of the kitchen roof area look to have all but disintegrated. These should be inspected close-up and appropriate replacements sourced.	
An example of some chipped slates on the main roof (above the front bedroom/store). A suitably skilled roofer should be able to replace these with matching ones and use these ones to make smaller slates for use higher up the pitch. We recommend that all chipped slates be replaced in the next year.	
Again, above the front bedroom/store, a missing slate has been replaced with a sheet of lead. This should be replaced with a matching slate in the short term. Also note that where two other slates have been replaced/reattached, beads of a Leadmate type product have been used. This is inappropriate and should not be needed if the roofer is confident in their repair.	
An example of a missing section of ridge pointing. The ridge pointing is in varying conditions around the property. In places, there is lots of moss and algae growing on it. Missing sections could be repaired; however, we would consider it prudent to budget to have the ridge repointed in its entirety in the next two years.	

The slate has correctly been reaffixed with a lead tingle, however, the slate to the right should also be replaced as opposed to the missing section getting filled with lead. Also, patination oil does not appear to have been used which has resulted in lead oxide staining the slate below. The Leadmate type seal should also not be required as noted above.	
Above bedroom three - several areas requiring repair/inappropriate repairs re-doing. Chipped and cracked slates should be replaced with matching slates and lead tingles/stainless steel hooks should be used. This work should be done in the short term. Areas of Leadmate should be cleaned away.	
An example of where Leadmate has been used to stick slates to the pitch. This is inappropriate. Also, note the repair to the valley.	
Daylight is visible in the store under the abovementioned roof pitch. The damaged slate should be replaced in the short term.	

Left-hand front dormer – the front three ridge tiles look to not be sat square on the ridge. This could be because there is a defect with the timber underneath or as a result of poor workmanship. The area should be inspected close-up.

Most of the ridge pointing has also dropped off and there is debris in the valley gutter which should be removed in the short term.

Due to the sun, we could not properly see the cheeks.



Above the kitchen, the hipped pitch is very steep. Some of the repairs on this section are not the best. Note the missing slate on the photo below and the repairs on the photo on the right-hand side – again done in lead sheet and Leadmate. You should plan to have these repairs properly executed in the short term.

Left-hand rear dormer – the cheeks of the dormer are dressed in lead. There is a split in the covering on the right-hand cheek – this may be because of the size of the sheet, complicated design and expansion and contraction issues noted above.

Apologies we could not get better photographs of this. The left-hand photo below shows the area of the defect – where the upright sheet joins the roof sheets. The right-hand photo was the best we could get taken out of the window and shows there the joint has come apart.

A temporary repair should be affected as soon as possible whilst you find a craftsperson able to undertake a permanent fix.

A repair has also been undertaken on the left-hand cheek; this looks to have been done in a mastic type product.

A permanent repair should be planned in for the next year.

Daylight is visible from the roofspace accessed via the large attic storeroom.

The covering looks to have been disturbed to make access for the solar water heating infrastructure. We recommend that this area is inspected close-up and any dislodged roofing components repaired/replaced. This should be undertaken in the short term.

The infill extension at the rear has a mineral felt roof. This is likely reaching the end of its economic life (20 – 25 years) and it would be prudent to plan to replace this before any future leaks cause damage to the timber below and the job becomes a bigger one. The lead detailing to the right-hand side still looks good and could likely all be reused subject to employing a contractor with enough skill. The flashband on the rest of the roof is inappropriate for the building and job.	
Flashband looks to have been diagonally cut into the stonework. This is totally unnecessary on coursed stone and causes permanent damage. Replacement detail should be in stepped lead flashings and soakers.	
Stables – a number of slates have been replaced on the roof and some are chipped or missing. The proportionally large number of slates that have been replaced or require replacement suggest that there may be some problems with nail corrosion. We recommend that the damaged or missing slates are all replaced as soon as possible and that it may be necessary to budget to replace the roof in the next five or so years if the fixings are corroding and failing. The other side is in better condition and the damage could have been caused by climbing plants for example.	
The other side of the pitch is in much better condition and only a couple of damaged slates need replacing. Note that the verge detailing is done in slate, half slate, slate, half slate etc. whereas it should be done in slate and a half, slate, slate and a half, slate etc. There is no economical fix for this and this roof is not considered to be particularly exposed so it can be left until the time comes to re-roof.	

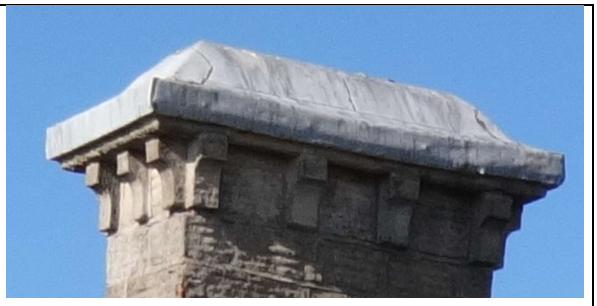
We could not access the roofspace above the store building. From an external inspection, the roof looked square. As noted above, the slates on the verges are incorrect, however, they are protected with weatherboards so this is not of immediate concern. Two ventilator tiles are a good start, four would be better.	
In the area beyond the abovementioned area, there is debris trapped at the side of the wall/roof abutment and some weeds on the parapet wall which should be removed as soon as possible.	
The fillet pointing that appears to be holding the lead soakers in place is missing in sections. The lead should ideally be packed with lead wedges as opposed to held in with a fillet. The fillet should be replaced as a temporary measure.	
The proportion of slipping slates on the near-house pitch of the garage roof suggests the fixings are corroding and the roof will require an overhaul in the next couple of years. Internally, there looks to have been a leak in this area. The slates look in acceptable condition, and many could likely be reused.	
Towards the rear of the garage closest to the house, the coursing and side lap of the tiles becomes a little inconsistent. This could be because the fixings are starting to corrode or that the quality of the original workmanship was not the best. We recommend that the area be monitored and an overhaul budgeted for in the next five or so years.	

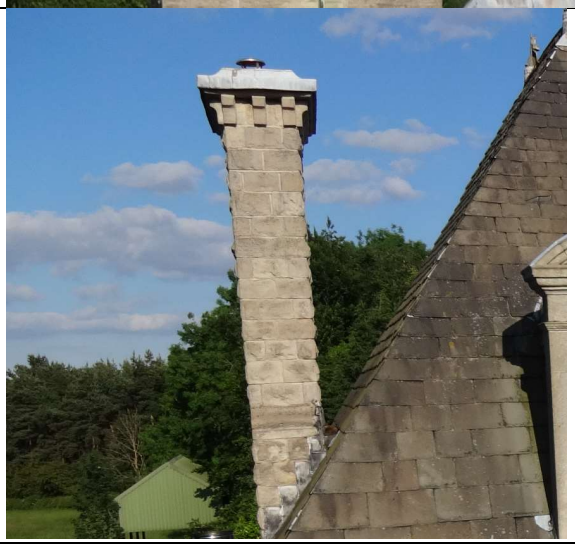
5.1.2 Chimneys and Flashings

Due to the heights of some of the stacks, we have not been able to get the pole camera above them to properly inspect. We have therefore made our observations and comments from the imaging we could get. When the roof repairs are undertaken, we recommend that all of the chimney stacks are inspected close-up and any defects repaired. We would be happy to review any photos you can send over.

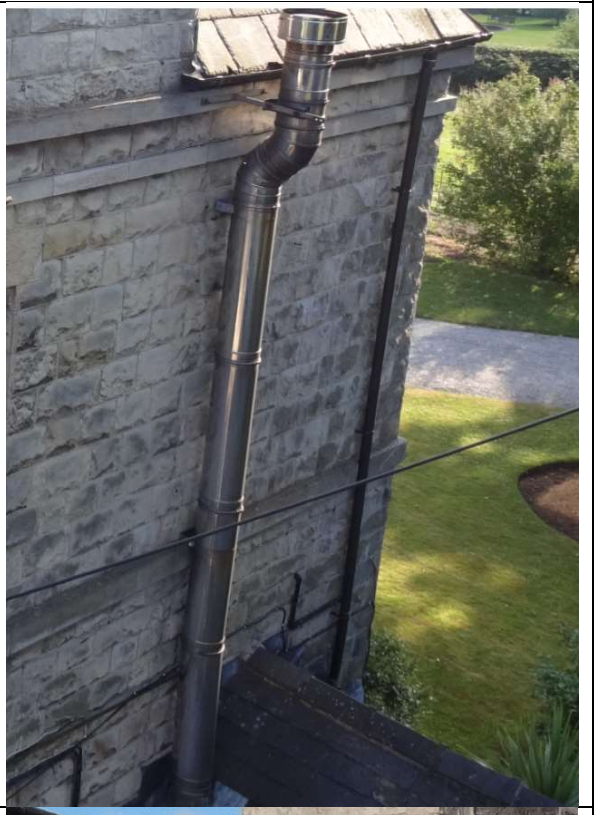
All of the stacks look to be in good condition and straight, bar a possible slight lean on the lounge stack which together with the kitchen and drawing room stacks are very slender. The drawing room stack is braced against the main roof pitch.

Generally speaking, from the corbelling up, all the stacks have been dressed in lead. This looks like a good job that has been undertaken by a skilled craftsperson. All of the flues that have been capped off should be re-opened and all should have pots put on them to improve draw. All pots should all have ventilated cowls put on them to minimise rainwater ingress and maximise ventilation to the flue and the rooms they serve. The AGA has its own bespoke cowl. This work should be undertaken within the next year or so.

The central front stack has been dressed in lead from the corbelling up. Whilst this prevents rainwater ingress to the flues, there does not appear to be any ventilation. We recommend that redundant flues are opened up and fitted with pots and capped vents. There does not look to be a saddle piece of lead flashing where the ridge abuts the stack (not shown).	
The central centre stacks have been dressed in lead from the corbelling up. There look to be two flues in each stack. The right-hand pots look to be capped and vented. The left-hand rear pot is capped and vented and the front is open. We recommend that the open pot has a vented cowl pot on top of it. There does not look to be a saddle piece of lead flashing where the ridge abuts the stack.	

The flashing detail at the base of the central right-hand stack looks to have been covered with a paint on type product as it is black and not grey like lead. We recommend that this is removed and the detail properly replaced in lead in the short to medium term.	
Left-hand dining room stack. The stack has been dressed in lead from the corbelling up. From what we can see, both terracotta pots look to be intact. We recommend that a vented cowl is put on the rear pot to allow it to still be used, whilst reducing the amount of rainwater entering the flue. Note that a section of the lightning conductor is corroding and likely needs replacing. The corrosion is beginning to stain the stonework.	
The kitchen stack is very slender. Despite the angle of the photo, the stack appeared straight and in good condition. The stack has been dressed in lead from the corbelling up. We could only see the top of one cowl which looks to be the stainless steel one for the AGA. From this side-on photo, the back gutter looks to have some debris in it which we recommend is removed as soon as possible. Due to the overhead cables, we could not get a better look.	

Rear right-hand side drawing room stack – this looks to have three flues running through it. The stack has been dressed in lead from the corbelling up. One flue looks to have been vented with no pot, the central flue is open (likely from the drawing room fire) and the third looks to be capped. We recommend that all the flues are opened up with pots and vented cowls. Note that there is no access to the underside of the roofspace below to inspect how the bracing is fitted to the roof structure.	
The bracing plate on the rear of the chimney looks to be cracking some of the stone. The fixings could be corroding and blowing the stone apart, the fixings may have been over tightened causing them to blow the stone apart or the chimney may have moved slightly. We recommend a close-up inspection of this area by a suitably qualified roofer. Fittings may have to be replaced and we recommend this is done in stainless steel. This should be looked at within the next year.	
The back gutter should be cleared of debris in the short term. Note that the area has been covered in a paint on type leak sealant. We recommend that this is removed and any leak found to be active is properly repaired with the correct materials (lead and slate).	

Right-hand side lounge stack. The stack looks to have a very slight lean on it which we recommend you monitor before taking any further action. The stack has been dressed in lead from the corbelling up. The stack looks to have two flues, both open. We recommend that vented cowls are put on each pot.	
The boiler flue is well bracketed, however not plumb to the wall – it sits further away from the wall the higher up the building it gets. We are not specialists in this area, however, the flue being out of plumb may affect how the joints are seated together. We recommend inspection by a suitably qualified professional as soon as possible.	
Valley gutters should not be used as cable routes.	

5.1.3 Roofspace

The vendor advised us that they have had areas of the roof insulated during their ownership of the property. There are *"letterboxes"* on some of the pitches and ceilings where the vendor advised access had been gained to fit the insulation. All of these letterboxes have been filled over so we have been unable to inspect the installation. We consider it unlikely that this technique has resulted in a uniform install of insulation batt or that a uniform 50mm air gap has been maintained between the batten and the insulation. This is conjecture only and we cannot be certain. Please see our further comments on the insulation in 5.8.5. We recommend that your legal advisor obtains all paperwork and guarantees in relation to this install in case there are any problems further down the line.

There are two access hatches from the second-floor bedrooms and two floor-level eves access points. The ceiling hatches are very small and not adequate for roofspace access. There were bat and possibly rodent droppings in all of the areas we could see into. See our comments on bats in 6.4.

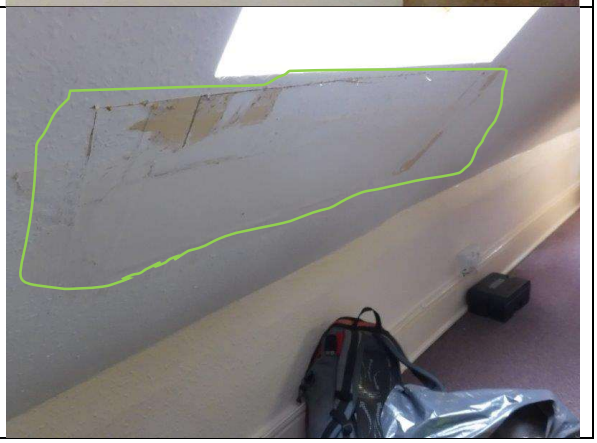
There is electrical wiring under the insulation. This is not recommended as it can cause the wiring to overheat and melt the sheath. It is however present in the majority of properties we visit.

Thermo-hygrometer readings have been taken in the roofspace as follows:

	Temperature °C	Relative Humidity %	Dew Point °C	Absolute Humidity g/m³
External reading	16.2	57.6	7.8	7.96
Large Room - Ambient	19.1	47.2	7.6	7.78
RHS Eaves - Ambient	20.1	46.4	8.2	8.07
Office - Ambient	19.0	47.0	7.4	7.67

The atmospheric conditions in the roof space areas we could access are good and you should be getting plenty of ventilation between the slates where the historic undertorching is missing. Some of the ventilation paths have likely been blocked with the installation of the insulation, and if any works were undertaken to replace areas of the roof, consideration should be given to adding passive ventilation in the form of ventilator tiles and ridges.

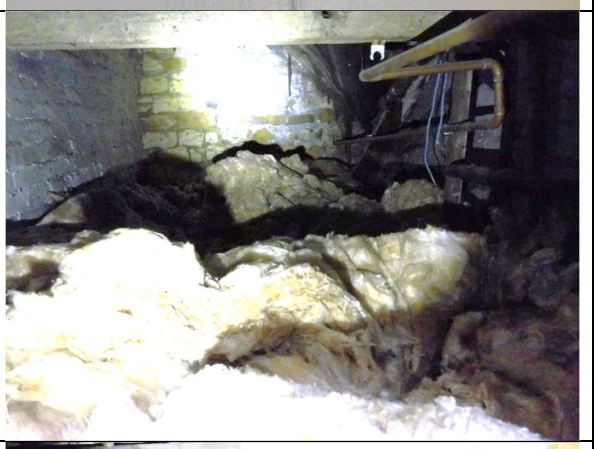
We did not note any significant decay in any of the timbers we could get to from our inspection.

Details of the insulation batt that has been used. We do not recommend using mineral wool insulation as it can trap moisture against timbers which causes decay. We recommend sheep's wool insulation from https://www.sheepwoolinsulation.com/ . A 50mm air cavity needs to be left between the insulation and the roof timbers	
This is the only accessible area of roofspace which is off the front storeroom. All the timber we could reach was sound including wall plate, purlin, rafter and batten. WME 11.4%, no signs of condensation noted, no signs of corroded fixings on the batten. We noted two different types of droppings on the top of the insulation batt, likely bat and rat. Bats are a protected species, see section 6.4 for more details.	
There is a crack along this purlin in the front storeroom. We do not consider this to be significant however it should be recorded and monitored. If it is progressive, it may need to be strapped in the future.	
Example of one of the *"letterboxes"* used to insert the insulation into the roof pitch.	

Photograph of the roofspace running from the access hatch in the larger second-floor storeroom towards the front of the house (left photo) and along to the gable end in line with the long room (right photo). The timbers we could reach from the hatch were all sound. There are a couple of areas of very minor white roof mould, we are not concerned about this.

The small hatch in the large second-floor storeroom.

This is the area under the cold-water storage tanks – note that the insulation is uneven and in areas looks like it has been piled up/thrown in.



We started to inspect the roofspace above bedroom three, accessed off the tank room. We had to stop as we found bats present (flying around and likely nesting) in the room.
As bats are a protected species and it is nesting time, we cannot disturb them.

The insulation is covered in bat droppings and so appropriate protection should be worn should you decide to access this area. Note our comments on bats in 6.4.

This is the roofspace access hatch in the second-floor office room.	
Photograph of the rear pitch of the roof taken through the abovementioned hatch. Note the shape of the slates and the Undertorching present.	

5.2 Rainwater Goods and Drainage

Limitations to our Inspection

We do not perform or comment on drainage design calculations or test installations. We have not had sight of any drainage plans or maintenance records and would recommend a CCTV and mapping type survey if you require assurance as to their condition, capability and safety. Contractors should be familiar with the requirements of Approved Document H.

At the time of our inspection, the weather was dry and we were unable to observe the functionality of the rainwater goods and drainage. You should observe the fittings during heavy rainfall and repair any leaks as soon as possible. It is also possible that due to climate change, and more persistent heavy rain that the capacity of the guttering, fall pipes and drainage will need to be increased. This is especially relevant for the roof above the kitchen which has a very steep pitch.

The vendor advised that the property is connected to the mains drainage and that this runs out past the fish pond and over on to neighbouring land that is owned by Inkersall Investments. We could only find one inspection chamber on site which is outside the rear door (red square). We then picked up a clay drainpipe running in front of the ground floor office (small orange arrow on the overhead picture below). The longer orange arrow is where the vendor advised the drainage runs. We recommend that your legal advisor looks into this further and that you are satisfied with the drainage arrangements and that the relevant easements are in place. The vendor also advised there is a soakaway in the left-hand flower bed which we could not find, likely due to the bushes and vegetation present.

Credit: Google Maps

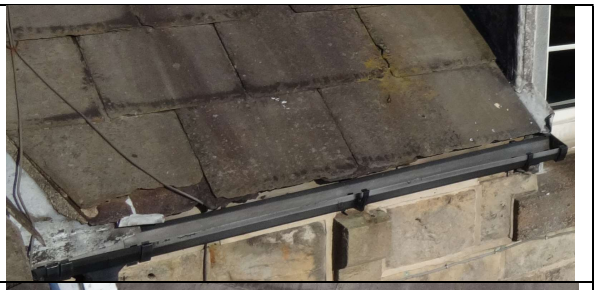
5.2.1 Rainwater Goods

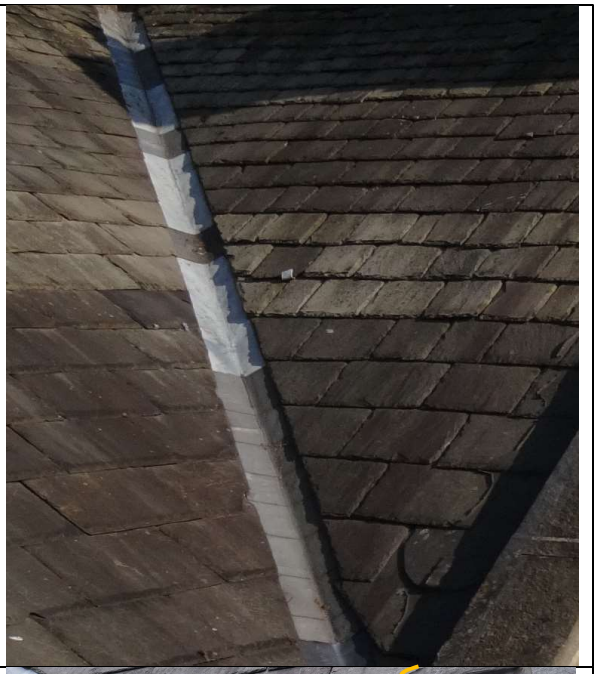
The rainwater goods are a mix of cast iron and uPVC.

The cast-iron sections we have been able to see are corroding and there are cracks in some of the fall pipes. Some of the guttering sections are beyond repair. Some could be re-decorated and made to last longer, however, the cost of access may make this uneconomical.

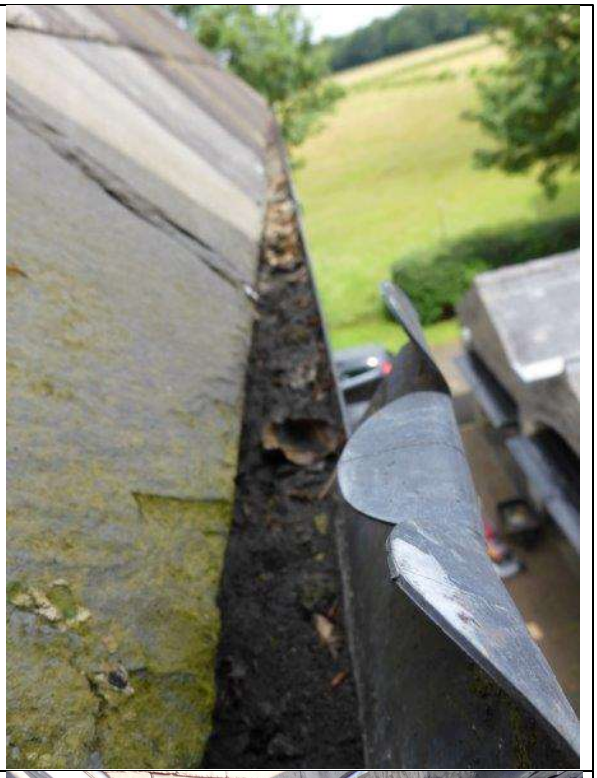
Some of the uPVC sections are sun-bleached. We have not seen any Conservation Officer approval for the change from cast iron to uPVC where it has been replaced.

Thought should be given to your long-term plans for the guttering. It would be prudent to agree on a style with the conservation officer and then you can undertake this piecemeal if needs be. Subject to Conservation Officer approval, consideration should be given to seamless aluminium with larger sections used where the roof pitch is steep. Fall pipes should discharge into gullies collected to the mains drainage.

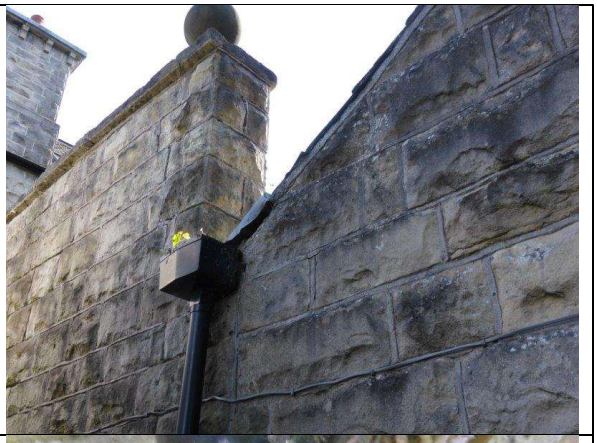
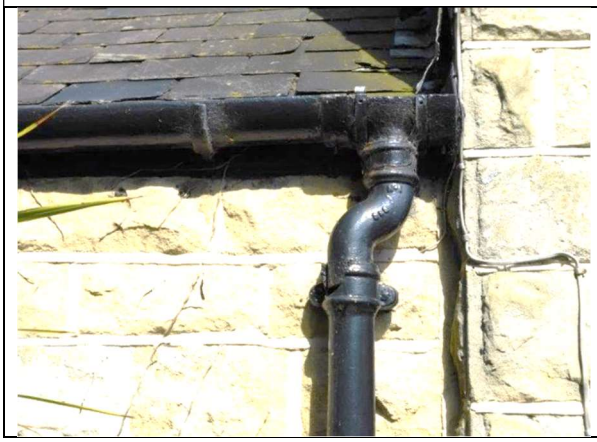
Sections of the original cast iron guttering have been replaced with uPVC at some point. This is becoming sun-bleached in places.	
Areas of the cast iron guttering are corroding.	
The valley gutter above the front door has been repaired twice. Once with a patch in the centre and once with a paint on type product (maybe Flexacyrl) at the base. We do not consider pain on type products suitable for the historic nature of the property. Note also that there is a slipped piece of slate at the base of the valley which should be removed as soon as possible.	

The valley above the cold-water tank store looks to have had numerous repairs. At the bottom, this looks to have been overlaid with sheets of lead or lead replacement. With this many repairs, it is an area to keep an eye on and budget to be replaced in the short to medium term. This should be done in lead in accordance with the BLM guidance.	
A closer view of the abovementioned area taken from the bedroom window. Note the numerous replacement leaves of lead and the paint on product that has been used on the slates behind the parapet wall (yellow line).	
This section of cast iron guttering above the second-floor rear bathroom has completely rotted through and should be replaced as soon as possible. Note that this area has an infill extension at ground floor level and so the area is likely to require specialist access in the form of a MEWP or cantilevered scaffold. Also, the flashings/soakers above the gutter line look to have been sealed where they meet. Internally, there is blistered plaster below, suggesting a previous leak to the area.	

The guttering below the abovementioned area looks to have been overflowing and has stained the walls below both externally and internally in the bathroom and landing area. The vendor advised that they had recently fitted the lead upstand (orange arrow) to try to address this. The root of the problem suggests that the rainwater goods are undersized in this area and consideration should be given to replacing them with a larger capacity system, subject to Conservation Officer approval. We could not properly inspect the central area of the roof; however, it looks like there are at least four pitches discharging into this section including the steep pitches above the kitchen which will increase the speed of rainwater run-off.	
The abovementioned pipe also looks to have a crack just above the 90-degree boot. This needs to be repaired as soon as possible if the section of pipe is not replaced. Water running down the pipe under centrifugal pressure will often fire out of cracks under pressure.	

The run to the outlet is also blocked and should be cleared out as soon as possible	
We could not get right into the centre of the roof due to the overhead cables. From what we could see, we recommend that the debris is cleared out of the valley and if possible, the cables re-routed.	
Where the outbuilding and garage meet, the valley is packed full of debris. We would recommend that this is cleaned out as soon as possible.	

Rear hopper above the lounge – vegetation is growing from the hopper. This should be removed as soon as possible to prevent it from blocking the drainage system and/or water from overflowing onto the stonework.	
Front hopper above the lounge – vegetation is growing from the hopper. This should be removed as soon as possible to prevent it from blocking the drainage system and water from overflowing onto the stonework – see below.	
The wall below the abovementioned hopper is stained suggesting there is or was a problem with rainwater saturating the masonry. This should be observed during heavy rainfall.	
Front elevation – we cannot see how this hopper is affixed to the house; it may be just supported on the fall pipe. We recommend it is inspected close-up to determine.	

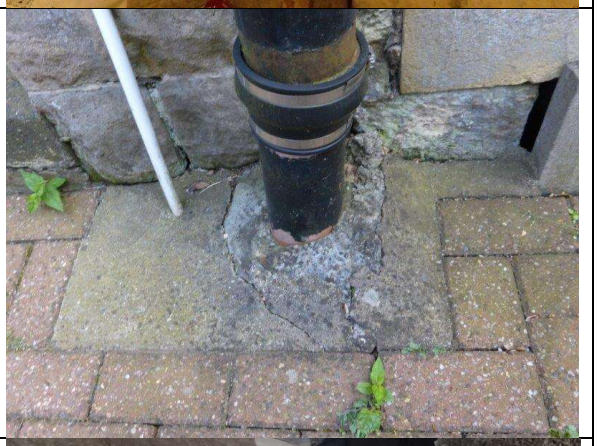
Hopper at the rear of the garage buildings has vegetation growing in it and needs to be cleaned out as soon as possible.	
The base of a fall pipe on the right-hand elevation has a large hole at the bottom. This should be repaired or replaced as soon as possible. The two photos below show further cracks in the fall pipes which should all be repaired or replaced as soon as possible.	
	

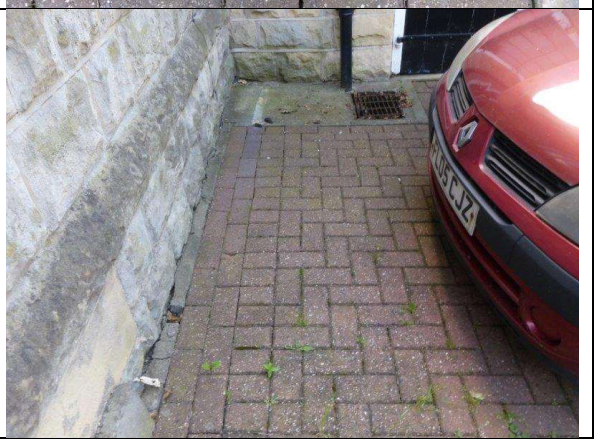
The vendor advised us that there is a soakaway in the garden area on the left-hand elevation. There are lots of plants in this area and we could not undertake a full inspection without the chance of damaging them. We recommend that some of the vegetation is pruned and the soakaway found. If this has been there since the property was built, it is likely that it will be silted up and need cleaning out. This should be investigated within the next year. It is important that rainwater is efficiently discharged away from the property.	

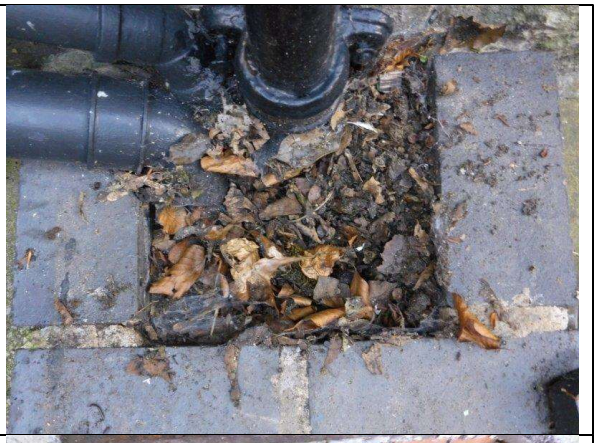
5.2.2 Drainage

See our comments above on drainage routes.

This is the clay drainage pipe that runs under the office window. It is obviously very close to the surface so care should be taken when working in this area and should you need to erect a scaffold for example, contractors should be made aware of this.	
Areas of uPVC drainage have become sun-bleached. This section of soil vent pipe at the rear of the house is not plumb with the wall. It should be squared up and additional wall clips fitted to support it as soon as possible. Note the slipped slate behind it.	

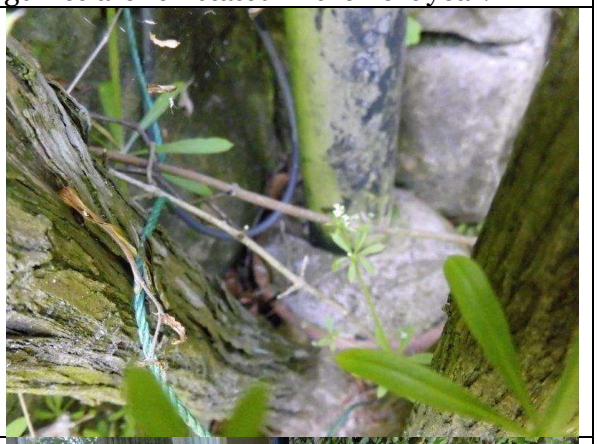
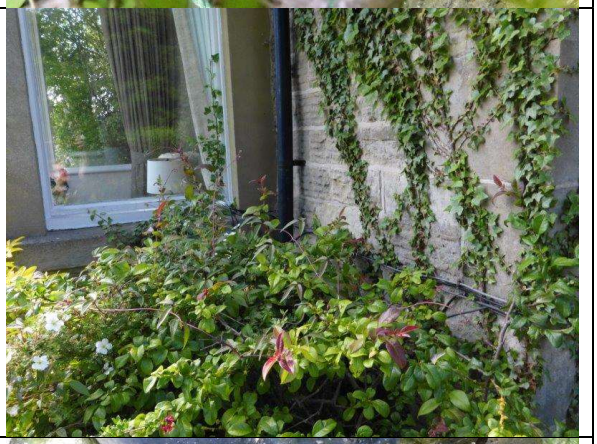
One of the connections on the abovementioned pipe may also be leaking as there is a lot of moss and algae around the branches and bossing. The pipe should be observed under load and any leaks repaired as soon as possible. Note that the moss and algae could also be caused by a leaking overflow in the foreground (orange arrow).	
The vendor advised that the section of the soil vent pipe that runs through the outhouse has blocked before, hence the coupling.	
On the rear of the utility room wall there looks to have been a problem with this soil pipe - the concrete has been broken out around the base and a coupling fitted above.	
This soil vent pipe in between the dressing room and the stairs is corroding. Consideration needs to be given to whether to begin a programme of refurbishment of the remaining cast-iron goods or to replace them with modern alternatives, subject to Conservation Officer approval. In the meantime, a birdcage should be fitted to the top of the pipe to prevent birds from nesting and dropping debris into the drainage system.	

Soil pipe at the rear of the property requires a birdcage fitting to the top for the reasons noted above.	
Front of bedroom two - we could not determine what this pipe/hopper is discharging. Maybe an old sink?	
The gully next to the stables at the rear of the property is full of leaves and silt and requires unblocking as soon as possible.	
The area around the abovementioned gully looks to be sinking. As noted above, we recommend a drainage survey and mapping to get to the bottom of what is/has happened here. Part of this area may sit over an old access to the boiler room – this could have been a lightwell or staircase.	

The gully outside the rear door is full of leaves and silt and requires unblocking as soon as possible.	
Inspection chamber at the rear door. This is quite shallow. The central channel ran free when we flushed the first-floor toilet. A damaged area of the clay pipe looks to have been pointed up (red circle).	
The expandable vent pipe coming down from the utility room and through the cellar at the other side of the boiler room is completely full of water where it sags. It is likely to tear and should be emptied and replaced as soon as possible.	
The gully in the cellar should be included in any drainage surveys.	

And so should the gullies in the outbuildings. This one outside the Gardiners toilet is dry and packed with silt. It should be cleaned out as soon as possible.	
This gully around the side of the garage is full of debris and should be cleaned out as soon as possible.	
This fall pipe round the back of the garage no longer has an open gully to discharge into, instead, the rainwater is directed towards the foot of the wall. We recommend that the gully is reinstated in the short term.	
Again, this fall pipe is discharging rainwater straight to the foot of the wall. We recommend that the gully is reinstated in the short term.	

[redacted]

Around the right-hand side of the house, several gullies have been filled in with mortar. We are unsure as to why and recommend that the gullies are reinstated in the next year.	
	
We have not been able to get to the bottoms of all of the fall pipes to inspect them due to the vegetation present. This one is outside the lounge.	
On the left-hand elevation next to the dining room there are a number of pipes discharging into a silted-up gully. We recommend that the gully is cleaned out as soon as possible and the pipes observed under load to ensure that all of the water is getting sent down the gully. Any pipes creating splashback or not discharging straight into the gully should be amended to do so.	

Gully under kitchen window – debris should be removed as soon as possible and vegetation cut back so that it does not enter the drains.	

5.3 Windows, Doors and External Joinery

5.3.1 Windows and Doors

At some point previously, the original timber windows have been replaced with a mix of aluminium and uPVC double glazed units. Whilst these are inappropriate for a traditionally constructed house, most of them are still serviceable but most need some easing/lubrication and some panes have failed. We have not seen any Conservation Officer approval for this work and you should ask your legal advisor to obtain this together with a copy of the FENSA/Building Control sign off.

See our comments in section 5.4 ref structural windows.

In the lounge, there are no openers on any of the bay windows.

Most of the windows seem to have been pointed around when they were installed, some have some timber batten round/under them too. Further, an unusual sill detail is present on most windows where they look to be sat on timber and dressed over with lead and in places flashband. These details are becoming wethered on all of the windows we could see and some action now needs to be taken to prevent further deterioration. First of all, we recommend that some of the lead is pryed up so that the exact build-up of the detail can be established. In our opinion, it is likely that localised repairs will be required and then redecoration. There are a lot of windows and this project should not be underestimated. You may of course also wish to consider replacement of the windows as a whole or on a peasemeal basis. We recommend that you speak to the Conservation Officer in this respect and agree on a window style so that you do not need to speak to them about every future replacement.

Where the windows and masonry meet, the gap is sealed with either silicone seal or hard pointing, likely to be cement-based. Cement pointing often cracks and can allow rainwater to penetrate the walls. Silicone seal is often not applied in a thick enough bead so can dry out or get damaged by UV and shrink, this also allows rainwater to penetrate the walls. These areas should be monitored on an annual basis and any defects repaired.

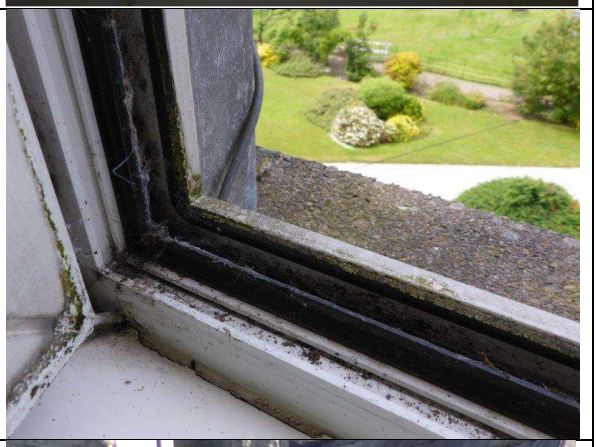
At the rear of the property, the rooflights used are not conservation type. This may be because they are at the rear of the property.

The vendor advised that they have replaced the rear door and sidelights during their occupation. Your legal advisor should obtain FENSA or Building Control sign off for this work.	
A number of double-glazed panels have failed.	
Example of the window surrounds that have become weathered and require localised repairs and redecoration within the next couple of years.	
	

Example of timber detail at the base of the window that needs redecorating.	
Bedroom two – one window dropped and a little difficult to open.	
Jack and Jill bathroom – window quite stiff.	
Bedroom four – window stiff but opens. Some corrosion on mechanism.	

The en-suite bathroom to bedroom three – the window is very stiff and we did not want to force it open beyond this point. The mechanisms should be lubricated and left before trying to open it further.	
The windows in bedroom five are blocked with vegetation.	
There is an older window in the ground floor W.C. We did not attempt to open this as it was covered in vegetation externally. We recommend that the vegetation is cut back and some spray-on lubricant is applied to the moving parts before attempting to open it.	

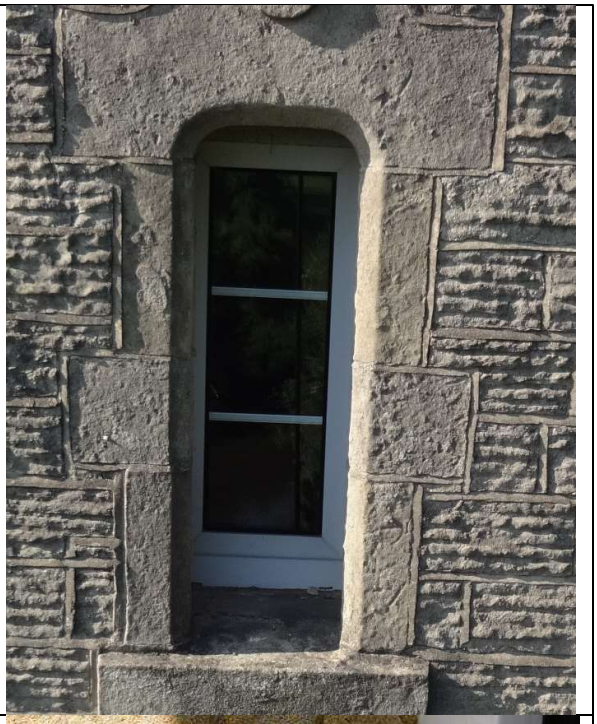
Rear attic storeroom (above the kitchen) – there have been numerous attempts to repair the leadwork around the windowsill with a Flashband type product. This is inappropriate for a historic building and is only a temporary fix. We recommend that the Flashband is removed, the problem investigated and a suitable repair made in lead as soon as possible.	
Holes appearing in the flashband in the abovementioned windowsill.	
Split seal on the second-floor bathroom window frame. This window does not fit in the frame particularly well. We recommend that the frame is cleaned out as soon as possible and observed during driving rain to ensure it is still watertight.	

The front attic room window has dropped a little and is now difficult to close. This should be eased.	
Windows generally need a good clean and their mechanisms lubricating with a suitable lubricant. This should then be reapplied periodically.	
The rear landing roof light is not a conservation type. You should ask your legal advisor to obtain any information on these installs from the vendor. Principally something from the Conservation Officer and Building Control.	
Nor are the two in the larger attic storeroom.	

Front bedroom/storeroom – we could not see any seal between the window frame and the stonework around it. This has likely allowed rainwater to penetrate (see section 5.6.3) - we recommend that this is addressed as soon as possible.

The joint should be sealed with a hot lime-based mortar mix.

Photos below show the gaps around this window frame.



[redacted]

5.3.2 External Joinery

We recommend that when timber is rubbed back, it is decorated with linseed oil-based paints as these allow the timber to better control moisture.

The paintwork on the dormer windows on the left-hand elevation needs redecorating in the next year. There was likely a design detail in the central quatrefoil which would be nice to get replaced. This could have been a window or vent into the roofspace. Conservation Officer approval may be required for this work.	
The cupola on the garage roof is looking a little worse for wear and should be redecorated in the next couple of years.	
Patination oil should be used on the lead to prevent lead oxide from washing onto the slates below as can be seen in this photo.	

5.4 External Walls

From the dates on the maps, the house looks to have been built as one but we cannot be sure of this. There are two different types of stone making up the external walls – a rectangular cut furrow keyed stone has been used from the dining room on the left-hand elevation round to the rear right-hand gable wall of the drawing room. From here, a more square rough tooled stone has been used round to the breakfast room and on the chimney stacks.

The walls are all of solid construction and are circa 350 – 400 deep depending on the stone used. The rear infill has part blockwork construction.

When the house was originally constructed, lime would have been used as the binder in the mortar mix. Non-hydraulic lime makes an excellent binder as it is softer than stone, flexible and permeable. Unfortunately, at some point previously, the house has been re-pointed. Without laboratory analysis, there is no way of knowing the makeup of the re-pointing mix, however, the areas we examined were very hard and brittle so we suspect that a cementitious binder has been used.

Cement-based pointing is impermeable and impeeds the walls ability to manage moisture in the way it was originally designed to do. Further, as the mix is hard and brittle, hairline cracks form as the building flexes with the seasons. These hairline cracks trap moisture in the walls from where it struggles to escape. This can cause penetrating dampness internally, accelerated freeze-thaw weathering of the stone and decay of timber bedded into the masonry. As the permeability of the wall is reduced, evaporation is forced to take place through the stone which increases moisture stress and leads to eventual decay. Where this mix is made with too much cement and cures to be harder than the stone, it can also cause inconsistent load transfer and crack the face off the stone.

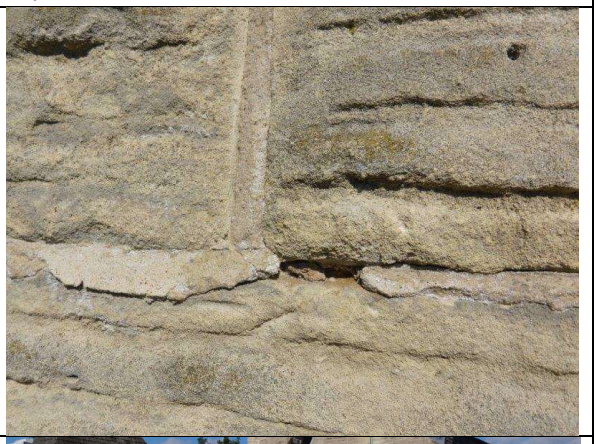
We see this at the majority of properties we inspect, and usually, the pointing is causing far more problems than it seems to be doing here. There are some areas of stone erosion, mainly around the dining room bay window, but generally speaking, the rest of the stone does not look that unhappy at the moment. Nevertheless, at some point in the medium-term, you should plan to have the house repointed. This will entail the existing repointing being removed by hand and all walls being repointed in a non-hydraulic (hot) lime-based pointing mix. This work needs to be undertaken by an experienced craftsperson and we are finding the lead-in times for this work is many months rather than weeks at the moment. It is important to select the correct contractor based on their experience as opposed to their availability.

On the front part of the house and above the kitchen area, there is a string course of stonework between the ground and first floors and in some places first and second floors. This is used to shed rainwater clear of the building. In some places, the string-course has been used as a conduit for cables which we do not recommend.

Around the front section of the house, parapet walls project beyond the roofline. Parapet walls are popular in Georgian and Victorian design however we regularly see them causing water ingress issues, mainly due to poor detailing. The parapet walls on the property have been well thought out and look to be well constructed. They are detailed to encourage the shedding of rainwater and have a properly detailed lead cover on some of the joints. As they are a known point of weakness, we recommend they are regularly inspected for any signs of defects and that these are repaired without delay.

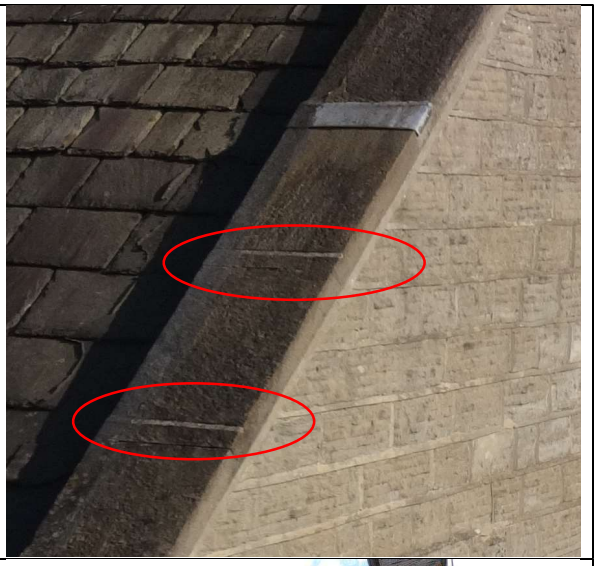
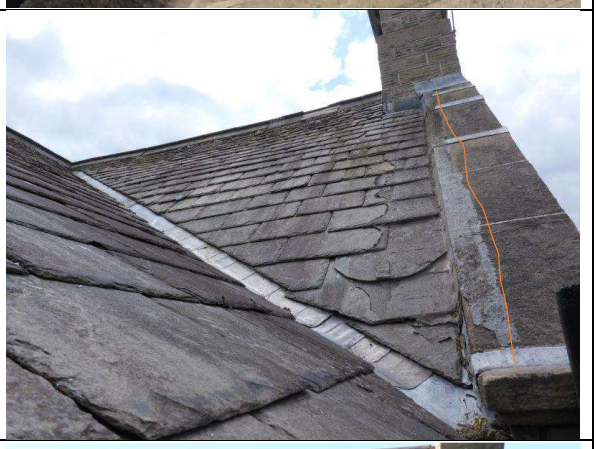
On the photo below note the more recent repointing in a 'strap/ribbon' style over the top of the older lime pointing (orange arrow).

Looking at areas where the pointing is coming away, it does not look like the repointing has been done particularly well in places. Joints need to be raked out to a minimum of 25mm or twice their width. In some places, it looks like the re-pointing mix has been applied straight over the older mix without any raking out. Where there is no pointing, repairs should be carried out in the short term, before winter 2021.



As the lightning conductor oxidises, some of the surrounding stonework is bleaching from copper oxide.

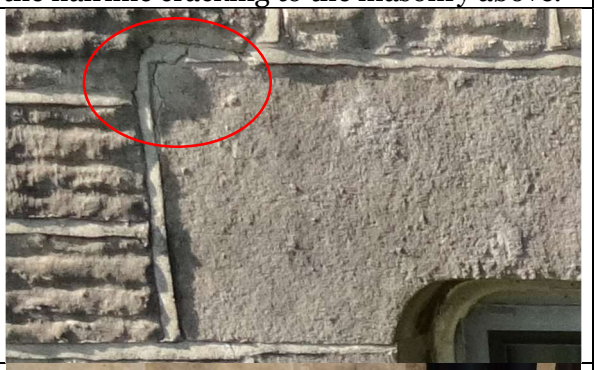
The rear of the parapet wall is dressed in lead which is good. We assume that this is also dressed into a soaker detail under the end run of slates.	
Lead detail dressed the horizontal mortar joints. One of the strips has been folded back on itself above bedroom three. This should be dressed back into place as soon as possible.	
	
On this section of parapet wall behind the cold water tank store area, it looks as though a paint on repair type deal has been applied to the slates and wall. Due to the overhead cables, we could not get a better look at this. It would be prudent to budget to investigate this in the short term, remove the paint on product and properly repair any areas of leakage with lead and slate.	

Also in this area, two of the lead joint flashings have been removed and the joints filled with mortar. We recommend that the flashing pieces are replaced to match the rest.	
This is a photo taken out of the second-floor office room and shows the paint on type treatment.	
Above bedroom two - note the absence of the lead detailing on the joints between the coping stones.	

A number of lintels and some sills have cracked. The original timber windows were likely providing structural support to the lintels above. When these were removed, props may not have been used and following the replacement of the timber with aluminium the lintels have cracked in places. All of the cracks we noted are wethered which suggests that they have been present for some time (years as opposed to months). If the cracks looked sharp and recent, we would have more cause for concern. For now, we recommend that the cracks are recorded, repaired and monitored. Should any of the cracks get worse, remedial works may need to be undertaken. If you intend to replace any of the windows, this would be much easier to do and should be considered.

In some places, the cracking may have caused the hairline cracking to the masonry above.

There is a very small hairline crack in the lintel above the window in bedroom four. This may date back to when the house was built and we do not think that it is anything to be concerned about.

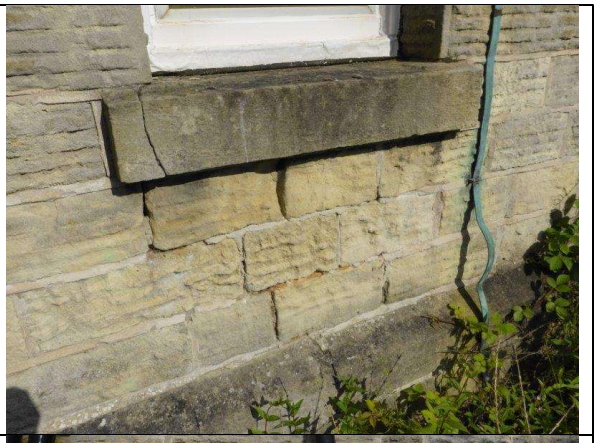
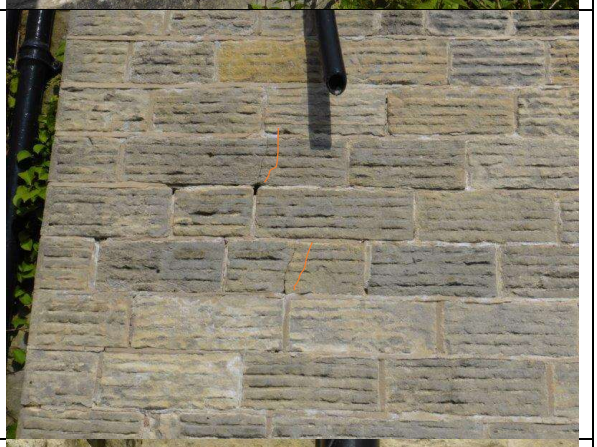
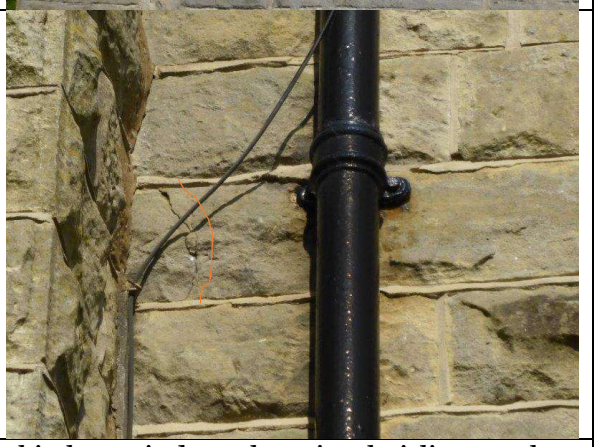
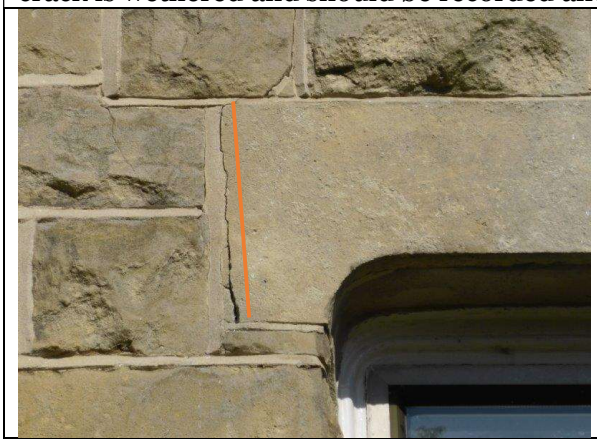


Dressing room - both the lintel and the sill are cracked.

Both cracks have a wethered appearance which suggests that they have been there for some time.

In the short to medium term, we recommend the cracks are recorded, repaired by a suitably qualified mason using a hot lime-based mix and then monitored each season going forwards.

As detailed further 5.2.2, we recommend a drainage survey is carried out as immediately below this window, foul and surface water drainage is present.

This is the windowsill under the left-hand elevation of the dining room. There is a wethered crack to the sill and some erosion to the stone. We recommend that the crack is recorded and repaired as detailed above and that this area of masonry is repointed in a hot lime-based mix before winter.	
Two stones under the cold water storage tank overflow are cracked. The cracks are wethered and they should be recorded and repaired as detailed above. This area is also close to the rainwater drainage, comments on this above.	
One stone cracked to the left of the dressing room window. The crack is wethered and should be recorded and repaired as detailed above.	
To the left-hand side of the left-hand elevation kitchen window, there is a hairline crack to the lintel, we cannot determine if this is just where the mortar and lintel abut or if a sliver of the lintel has cracked where it bares onto the wall. The sill also has a crack through it. The crack is wethered and should be recorded and repaired as detailed above.	
	

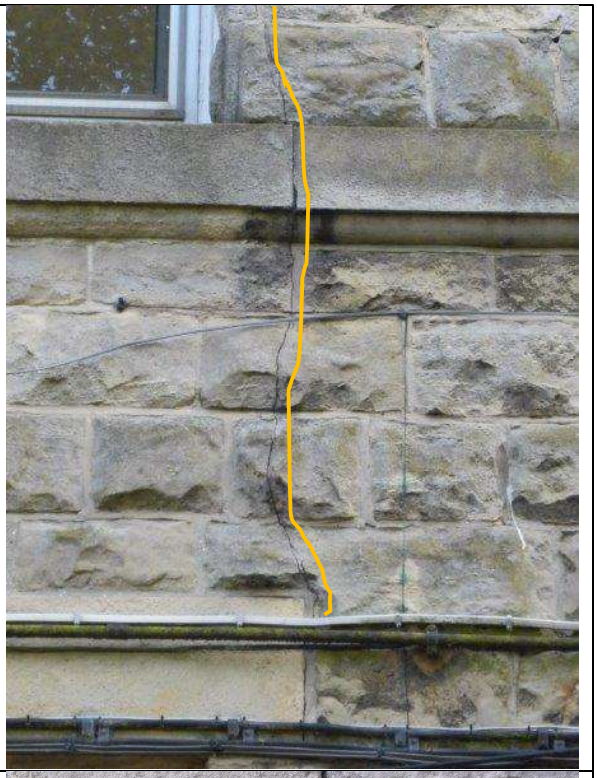
Rear LHS bedroom – there is a hairline crack on the corner of the stone that the lintel is bearing on. Again, the crack is wethered and should be recorded and repaired as detailed above.	
There is a missing section of pointing on the string course under the abovementioned bedroom. We recommend that this is repointed before winter 2021.	

Rear elevation – there is a crack to the corner of the master bedroom lintel which is picked up again at the base of the opening and runs down to the kitchen window head and from the base of the opening to the ground. The vendor advised that they had not noticed the crack.

All sections of the crack are wethered and do not look to be above 5mm which is where BRE Digest 251 advises that repairs should be considered.

As noted above, the may be a defective drain running along the base of this wall, and we recommend that this is investigated further.

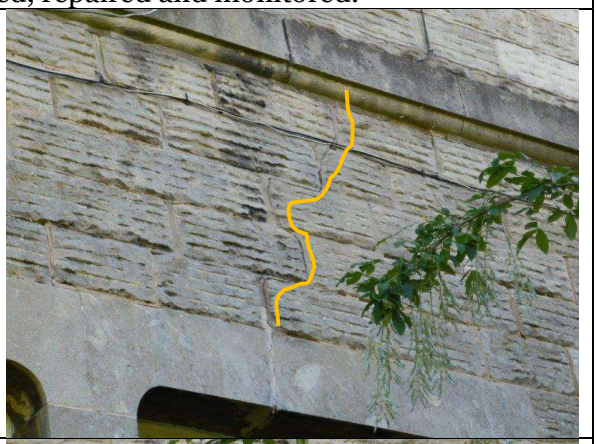
The chimney stack is also bearing down over the bedroom window, which has likely lost some of its strength due to the window replacement detailed above.

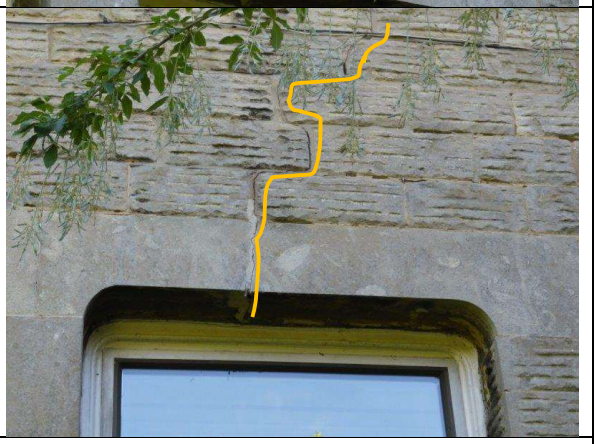


A hairline crack to the bottom right-hand corner of the lintel on the kitchen window outside the back door.

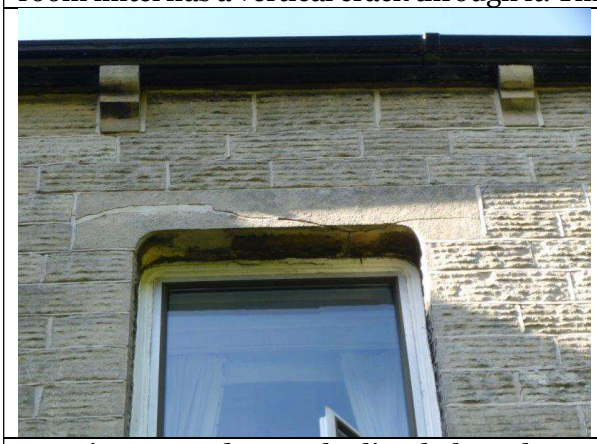
Blockwork on the rear infill extension.

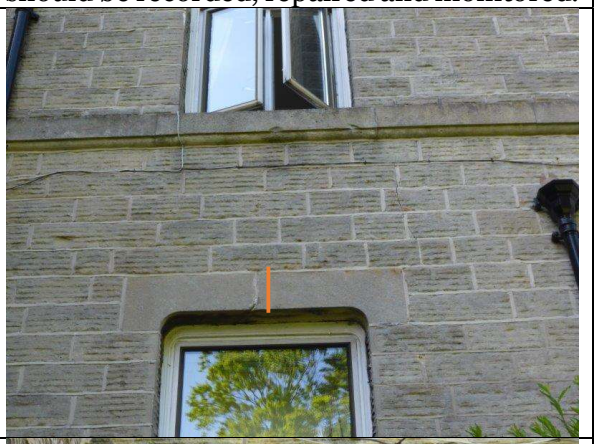
Bedroom two down to the drawing room – gable end – hairline stepped cracking on the wall and through the lintels. This should be recorded, repaired and monitored.





Bedroom two down to the drawing room – front elevation – the bedroom lintel has a horizontal crack through it. Horizontal cracks are more unusual and difficult to diagnose at a single point in time. This should be recorded, repaired and monitored. If you replace this window, we would recommend the lintel is either replaced or strengthened. The drawing room lintel has a vertical crack through it. This should be recorded, repaired and monitored.

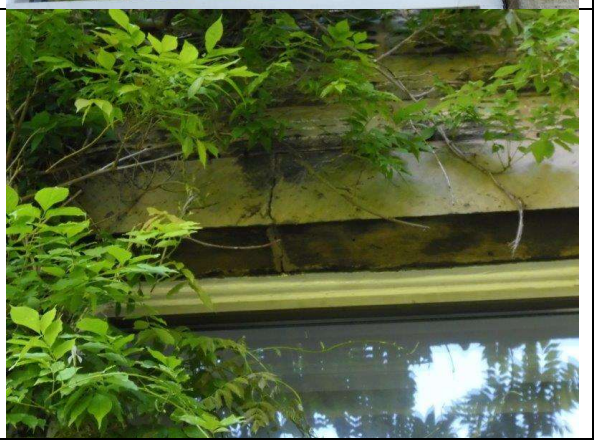


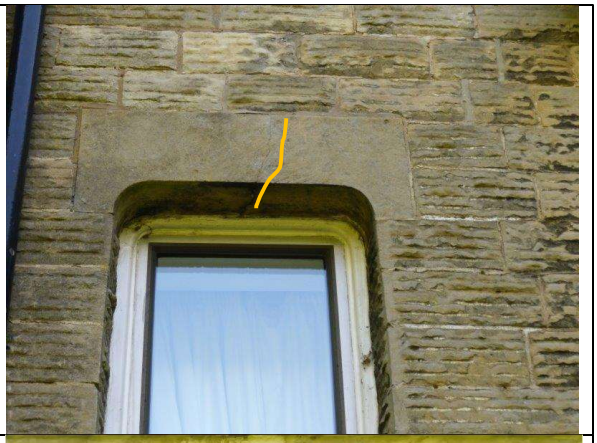


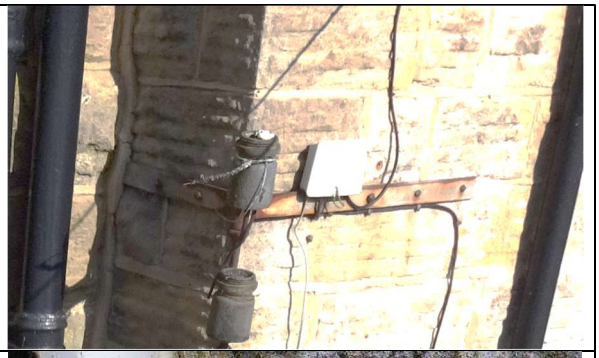
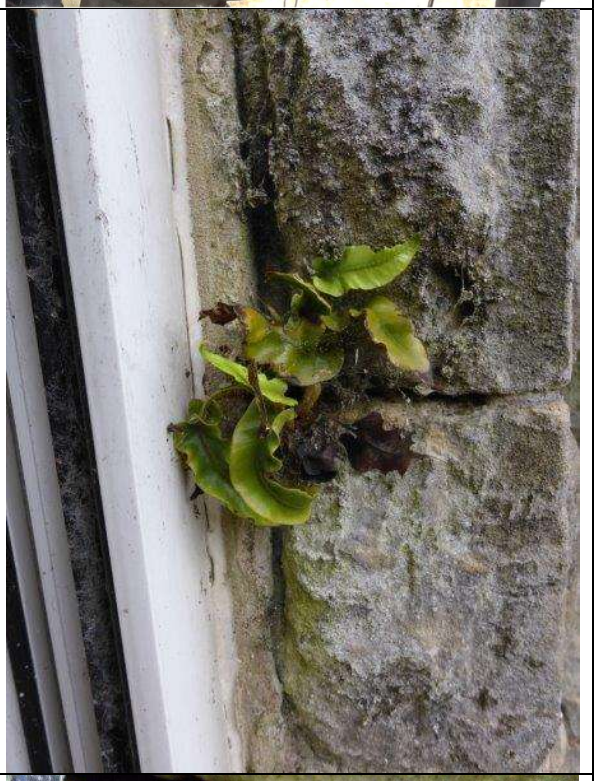
Drawing room door – the lintel above has a hairline crack through it. This should be recorded and monitored.

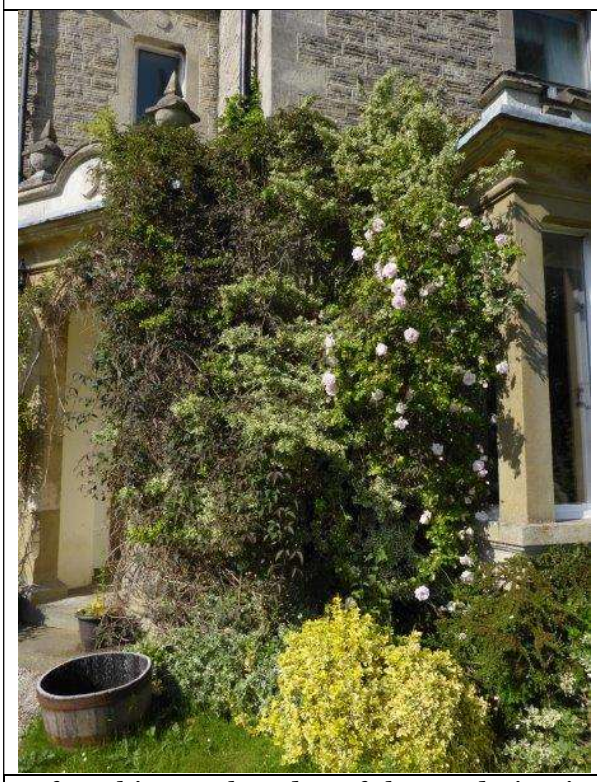
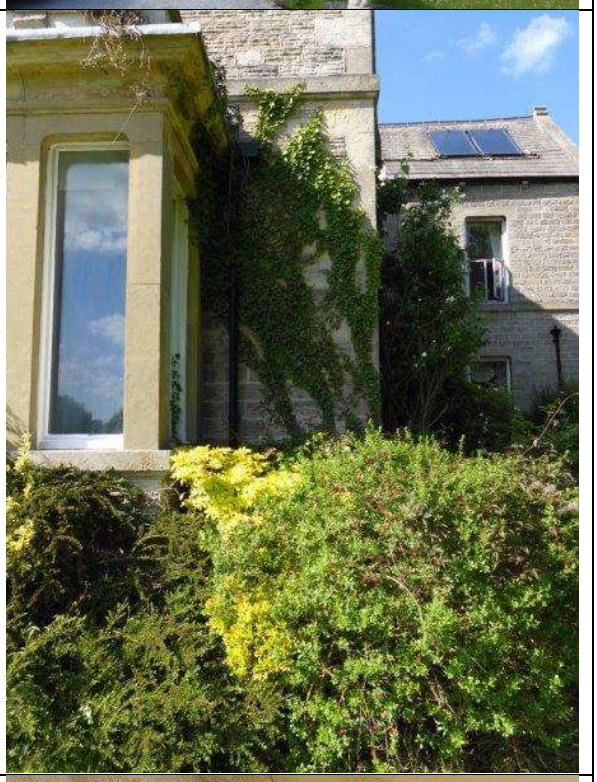
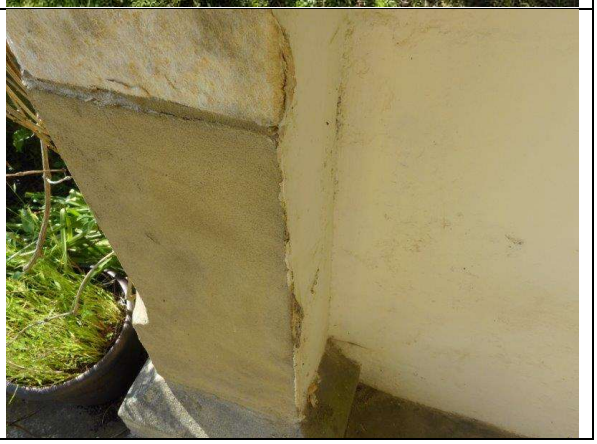
The ground floor office window has a vertical crack through it. This should be recorded and monitored.

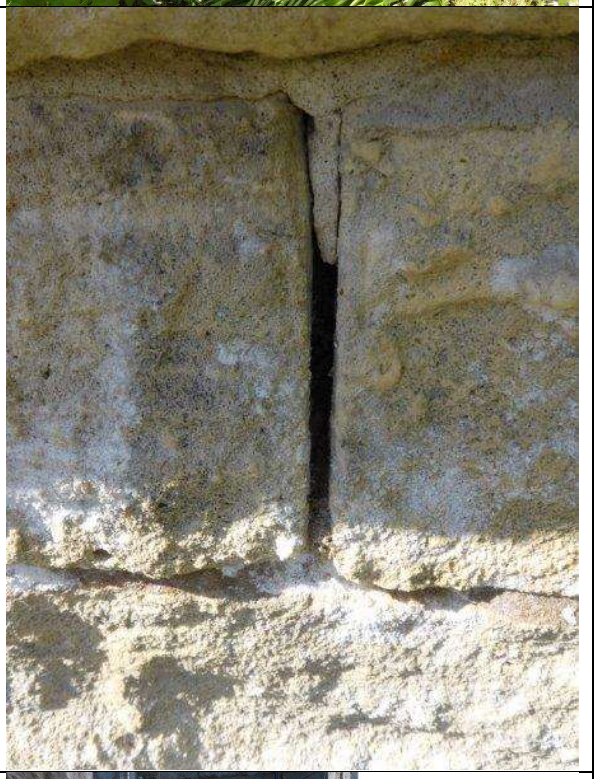
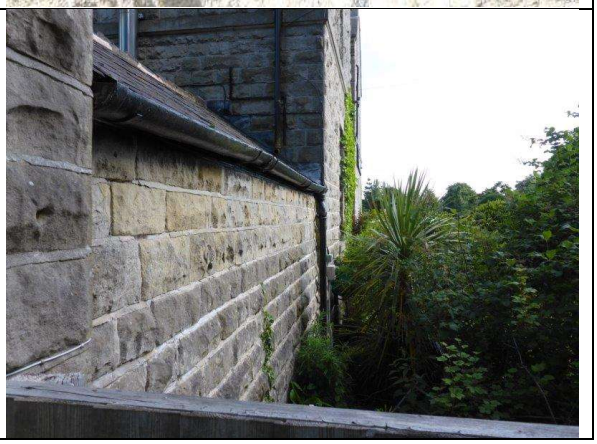
This crack is a little larger and repair if the window is replaced should be considered.



The lounge window has a hairline crack through it. This should be recorded and monitored.	
Lounge bay window – there is a very small area of spalling/crack to the stone where it is carved at the window head and a tiny crack to the bottom left corner of the stone lintel. Both of these look historic and are not of concern to us.	
An area has been pointed over on the right-hand side of the lounge bay window.	
An area of spalled stone has been pointed over on the dining room bay window to the left of the front door.	
Hairline crack to the stone pillar detail – there may be a piece of corroding ferrous metal pinning the stone together.	

This strap band and fixing look to be for the telephone line. It looks like the line now goes into the grey box instead. If the larger fixing is redundant, we recommend that it is removed to prevent any damage from corrosion. You may need to speak to the line owner for this.	
Vegetation should be removed from the wall outside the rear first floor smaller bathroom window.	
Areas where pipes penetrate the wall should be filled to prevent rodents and small animals from gaining access. Hot lime mortar should be used for this. In an area this side, stone pins should also be used to prevent the lime mix from shrinking so much.	

Plants/vegetation are growing in front of the bay windows and up around the sides of the lounge window. This can affect the evaporation cycle of the stone walls and block any sub-floor ventilation. We recommend that the plants are removed or thinned out to allow the walls to manage their moisture and that anything restricting airflow to the sub-floor area is removed.	
	
A few chips to the edge of the rendering in the porch area. These can be patched up if desired.	

There is some light stone decay under the dining room bay window. Loose grit should be brushed off and the area repointed in a hot lime-based mix in the next two years.	
Joints that have no pointing should be re-pointed in a hot lime-based mix.	
The top three courses on the rear of the stable block look different to the lower courses. They may have been cleaned up or partially deconstructed and rebuilt to allow the kerosene tank to be installed?	

5.5 Internals

Floor coverings, furniture and contents restricted our inspection in some areas.

We do not comment on internal décor and style of fittings as these are subjective.

5.5.1 Ceilings

Ceilings were a mix of lath and plaster and plasterboard. All skimmed and painted, some papered. There are some minor hairline cracks, but they are considered overall to be in good condition. Hairline cracks can be cut out and filled but may reappear with the changes in seasons so they are likely something that you will have to live with at some point.

Lath and plaster ceilings can fail without warning. If you see an area starting to sag, we would recommend further investigation and maybe repair as soon as possible.

Most of the ceilings have decorative coving detail and this can be complicated to repair if it is damaged by a leak for example. We recommend that furniture is built around decorative details and that they are not altered as they can be difficult to reinstate once fashions change.

The second-floor bathroom has a suspended ceiling, accessed through the storeroom which houses the various bits of shower/bath machinery.	
Office ceiling – some peeling paint, likely as a result of a historic leak.	

The coving in the bedroom three en-suite has sunk a little. No surface cracking was seen and this looks to be historic.	
In the corner and along the right-hand wall of bedroom four, the paint is a little flaky. This may be poor quality workmanship or a historic leak. Nothing was picked up on the thermal imaging of this area.	

5.5.2 Walls and Partitions

We have not been able to examine the plaster as there are minimal defects. From what we have been able to see, it is gypsum based. We recommend as rooms are refurbished; this is replaced with a lime-based plaster to improve the permeability of the walls and flexibility of the finish. This is especially important on ground floor and external walls.

There are some hairline cracks to the plaster in some rooms. As with the ceilings, these can be filled in when you re-decorate, but some will likely reappear.

We have tested walls in each room for plaster key and only found one area where there was a loss of key as detailed below. This should not be considered a complete wall survey as that would be time prohibitive. It is likely that you will at some point find other isolated areas of plaster that have lost their key. These can usually be gently decorated over without causing damage but we would not recommend they are skimmed over (added weight) or drilled through (e.g., to put up fixings).

There is a large area of plaster that has lost its key in bedroom three next to the door to the en-suite.	

5.5.3 Floors

Most of the ground floor is suspended timber floor construction. We think that the drawing room, W.C. breakfast room, laundry and utility are of solid construction. Solid floors can create problems when they push moisture to the perimeter of the room. Skirting timbers have been checked and we did not find anything of concern.

Heel drop tests have been done in all rooms and are acceptable bar some excess bounce and undulation on the first-floor landing. You may wish to investigate this further when you take ownership.

There are various areas of timber decay to the ground floor structure. We have detailed these further in section 5.6.3.

5.5.4 Internal Joinery

Several internal doors do not sit square in their frame including:

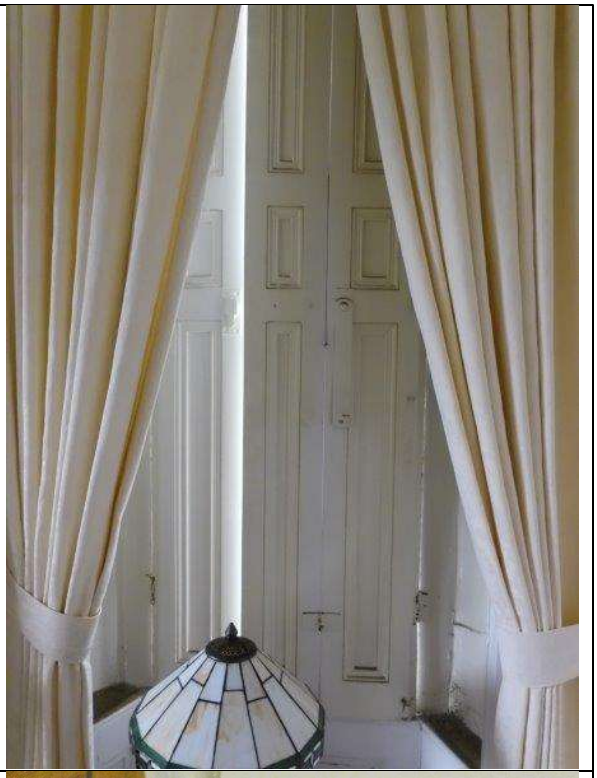
Second floor	Bathroom – door not square.
	Front storeroom – door not square.
	Landing – door warped.
	Office – door not square.
	Rear bedroom – door not square.
First Floor	Master bedroom – door binds on the carpet.
	Dressing room to stairs – door binds on the carpet.
	En-suite bathroom – door binds on the frame.
	Bedroom two-door binds on the carpet.
	Rear landing door – not square.
	Jack and Jill bathroom – door binds on the frame.
Ground Floor	Cellar - door binds on the frame.
	Office – door binds on the frame.
	Living room – door binds on the frame.
	Front door – binds a little.
	Hallway door – binds on the frame.

The escape route from the second-floor living accommodation should have sixty-minute fire doors along the route.

The staircases were all solid (which is unusual).

The window shutters were painted shut in the office and lounge. The shutters in the dining room side window closed but were stiff.

Some of the skirting board detail on the second floor is not the best. This example is in the left-hand rear bedroom.	
In bedroom four the timber panel under the window has some paint flaking off it. We examined the area and did not note any decay.	

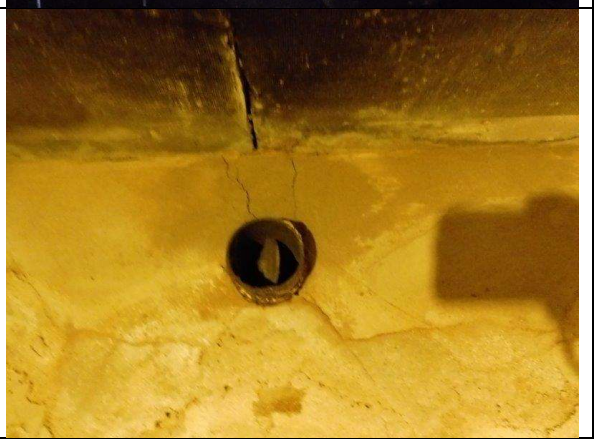
Dining room shutters are stiff, but with some use and light lubrication should function correctly.	
The hallway door is binding a little. It is on a spring mechanism that may require adjustment by a suitably qualified contractor.	

The front door binds a little and could do with some adjustment.	

[redacted]

5.5.5 Fireplaces, Chimneys and Flues

We do not perform or comment on design calculations or test fireplace installations or appliances in any way. We also do not comment on compliance with current regulations. Any comments made below are to draw your attention to things that in our opinion may require further investigation, as opposed to statements of fact.

Baxi Burnall fire in the dining room. The Vermiculite liner board is damaged in various places. Consideration should be given to its replacement.	
From what we could see of the flue, it did not look to be pardged.	
The air intake in the cellar storage room.	

Baxi Burnall fire in the lounge. Some of the Vermiculite liners are damaged. Consideration should be given to its replacement.	
From what we could see of the flue, it did not look to be pardged.	
The air intake in the wine cellar.	
Soot staining to the ceiling around the air intake. This suggests there may be problems with back flow. We do not recommend that you use the fires until they have been inspected by a suitably qualified member of HETAS.	

Fire grate in the drawing room. We could not see a maker's mark.	
We could not see very far up the flue.	
Modern wood-burning stove in the breakfast room. The vendor advised that this flue is capped and they constructed the boxing in from ply wood.	

Flue ventilation is detailed in 5.6.4.

[redacted]

5.5.6 Fittings

At the time of our inspection, we noted the following:

Second-floor bathroom – hot and cold taps worked to sink and bath. Toilet flushed, but slow to refill.

First-floor en-suite - hot and cold taps worked to sink and bath. Toilet flushed.

First-floor Jack and Jill - hot and cold taps worked to sink and bath. Toilet flushed.

First-floor bedroom four sink – tap worked OK.

First-floor bedroom en-suite – sink and cold bath tap worked, hot bath tap did not work. The toilet flushed OK.

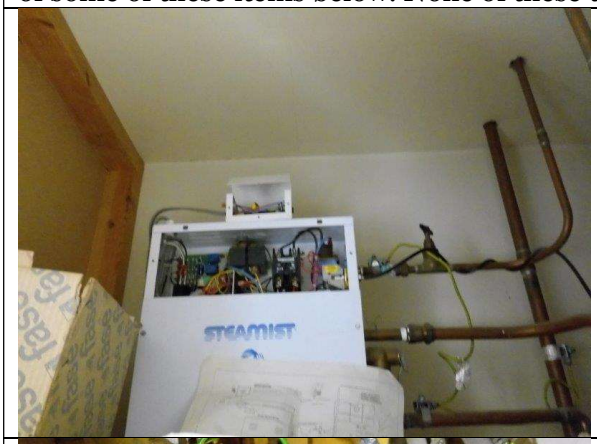
Ground-floor – utility room – hot and cold taps worked OK.

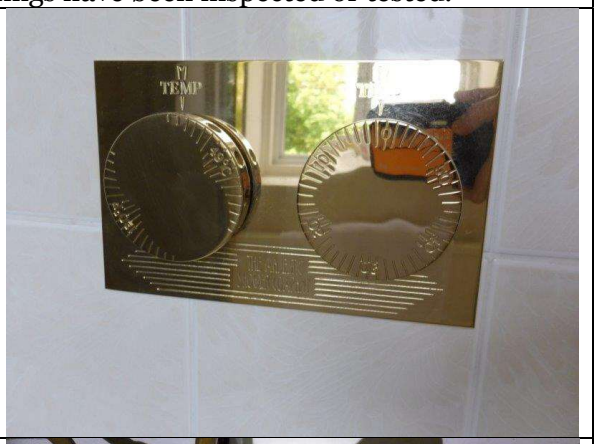
Ground floor – Kitchen – hot and cold taps worked OK.

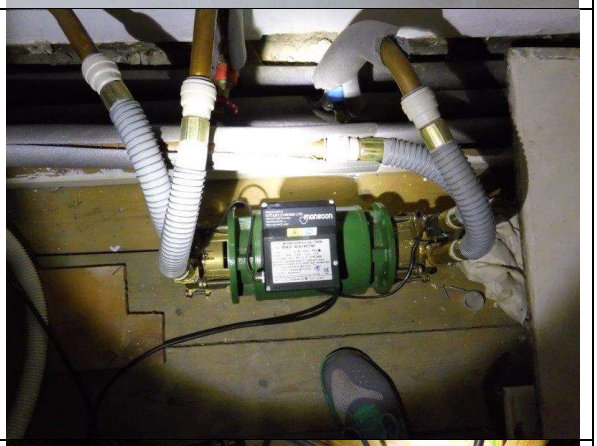
Ground floor – W.C – hot and cold taps worked OK and toilet flushes

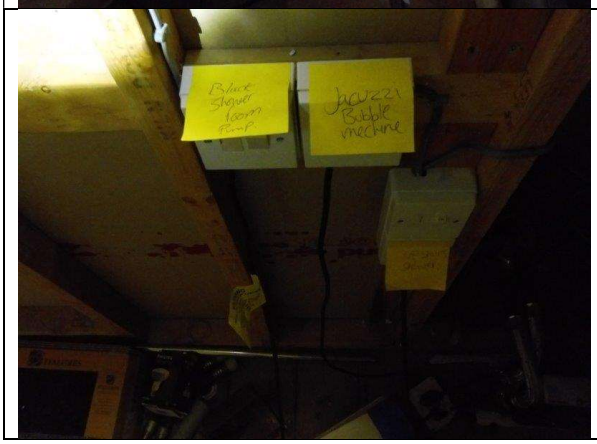
We did not examine the kitchen or laundry as they were in use during our inspection.

Several bathrooms have complicated mechanicals in such as a steam room shower and jet pool baths in addition to more standard kit like power showers. Some of this equipment is dates and spare parts may be difficult to find. If the equipment is not subject to regular use, there could be a legionella risk and we recommend testing. We have included photographs of some of these items below. None of these things have been inspected or tested.









The heater in the bedroom three en-suite does not look to be suitably IP rated.	
It is not immediately clear where the drainage from the sink in bedroom four goes.	
	
Specialist tiles will likely be hard to replace if needed.	

5.6 Moisture, Damp and Ventilation

Thermo-hygrometer readings were taken in each room as per the below table. Acceptable base readings are 15° with a relative humidity of 50% and absolute humidity of <7 g/m³. Note that the external readings are higher than this which pushes the acceptable readings out.

	Temperature °C	Relative Humidity %	Dew Point °C	Absolute Humidity g/m³
External reading (10:50)	16.2	57.6	7.8	7.96
Boiler Room	16.5	59.4	8.51	8.37
Rear Cellar	14.6	60.7	7.1	7.63
Front Cellar - LHS	14.9	78.6	11.2	10.03
Front Cellar - RHS	14.1	82.9	11.2	10.09
Ground Floor				
Lounge	18.3	53.7	8.8	8.43
Drawing Room	17.3	59.5	9.3	8.80
Dining Room	17.9	55.5	8.8	8.50
Office	18.1	55.6	13.0	8.63
W.C.	17.3	59.5	9.48	48.8
Kitchen	18.6	54.4	9.2	8.68
Breakfast Room	18.4	55.1	9.2	8.71
Laundry	17.5	63.2	7.9	7.96
Utility	17.8	55.7	8.8	8.49
First Floor				
Master bedroom	19.0	46.2	7.1	7.54
En-suite	19.1	46.5	7.3	7.64
Dressing Room	18.7	47.7	7.4	7.66
Bedroom Two	17.4	48.6	6.4	7.21
Jack and Jill Bathroom	16.5	52.3	6.6	7.35
Bedroom Three	18.7	46.8	7.1	7.51
En-Suite	19.1	47.2	7.6	7.76
Bedroom Four	18.4	47.6	7.1	7.53
Bedroom Five	19.0	46.7	7.3	7.62
Second Floor				
Front Bedroom/Store	17.5	60.1	9.7	9.01
Centre Store/Attic Room	18.1	53.0	8.4	8.22
Large Bedroom/Attic Room/Store	17.8	55.1	8.6	8.38
Landing Room	19.7	51.5	9.4	8.76
Cold Water Tank Room	20.5	52.3	10.4	9.32
Central Attic Room (Office)	18.1	52.3	8.2	8.11
Bathroom	19.7	52.6	9.7	8.96
Rear Bedroom/Attic Room/Store	18.8	52.5	8.9	8.50

Atmospheric conditions in the property are good and generally aligned with the external conditions.

The areas of concern are the front attic bedroom/store, the cold-water tank room and the front cellar.

Attic bedroom/store – there has been a leak in this room as evidenced on the front wall. We have detailed this further in 5.6.3.

Coldwater tank room – one of the water tanks is weeping which is likely increasing the humidity in this room.

Front cellar – we have detailed this further in section 5.6.3 below.

All areas (bar the front cellar) were well above their respective dew points so there should be little chance of condensation forming.

5.6.1 Damp Proof Course

The property was constructed before the mainstream introduction of damp proof courses and does not have one.

There is no need to retrofit any kind of damp proof course and some systems will damage the stonework irreparably.

Please do speak to us if you have any concerns in this area.

[redacted]

5.6.2 Ground Levels

We took internal and external ground level measurements at seven different points around the building, all were acceptable.

We could not get external access in front of the living room and some of the drawing room due to vegetation/plants.

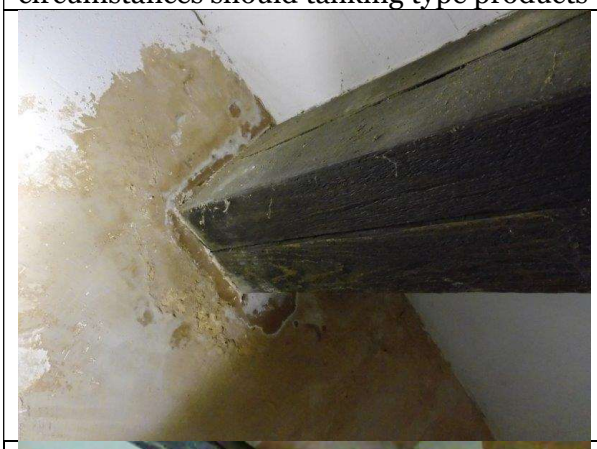
5.6.3 Moisture

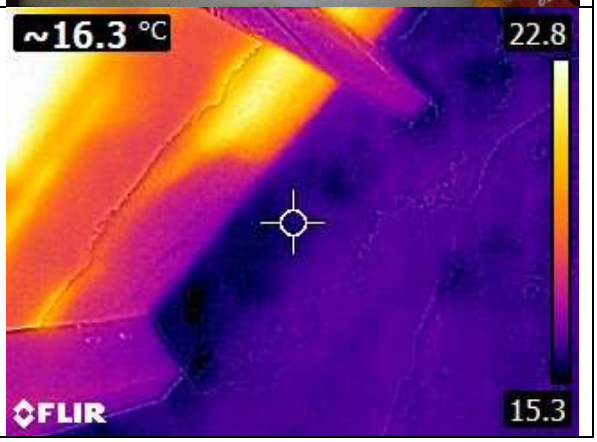
Front attic bedroom/store – there have evidently been problems here – most of the front wall has been replastered and there are salts present where the purlins are socketed into the external wall.

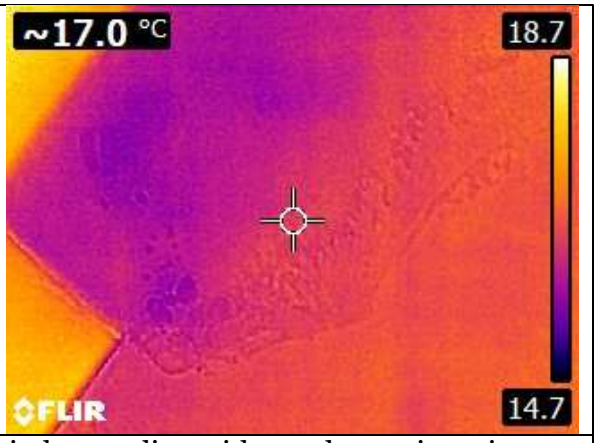
Externally, above this area on the right-hand side, there are numerous inappropriate repairs to the roof – it looks like mortar/sealant has been used to fill defects. We recommend that both pitches of the roof are examined close up and any defects properly repaired with slate and lead.

Internally, there are still cool spots showing on the thermal imaging camera suggesting that there is still some moisture trapped in the walls. This may be because the gypsum-based plaster is not very permeable and as such the moisture is struggling to escape. There is also no heating/passive ventilation in the room, both of which would help. Depending on when the leak happened and the vendor had insulation installed, there may be wet insulation in the void which will be near impossible to dry out in situ.

We recommend that the window is properly sealed around as noted in 5.3.1. The roof should be inspected and repairs are undertaken. The window should then be left open in order to ventilate the room and see if the walls dry out. If not, the plaster should be removed from the wall by hand and replaced with a traditional three-coat lime-based system. Under no circumstances should tanking type products be used.





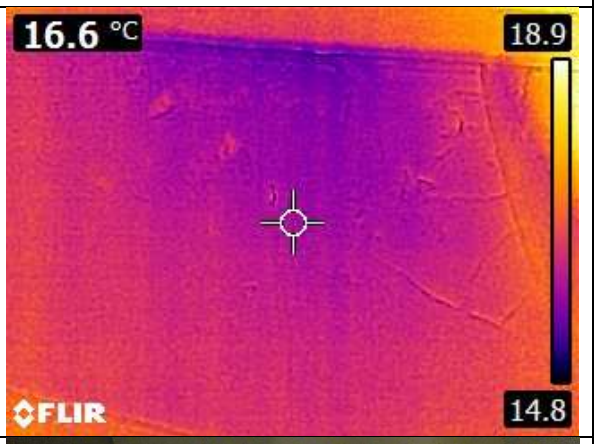


For the sake of completeness, we tested the timber purlins with an electronic resistance meter. The WME readings were 26.7% and 21.1%. We do not consider these readings to be accurate as the timbers are full of salt and other impurities that would have been soluble in the moisture coming through from the roof/wall and have been deposited ont eh surface when this moisture evapourated into the room.

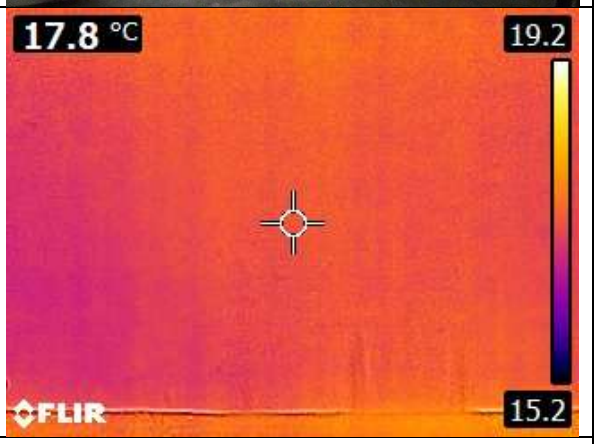
Also in the front storeroom, there is some staining and impurities on the right-hand wall where the chimney stack is.

The thermal imaging picked up a cool area here.

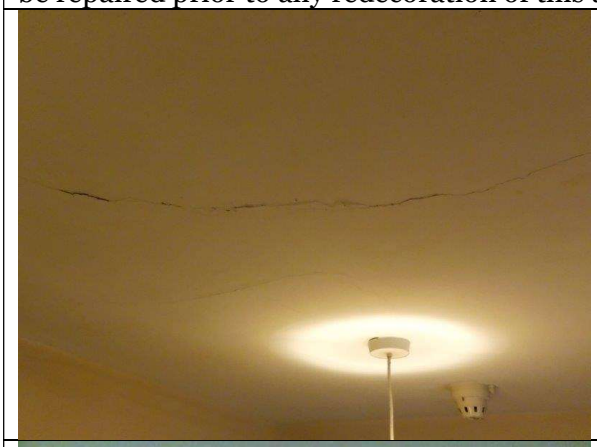
This staining is likely caused by rainwater in the chimney flue and the resulting salts and impurities it is dragging through. The vented cowl recommended in 5.1.1 should stop most of the rainwater from entering the flue, however, it may take years for the salts to stop being a problem.

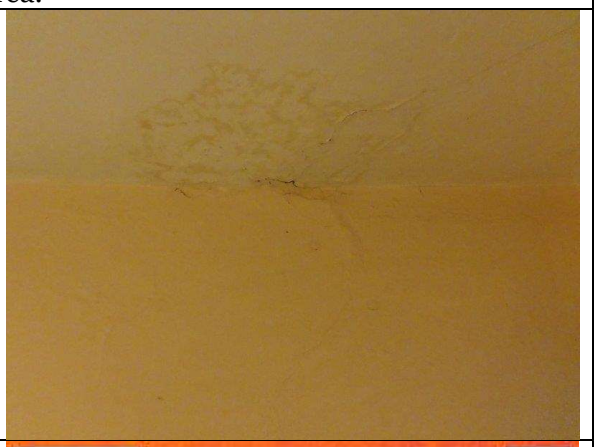


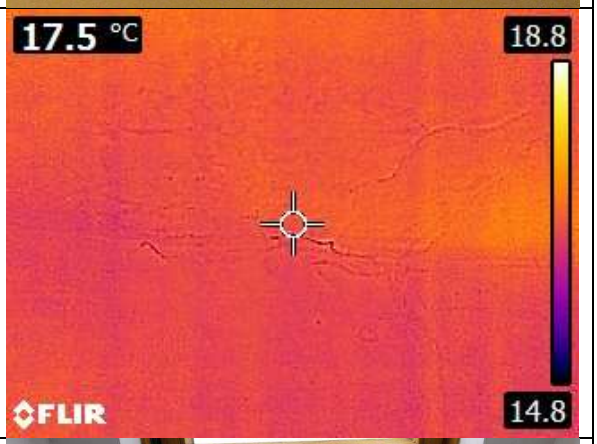
On the rear wall of this room where the chimney breast passes through, there is some light staining to the surface finishes. Again, this is likely to be caused by salt and impurities coming through from the chimney flues. Ventilating the flues and room should reduce this.



On the second-floor front landing, there is evidence of a historic leak and a crack in the ceiling plaster. The thermal imaging did not show up any cooler areas. The ceiling should be repaired prior to any redecoration of this area.

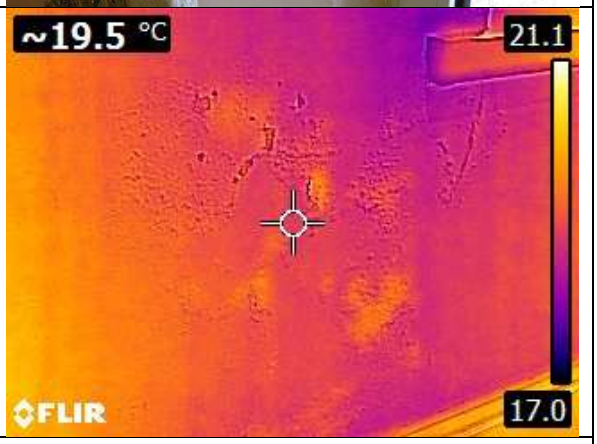






Central store/attic room – there are some faint water stains below the Velux window. These look historic and nothing was picked up on the thermal imaging camera. We recommend that the area is monitored going forwards following heavy rain.

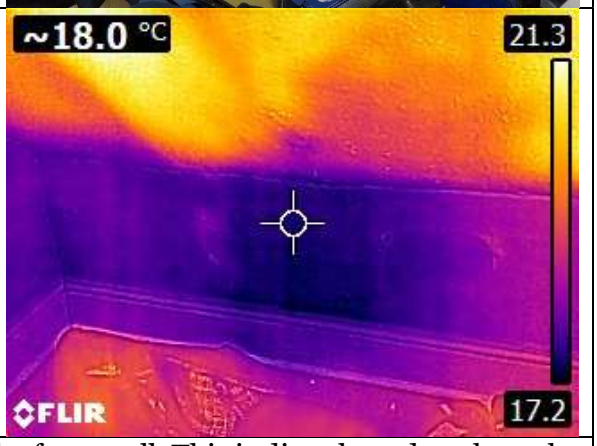
Second floor bathroom – note our comments in section 5.2.1 about the defective rainwater goods on the outside of this area. The walls look to be drying out; however, we recommend the area is monitored during and following heavy rainfall. The finishes can likely be sanded down and repainted once confirmed they have dried out. We recommend that clay or earth based paints are used throughout the house as oppose to modern plastic based paints as these reduce the permeability of the walls.



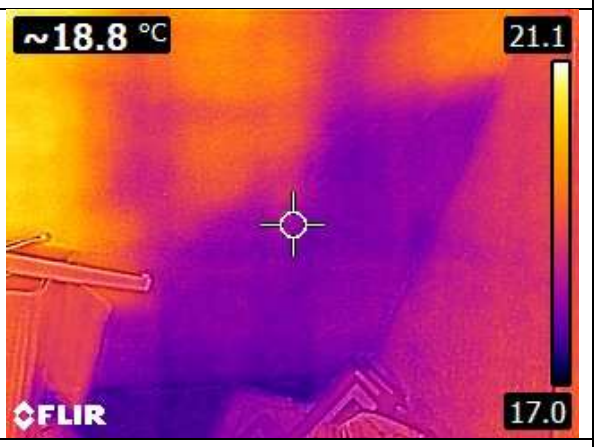
Large attic room – there has been water ingress on the front right-hand area. This could be as a result of the solar water heating leak, roof leak or joint in the guttering.

There is a lot of bleed on the thermal imaging from the roof void so it is hard to tell if this is an ongoing problem.

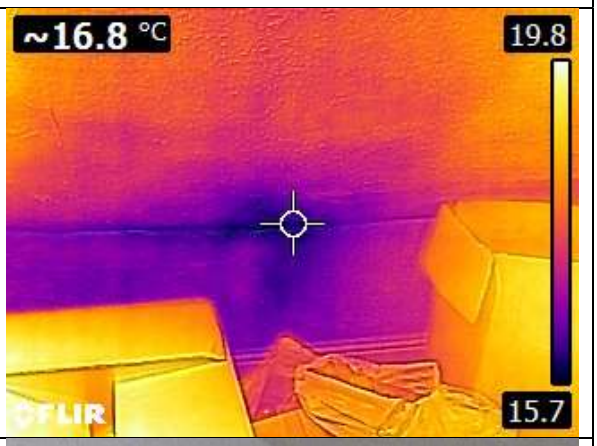
It should be monitored during and following heavy rainfall.



Large attic room – there is water staining on the front wall. This is directly under where the infrastructure for the solar hot water penetrates. The cooler areas on the thermal imaging are likely the valley boards. The area felt dry to the touch but there is no harm in monitoring it.

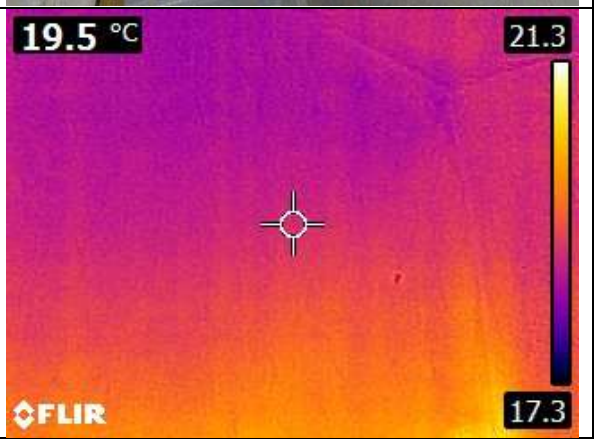


There is some staining and cooler patches under where the rear chimney stack is – this is the area that has had a paint on repair as detailed in 5.1.2. The area felt dry (however it has been warm preceding the inspection). We recommend heating and ventilation to the room should be increased, the chimney and roof abutment inspected close-up and any required repairs undertaken in traditional materials.



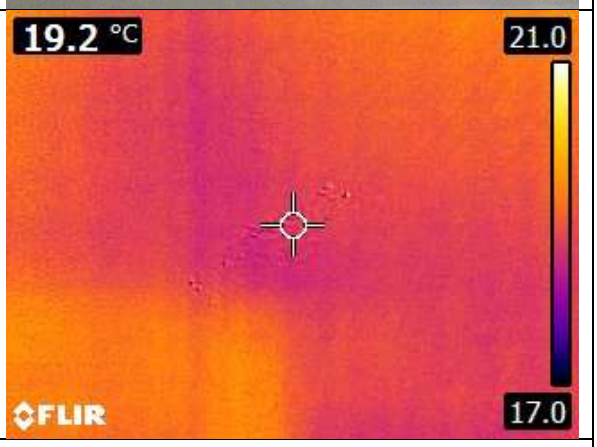
In the left-hand centre office room on the second floor, there is some blown wallpaper to the left of the window. The area is roughly located where two sections of guttering meet and where there has been a previous repair to the valley as detailed further in 5.1.1 and 5.2.1.

The repair looks to be holding and the area felt dry.

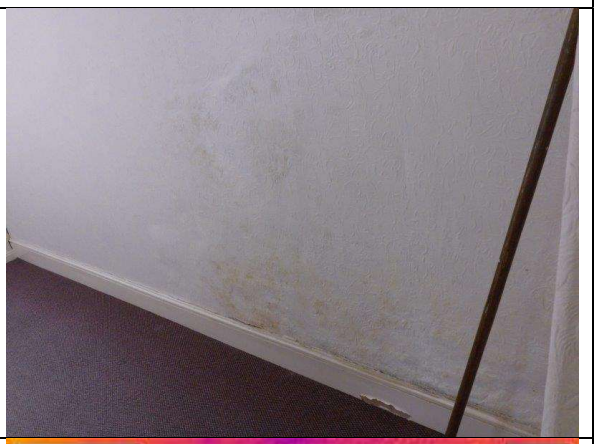


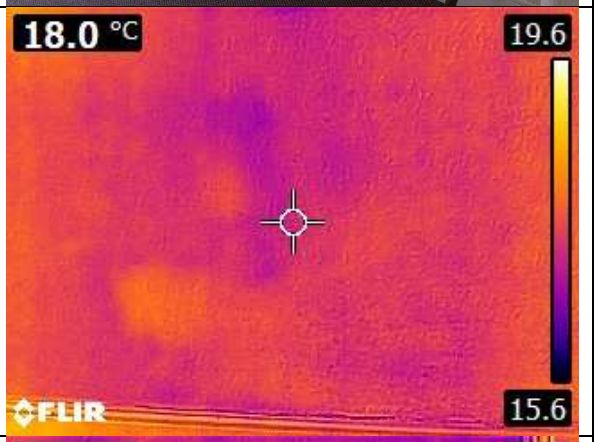
There is some water staining on the ceiling in the central office room. This is likely as a result of a roof leak.

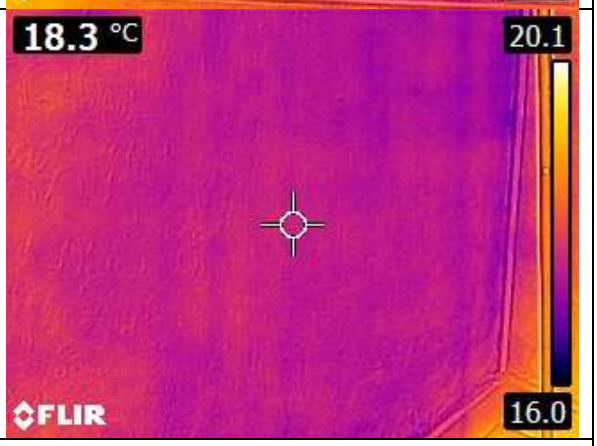
The thermal imaging did not show anything untoward.



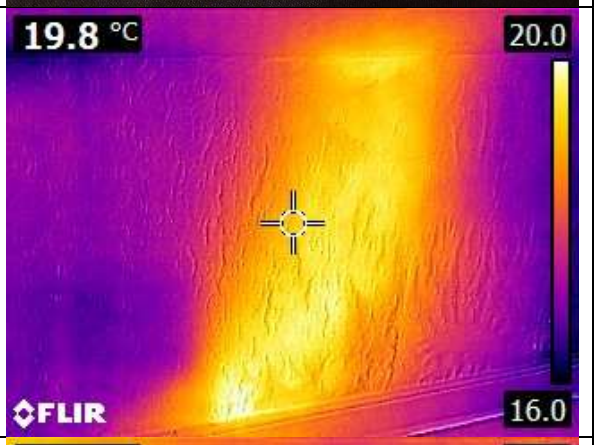
On the rear second-floor landing area, there are two adjoining areas of wall with water staining on. The areas felt dry to the touch, however, the thermal imaging showed some cool spots suggesting the walls may not quite have finished drying out. Externally is the area with the defective guttering we detailed in 5.2.1. There has also been a repair above the rooflight as per the photograph below.

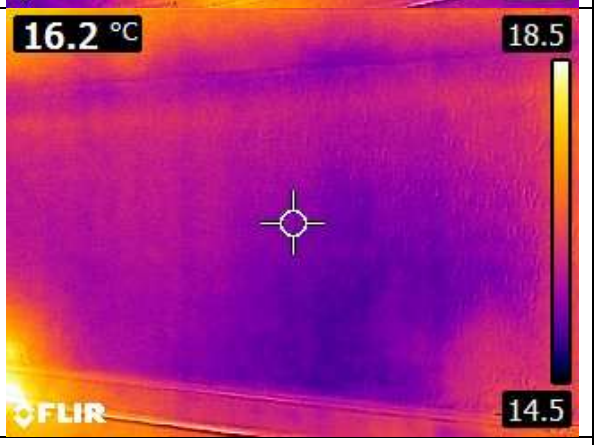




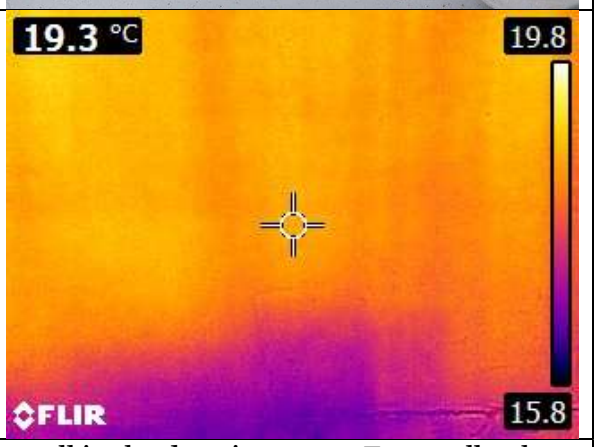


There is some damage to the decoration in the rear left-hand second floor room. It is hard to determine what is going on here due to the bleed from the AGA flue. At worst this is likely to be a defective piece of lead flashing/back gutter on the chimney stack above. An external close-up inspection should be able to get to the bottom of this.

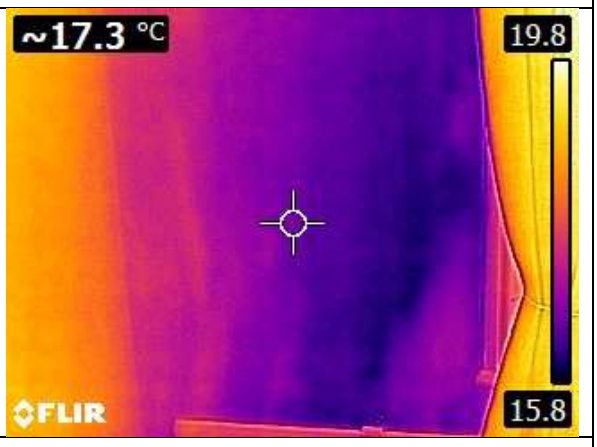




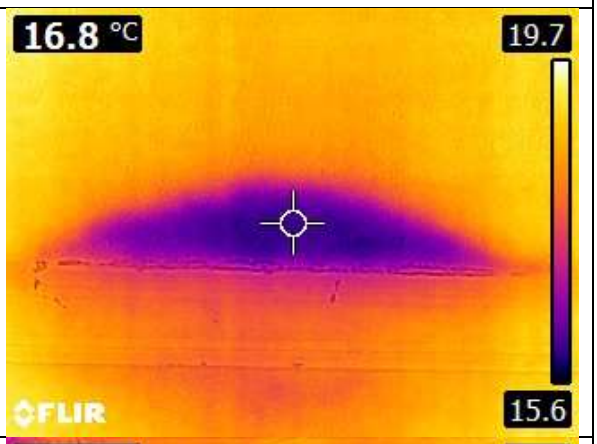
There is water ingress around the window in this room too. As noted in sections 5.1.1 and 5.3.1, there are defects with the lead dressing and window detail that need to be addressed.

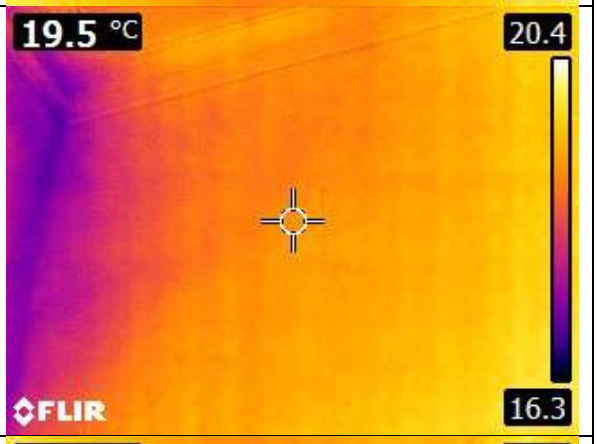


There is an area of light staining on the exterior wall in the dressing room. Externally, there is a fall pipe in this area that may be cracked (due to vegetation, we could not inspect up close). We recommend they are observed during heavy rain and any cracks repaired or the pipes replaced.

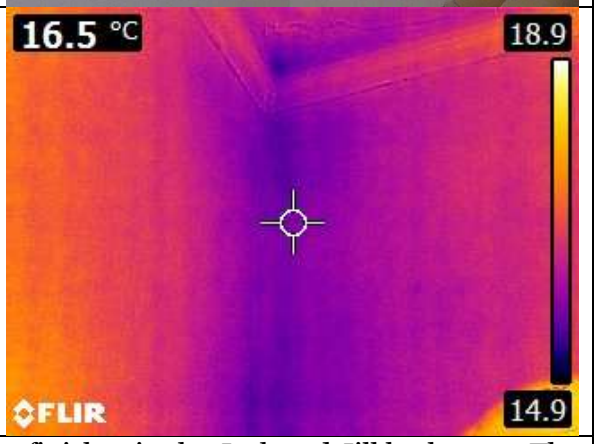


On the main staircase next to the abovementioned area in the dressing room, there is also some staining on the walls and the abutting ceiling. These may not be related as the walls look to have dried out but there is still a cooler spot on the ceiling. This could be as a result of the weep on the cold water storage tank perhaps? Due to the amount of mineral wool on the floor of the tank room, we could not access the area above. We recommend that the area is further investigated when you move in.

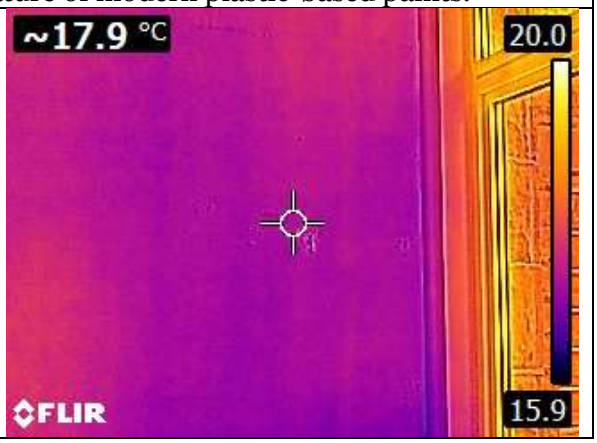




Bedroom three – there is a small stain on the front left-hand corner of the room. We examined the area with the thermal imaging camera but did not pick up anything untoward (it is normal for the internal corners of the room to be cooler than the centre of walls, as shown here in the photos below).



There was some minor blistering on the surface finishes in the Jack and Jill bathroom. The thermal imaging did not pick anything up and this is likely to be from a little condensation forming combined with the temperamental nature of modern plastic-based paints.



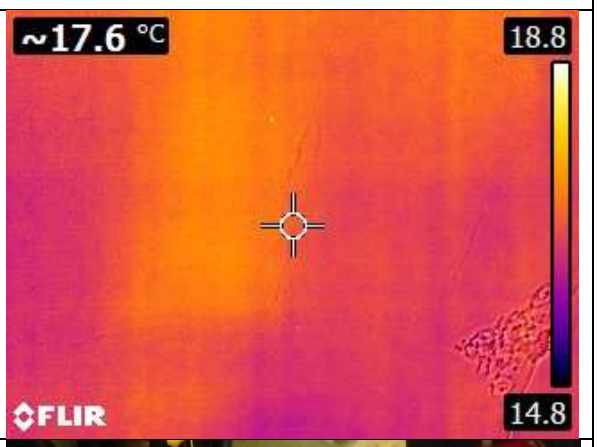
Underneath the side window in the dining room, there is some timber decay at the base of the wooden panel.

Despite trying, we could not get the carpet to pull back to examine the floorboards below.

The cellar below here is damp and there is timber decay to the floor structure underneath this area.

We have detailed this further below.

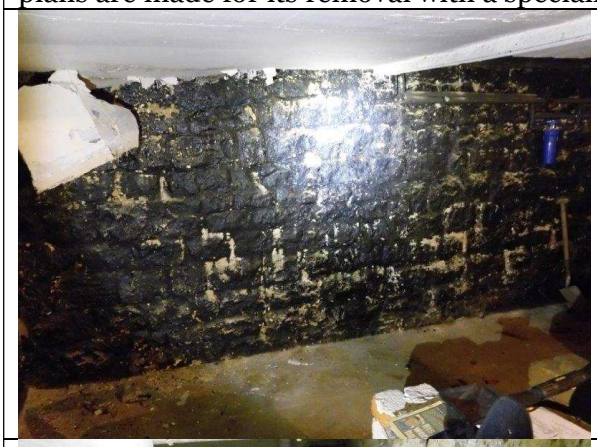
There is some light staining on the drawing room ceiling. Nothing is showing on the thermal imaging camera and this is likely to be from a historic leak in the Jack and Jill bathroom above.

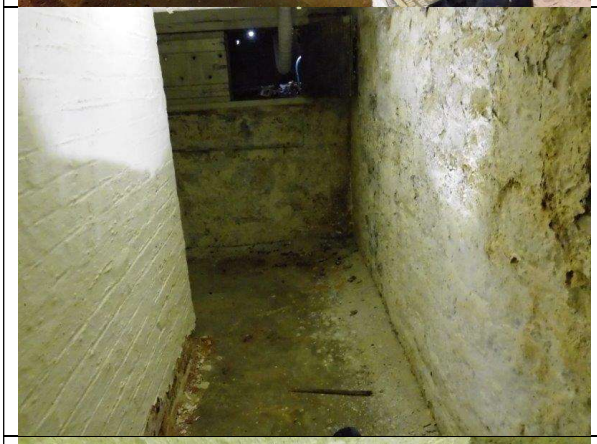


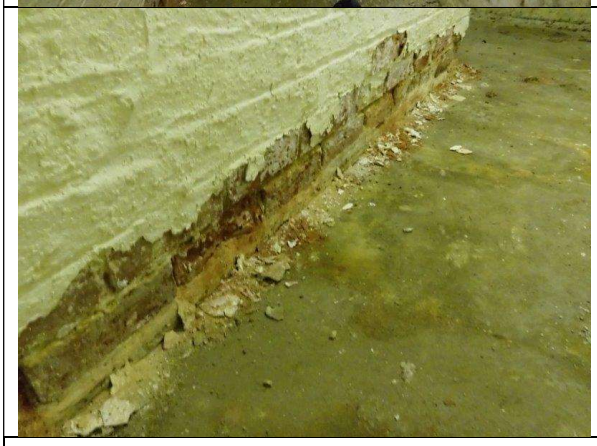
Some decay to the bricks in the boiler room. Likely as a result of ground moisture being driven up them as it cannot permeate the floor slab. This moisture is then getting trapped behind the modern paint and slowly decaying the bricks.

The pier with the most damage does not appear to be serving a purpose so could be removed. We recommend removing the paint of the other pier to aid evaporation.

Boiler room and adjoining cellar room – bitumen and plastic-based paints will trap moisture against the stonework and eventually cause it to start decaying. We recommend plans are made for its removal with a specialist DOFF or TORK machine.







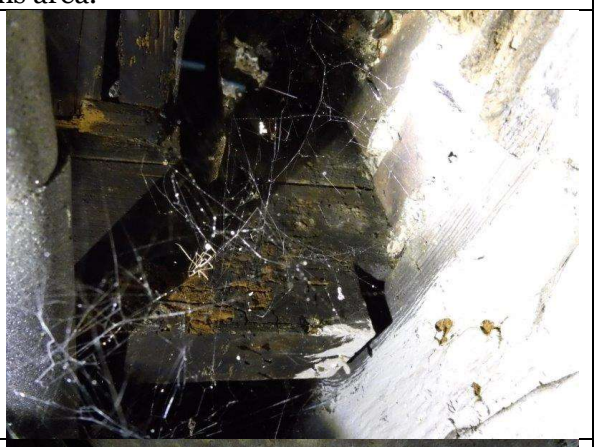

Boiler room and adjoining cellar – the exposed timbers are black, likely soot-stained presumably from old coal-fired boilers/fires?

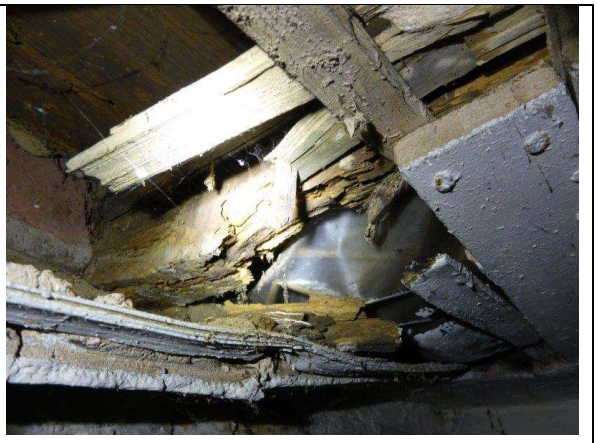
This soot staining is hiding lots of areas of timber decay. Part of the ceiling in the boiler room and the ceiling in the adjoining room are both underdrawn so we cannot see the full extent of this decay. Further, the floors above are all tiled so we cannot properly check for deflection.

The decay has been caused as there is virtually no ventilation to the areas now the flue is not being used. This needs permanently addressing as a priority to prevent the situation from getting any worse.

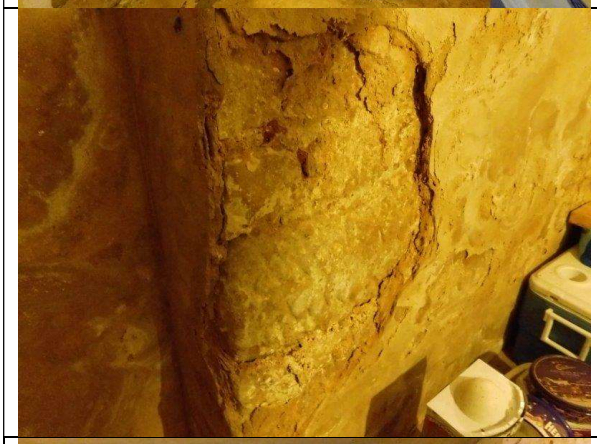
Once adequate ventilation has been installed, serious consideration should be given to removing the underdrawing (lath and plaster) so that the timbers can be properly examined and a plan made for replacing timbers that are no longer structurally sound or that would cause the floor to drop. Subject to the extent of the decay and your plans for the rooms above, it may be more economical to consider replacing the floors. There is no point in doing any works of this nature until the ventilation issue is addressed.

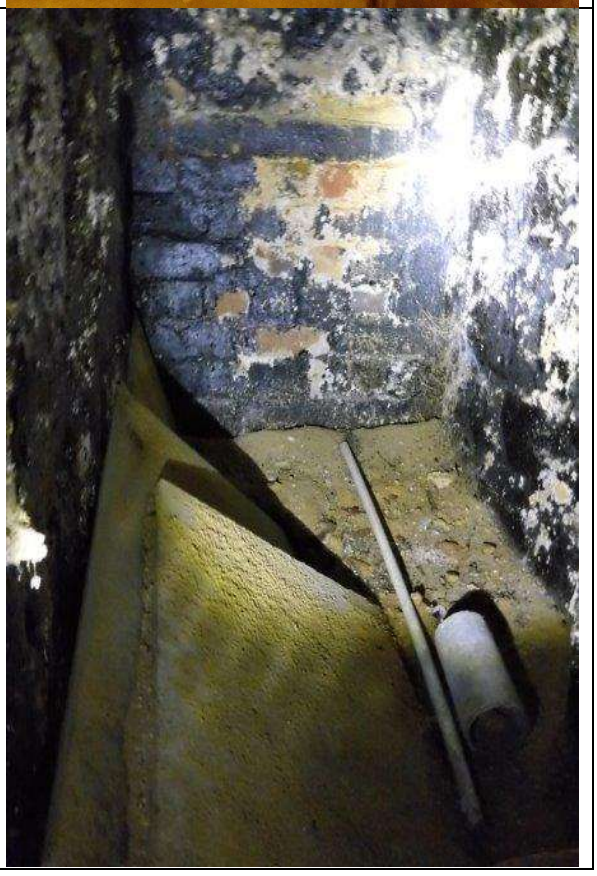
We have included some photos of the timber decay below, however, this should not be considered a full survey of all the timbers in this area.

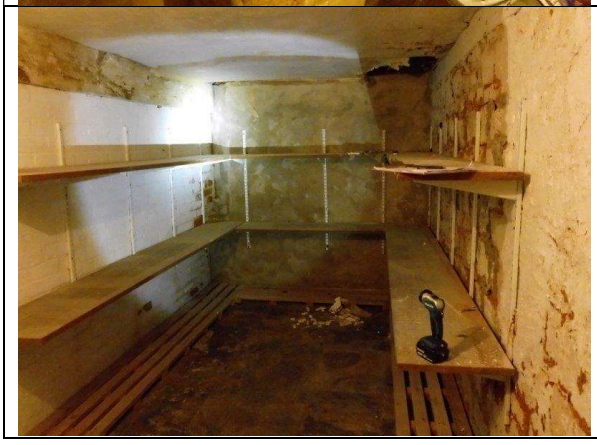




As with the rear cellar, the front cellar is lacking in any ventilation. To compound this problem, areas of masonry have been rendered with an impermeable mix, likely to be cement-based. This is trapping moisture against the stonework and causing it to spall and decay in areas. The render is also being blown off the walls by moisture and salts. We recommend that all the render and paint is removed from the walls and they are allowed to dry out in their own time once the ventilation to the sub-floor area has been improved. During this time, further investigation into the timber decay can be undertaken and a plan formed for remedial works. The bricked-up door could also be investigated at this time.







The cast/forged iron wine rack shelves need to be monitored. They are corroding and as they do, they will delaminate and expand which will start to jack the masonry around them.

Whilst the main joist across the larger storeroom has managed to remain sound, various other timbers are feeling the moisture and have succumbed to decay and insect attack. Again, the underdrawing really needs to come down, the renders need to come off the walls and then an examination of the timbers needs to take place to see what is sound and what needs to be replaced/sistered. A plan for improving ventilation needs to be put together before any works begin.

5.6.4 Ventilation

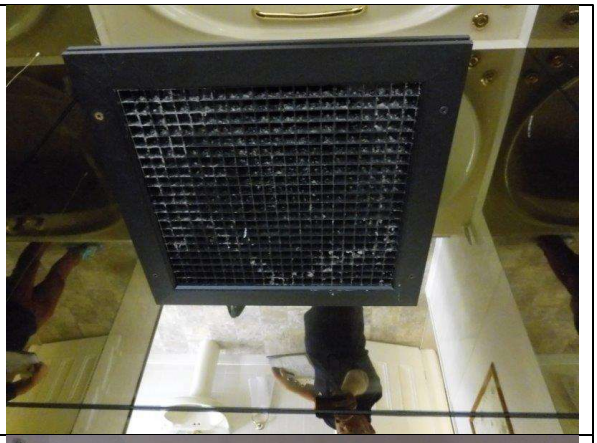
Roofspace – There is no purpose fitted passive ventilation to the roofspace, however as there is no felt under the slates, there will be some natural ventilation getting in. Insulation at the eaves has likely restricted this somewhat though. We did not note any timber decay where we could access the roof timbers so what is there seems to be working fine. If you have the opportunity to check the insulation in the pitched areas, we would recommend this. Less than a 50mm air gap between this and the timbers and there could be problems with condensation and subsequent decay.

Bathrooms – Only the first-floor rear and Jack and Jill bathrooms have externally ventilated extractor fans. We recommend that all bathrooms are fitted with humidity-controlled extraction units when they are refurbished. Note that the fans will require replacement air to work efficiently. Conservation Officer approval may be needed for external louvers.

Kitchen – There is a cooker hood in the kitchen that looks to vent into the stable closest to the house. We cannot see an external extraction point for the hob in the laundry room and assume therefore that this is a recirculation model.

Chimneys – bar in bedroom three, flues that serve the bedrooms are all blocked up and do not have any ventilation. Redundant flues require constant ventilation to allow evaporation of moisture which if present, can track through the masonry and into the surrounding walls bringing with it impurities and leaving staining when it evaporates into the room. You should consider reinstating fireplaces or install room vents to all redundant flues and have them swept prior. This needs to be done in conjunction with the ventilated chimney cowls detailed in 5.1.2. In bedroom two, the chimney breast has had built-in wardrobes built around it. If the flue needs to ventilate into these, they, in turn, should be ventilated (which we would recommend for any built-in wardrobes).

Sub-floor – As detailed above, we could only find one sub-floor vent in use on the right-hand side of the property. Vegetation may be blocking others. This is wholly inadequate and urgently needs addressing.

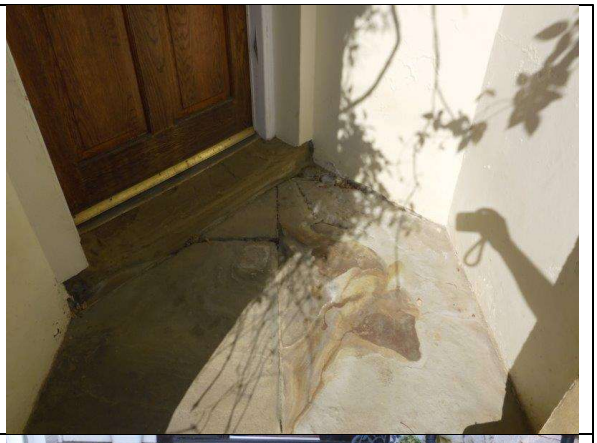
Extractor fan in the Jack and Jill bathroom. This looks like it needs a good clean out.	
Hit and miss vent in the chimney breast in bedroom three. This was closed at the time of our inspection; it should be kept open to vent the flue and the room. The atmospheric conditions in the flue were: Temperature: 18.5° Relative Humidity: 52.8 % Dew Point: 8.7° Absolute Humidity: 8.41 g/m³ We consider these to be acceptable bearing in mind the external conditions.	
The extent of the subfloor ventilation is in the photographs below. There was likely a door/window into the rear cellar, which has since been filled in. The plastic vent is for the dryer in the laundry room above. Below, there is one subfloor vent in the right-hand elevation. We think there is a vent in the front elevation under this planter. It is likely providing no ventilation in its current set-up. There may be other vents under the vegetation, but these are likely blocked.	

5.7 External Areas, Flooding, and Radon

5.7.1 External Areas

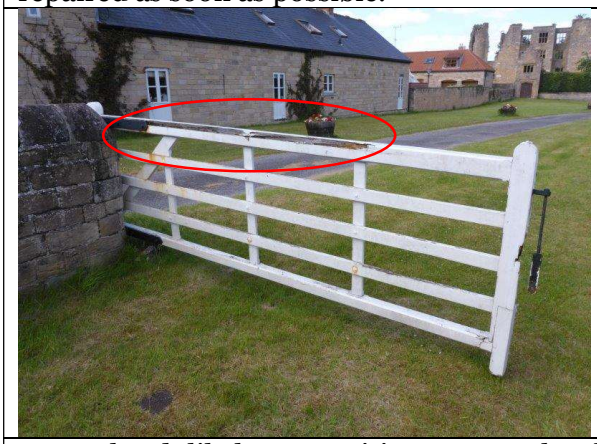
The vendor advised us that there is no formal agreement in place for the maintenance of the driveway which several properties and neighbouring fields use as their access. The vendor also advised that there is an easement in place across the rear of the property to access the surrounding farmland which can be used for agriculture and garden purposes. Some of the surrounding land is owned by a company called Inkersall Investments which is controlled by the vendor's father.

We recommend that your legal advisor investigates this further and advises you appropriately on your responsibilities etc. and that you are happy with these prior to the exchange of contracts.

There is some light erosion to the stone on the front porch. This is likely as a result of freeze-thaw weathering. Any loose grit should be removed with a nylon brush. A hemp/jute mat put over the stone in winter may help arrest this.	
Various parts of the rear step area have been previously dug up and infilled with concrete. There is also a crack in the step (red circle). As detailed above, we recommend a drainage inspection to include this area.	

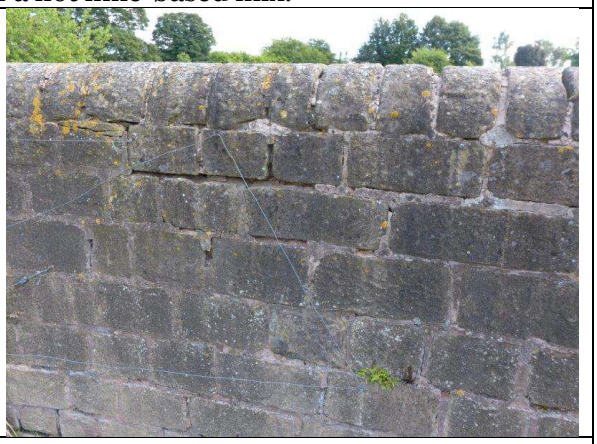
We recommend that your legal advisor establishes maintenance responsibilities for the access driveway as some things will require your ongoing attention.

Below are photographs of the front gate. There are areas of timber decay that should be repaired as soon as possible.



A very hard, likely cementitious mortar has been used to repair some sections of the wall. This is causing the stone to decay and should be removed as soon as possible and replaced with a hot lime-based mortar.

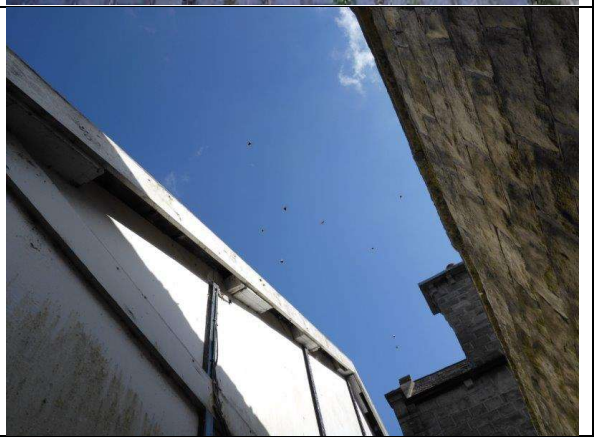
Some areas of the side walls going along the drive have missing pointing. Cementitious pointing should be removed and replaced with a hot lime-based mix.



Some fencing that runs along the drive is in a poor state of repair. Some sections will need replacing and others cleaning up and repainting.

The surface is in relatively good condition in comparison to a lot of properties we see. Some minor potholes should be dealt with as soon as possible to prevent them from getting worse. This process will likely be ongoing.

The gate posts at the house end of the drive have been pointed in hard, likely cementitious pointing. You should plan to remove this and replace it with a hot lime-based mix in the next couple of years.

<table>
<tr><td>There is a right of access along this section of the driveway to the field at the tip of the yellow arrow.</td><td>  </td></tr>
<tr><td colspan="2">The pathway to the rear of the garages/games room sinks a lot in places. This may be down to a problem with the drains. We recommend that a drainage survey is undertaken to see if there is a drain in this area and if so if it is still functioning correctly. If it has collapsed, some excavation works may be necessary.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>The games room is not part of this instruction; however, we feel it prudent to advise you that there appears to be a sizable bee’s nest present.</td><td>  </td></tr>
</table>

The greenhouses are dilapidated and present a danger to children.

We recommend that the area is cordoned off as soon as possible.

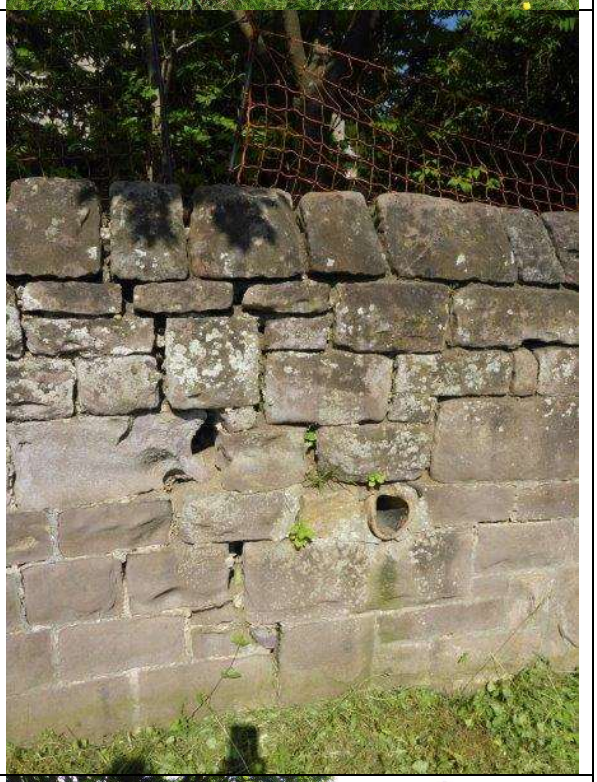
The hot tub area is looking a little tired. It would benefit from being redecorated before the winter.

There are several large trees near the house, these look to be maintained and you should continue to plan these works in so that they do not become out of control.

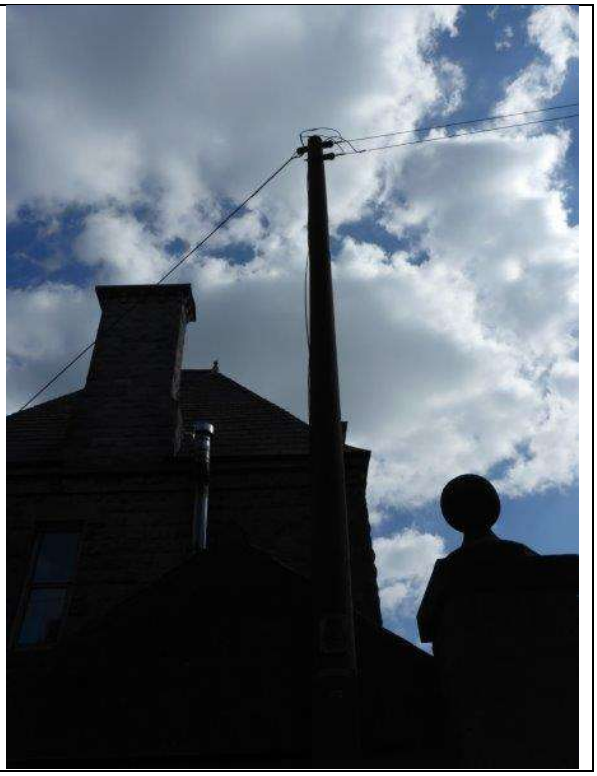
There looks to be some burrowing activity going on on the front lawn. At the time of our inspection, we could only see two burrows, but there may be more. This should be monitored. Badgers for example are protected.

There is some damage to the retaining wall in the front garden. From one inspection it is not possible to say if this movement/cracking is active and we recommend that it is monitored.

It is likely to want some form of repair/rebuild in the not too distant future.

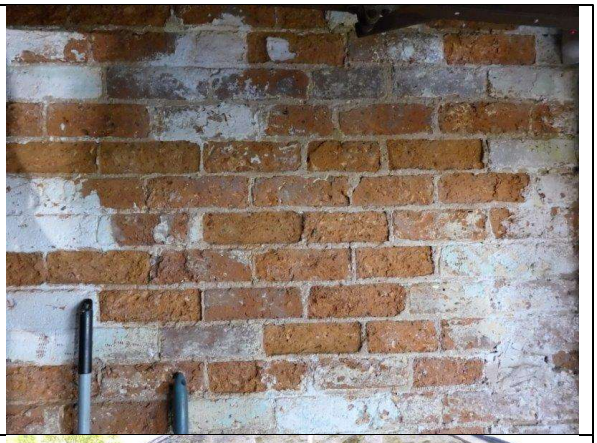


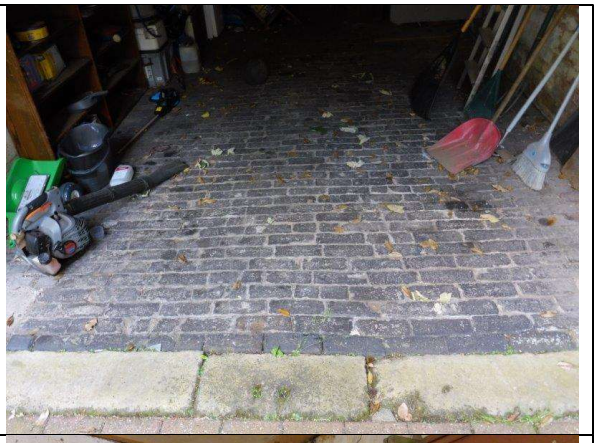
The gate to the left of the fish pond is a bit dilapidated and consideration should be given to an overhaul in the next couple of years.

Note that there is a mains electricity pole adjacent to the stables block.	

5.7.2 Garages and Outbuildings

The roofspace in the garage further away from the main house is boarded over and so we cannot inspect the structure. There may be some very slight roof spread here and some of the rafters may need collars fitting across them.

There is some decay to the bricks in the garage closest to the house. This is likely to be as a result of a roof leak combined with freeze-thaw weathering or salt attack and inappropriate pointing. We recommend brushing off loose bits and all the salts with a stiff nylon brush and monitoring the area.	
The garage closest to the house has a bent door, but it still closes.	
There looks to have been a roof leak at the back of the garage. This is common when valley gutters get blocked with debris. You will need to ensure you regularly clean these out going forwards.	

The floor has sunken a little in places. This should be monitored going forwards.	
Further evidence of a water leak from the roof above.	
Cast iron fixings supports have been used around the garages. These are corroding, expanding, and damaging the stonework. We recommend these are treated and redecorated as soon as possible. Redundant fixings like the hinges should be removed as soon as possible.	
	
Timber decay to the weatherboarding on the outhouse/store. Localised repairs and redecoration should be undertaken before winter.	

There is a vertical crack and slight drop to the lintel in the garage furthest from the house.

The crack is weathered and uniform in the opening. We recommend it is recorded, repaired, and monitored going forwards.

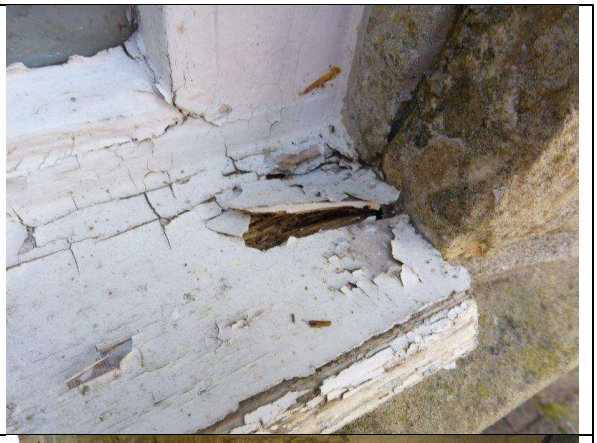
There are a couple of hairline cracks in the rear garage walls – these should be recorded, repaired, and monitored.

Coal hole – rear door – we cannot determine whether this fine line is a hairline crack or not – we kept being attacked by bees when we were in the area.

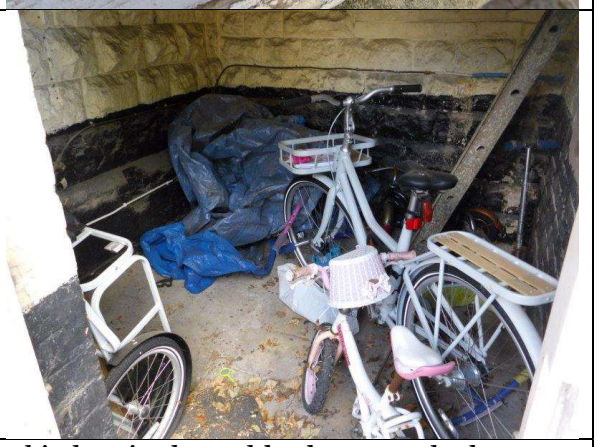
We recommend monitoring in the short term.

The putty around the stable windows is starting to crack and there is some timber decay to the bottom rails and sills.

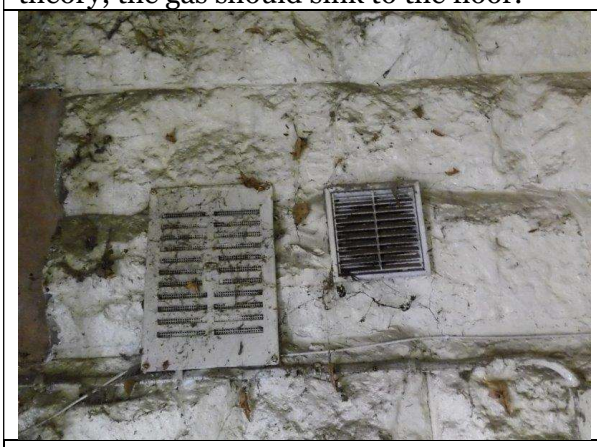
You should budget to overhaul these windows in the next year or so.

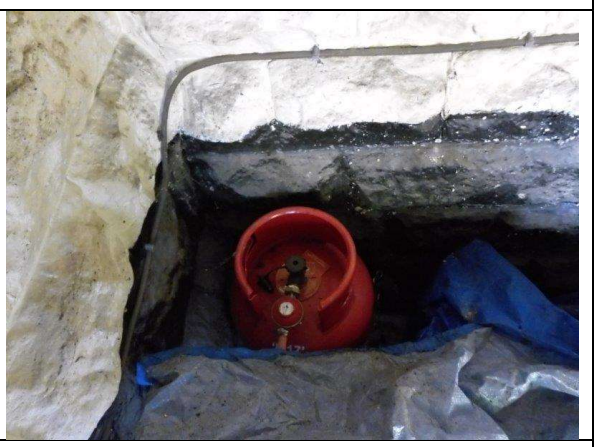


At some point in the future, it would be good to get the bitumen paint cleaned off the walls in the stables as it is likely trapping moisture and impurities against the stone. This should be done with special equipment like a TORK or DOFF machine as opposed to a pressure washer and brick acid.



There is an extraction outlet and a vent into the kitchen in the stable closest to the house. This may not be the best idea when there are propane tanks in the room, although in theory, the gas should sink to the floor.





The stable doors catch in places and there is some timber decay at the base of the doors. Localised repairs should be undertaken before winter.

The sheep shed building looks to be in need of some maintenance, particularly to the posts supporting the cantilevered roof, the roof, and the rainwater goods. This may be more pertinent as employees may be working here. This work should be undertaken as soon as possible.

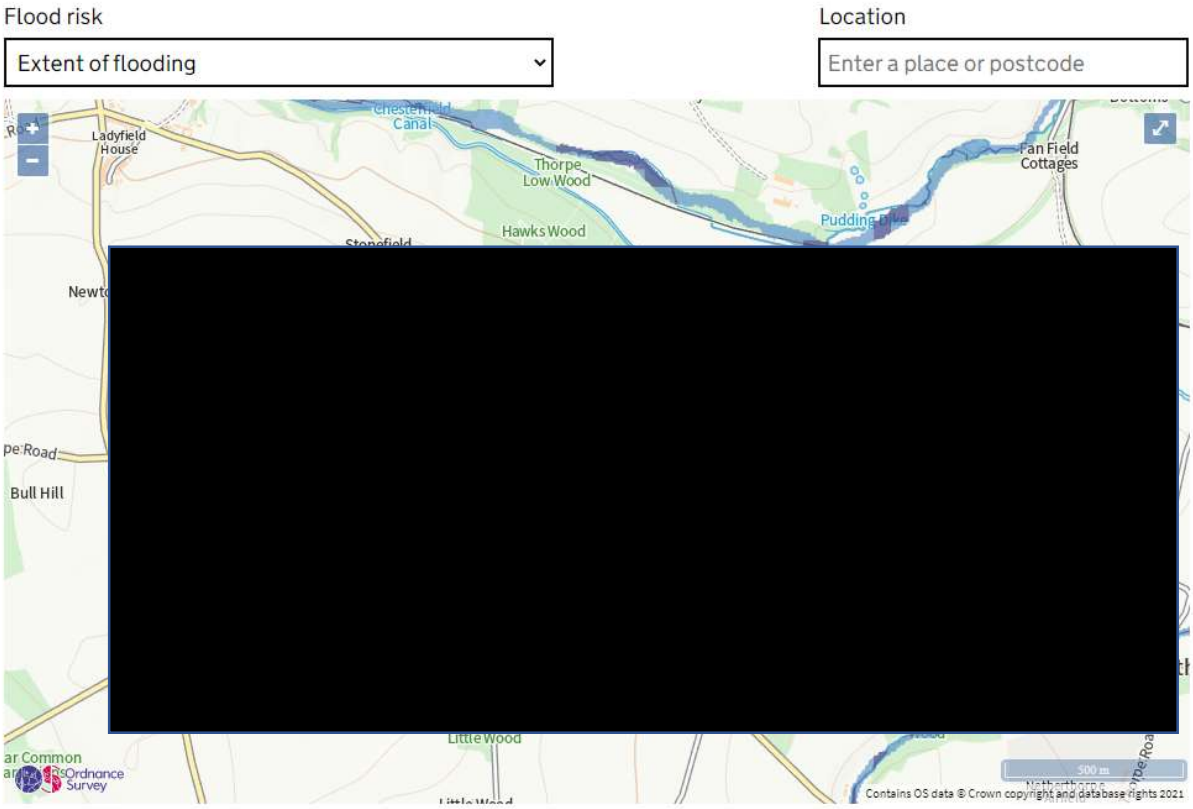
[redacted]

5.7.3 Flooding

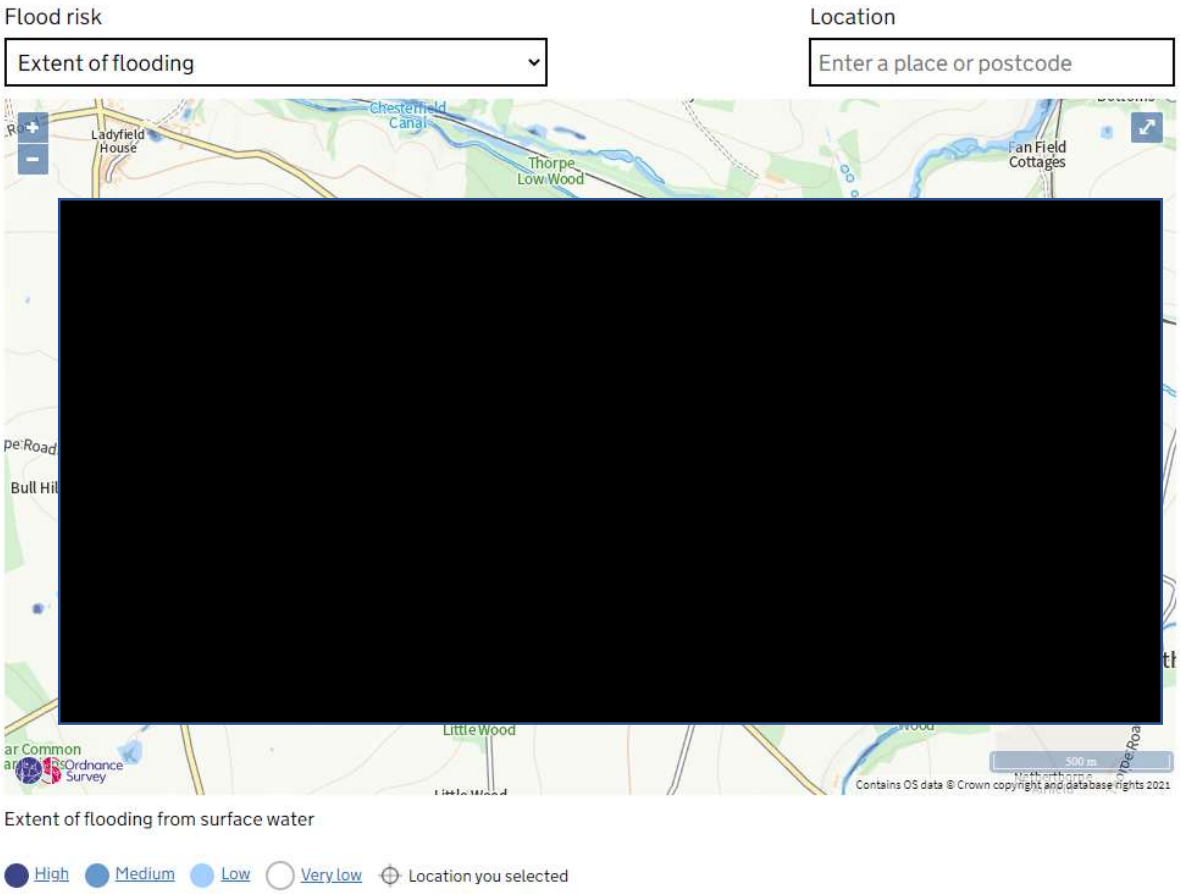
A full flood assessment has not been carried out. We have referenced the Environment Agency Flood Map for Planning, which identifies the property is in an area of very low risk. Please see the maps below:

[redacted]

Rivers and sea risk	**Very low risk** Very low risk means that each year this area has a chance of flooding of less than 0.1%.
Surface water risk	**Very low risk** Very low risk means that each year this area has a chance of flooding of less than 0.1%. Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Rotherham**.
Reservoir risk	There is no risk of reservoir flooding
Groundwater risk	No risk of groundwater flooding



[redacted]



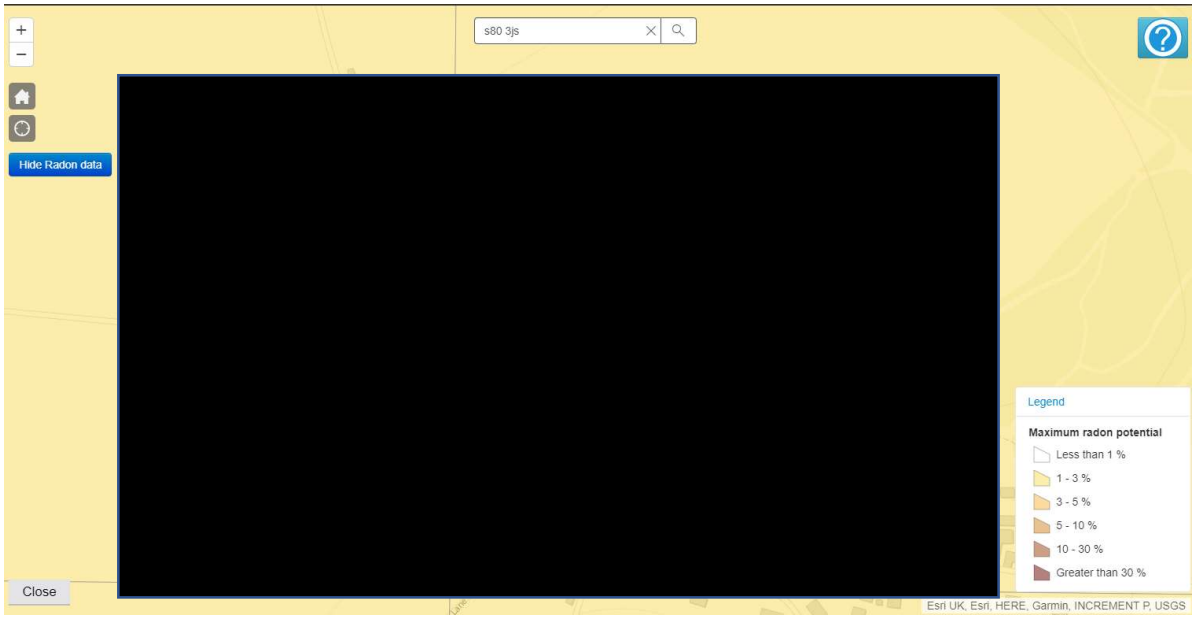
More information can be found here: https://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode.

Accessed 21st June 2021.

[redacted]

5.7.4 Radon

A full Radon risk assessment has not been carried out. We have referenced the UK Radon website to review the radon risk which is shown as 1-3%.



More information can be found here: https://www.ukradon.org/information/ukmaps.

Accessed 21st June 2021.

UK Radon, a part of Public Health England, does, however, recommend that all properties are tested for radon. Your legal advisor should ask the owner if any testing has taken place. If not, you can conduct a test yourself for around £50 with a home testing kit from UK Radon, see: https://www.ukradon.org/information/measuringradon.

5.8 Services

Limitations to our Inspection

We do not perform or comment on design calculations or test the service installations or appliances in any way. We also do not comment on compliance with current regulations. Any comments made below are to draw your attention to things that in our opinion may require further investigation, as opposed to statements of fact.

If the present owner is unable to provide evidence of appropriate installation and maintenance, or if you require assurance to the services and appliances condition and safety, we recommend that service installations are inspected and tested as follows:

Electrical installations: A suitably qualified member of NICEIC.

Gas/Propane: A suitably qualified member of Gas Safe.

Oil: A suitably qualified member of OFTEK.

Drainage: A contractor familiar with the requirements under Approved Document H.

Fire alarm installation: A suitably qualified member of BAFE.

Burglar alarm installation: A suitably qualified member of NSICA.

Lightning protection: A suitably qualified member of ATLAS.

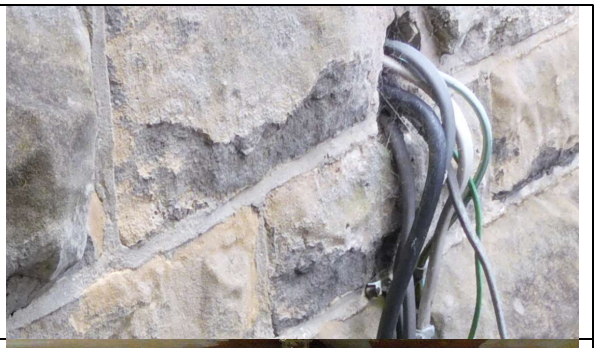
[redacted]

5.8.1 Electricity

Safety Warning: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings every ten years, or on change of occupancy. All electrical installation work undertaken after 1st January 2005 should have appropriate certification. For more advice, contact Electrical Safety First (https://www.electricalsafetyfirst.org.uk/).

You have advised you plan to replace the electrics so we have not gone into detail on this. We have included photos of the various meters and distribution boards below. The main feed comes into the property on the first-floor rear landing.

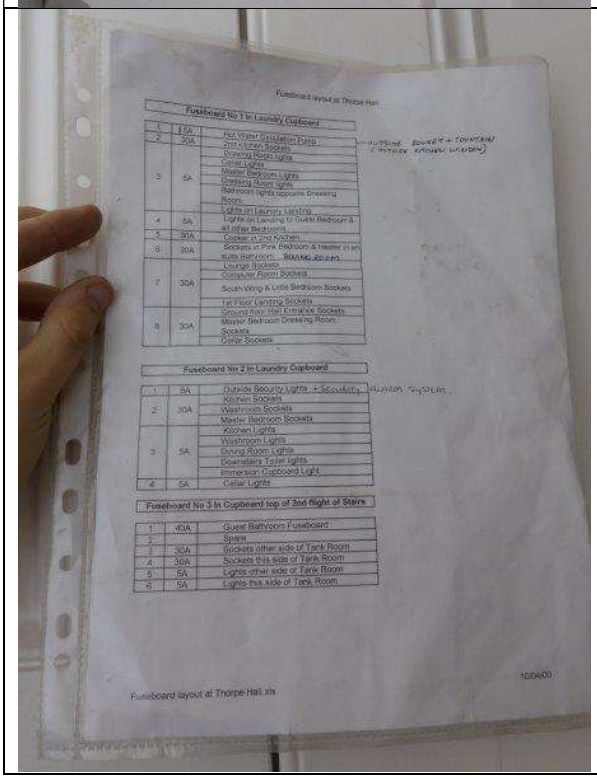
We do not recommend using the outside of the property for running cables unless this absolutely cannot be avoided.

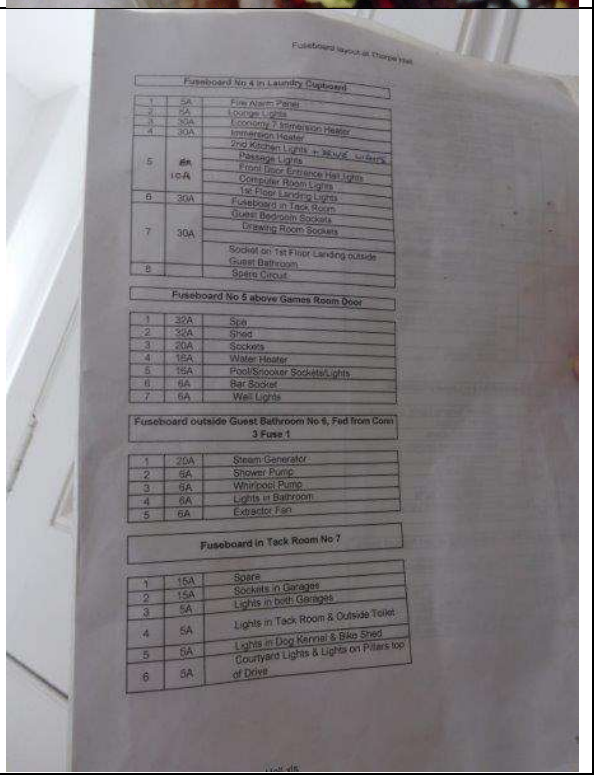
Cable penetrations need to be properly detailed, preferably with a conduit and cowl.	
	
	

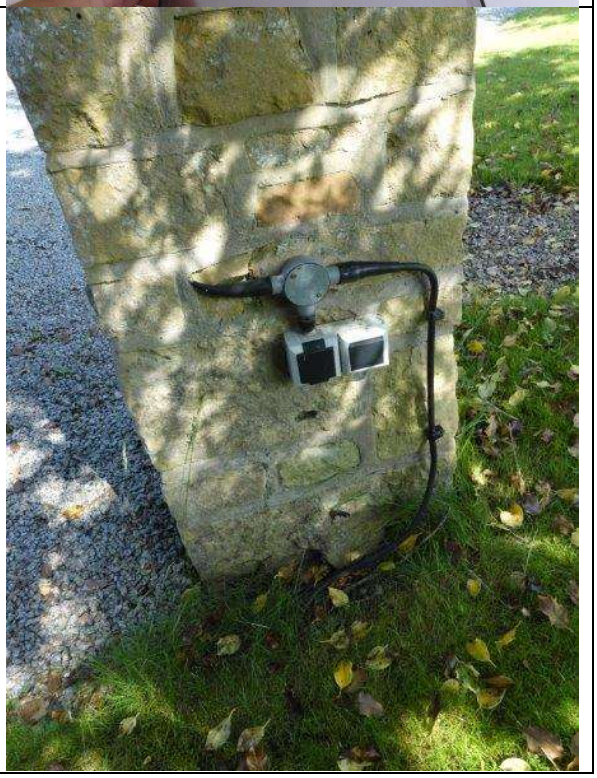

OFF
OFF
OFF

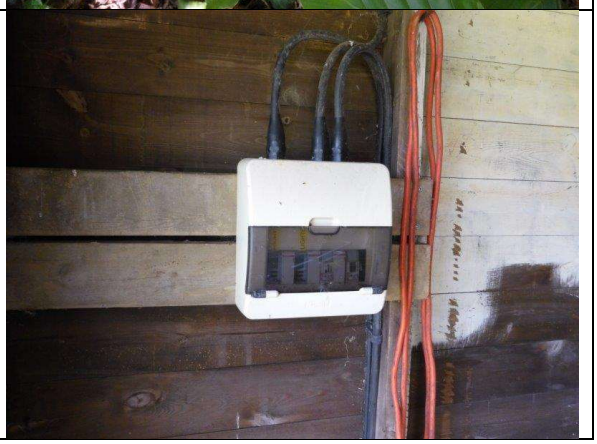

hager
MAIN SWITCH


AGA COOKER
ON


Fuseboard layout at Thorpe Hall
Fuseboard No 1 in Laundry Cupboard
Fuseboard No 2 in Laundry Cupboard
Fuseboard No 3 in Cupboard top of 2nd flight of Stairs
Fuseboard layout at Thorpe Hall xls


Fuseboard layout at Thorpe Hall
Fuseboard No 4 in Laundry Cupboard
Fuseboard No 5 above Games Room Door
Fuseboard outside Guest Bathroom No 6, Fed from Cons 3 Fuse 1
Fuseboard in Tack Room No 7

Distribution board – second-floor landing cupboard.	
Distribution board outside bedroom two.	
Switches on the gate post.	

The distribution board in the garden – looks in a precarious condition.	
Distribution board in the sheep shed.	

[redacted]

5.8.2 Oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register (https://www.gassaferegister.co.uk/) for gas installations, and OFTEC (https://www.oftec.co.uk/) for oil installations.

Propane cylinders in the stables to feed the gas hob.	
Substantial kerosene tank in the stables. This is obviously very close to the house and there is a small or kerosene in the air. We recommend that this installation is inspected as soon as possible.	

Heating oil tank behind the games room.

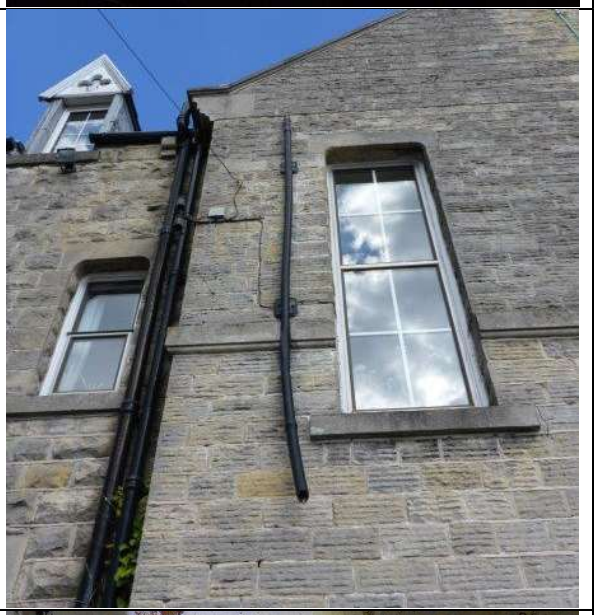
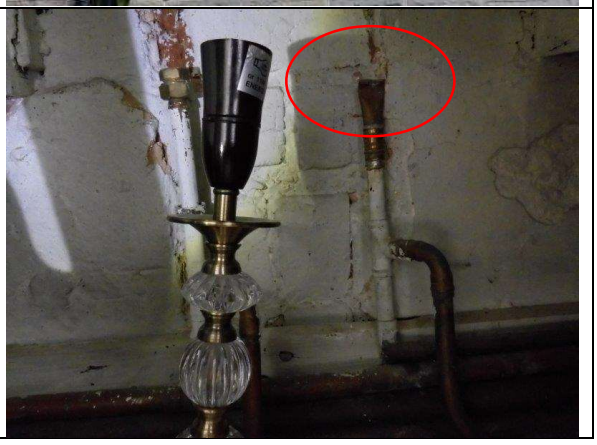
There is a bucket under the filling pipe to catch backflow. We are not experts in this area but this doesn't seem like the best system for doing this.

Also, note that the timber bares that the tank is sat on are decaying. Plans need to be made to address this as soon as possible.

5.8.3 Water

The vendor advised us that the water supply is shared and that it is rated as opposed to metered. The people sharing the supply have not been billed historically. We recommend that your legal advisor investigates this further and that you are happy with the arrangement.

External stop tap located near the electricity pole. Note that the insulation bung is missing.	
There are three stop taps in the boiler room. The water main is lead. You should familiarise yourself with what each of these tap's controls so you know what to shut off in an emergency.	
Mains water filter located in the boiler room.	

One of the cold-water storage tanks/pipework is weeping. The vendor advised us that they are arranging for this to be repaired.	
The overflow from the tank room stops well short of the ground below. If a constant leak developed, this could lead to a penetrating damp problem in the W.C. below. Any signs of a constant leak should be addressed without delay.	
Underneath the sink on the rear of the first-floor landing, one of the supply pipes just looks to be crimped as opposed to capped off. The pipe should be properly terminated.	

5.8.4 Heating and Hot Water

The property is not connected to mains natural gas, the boilers are instead oil fired.

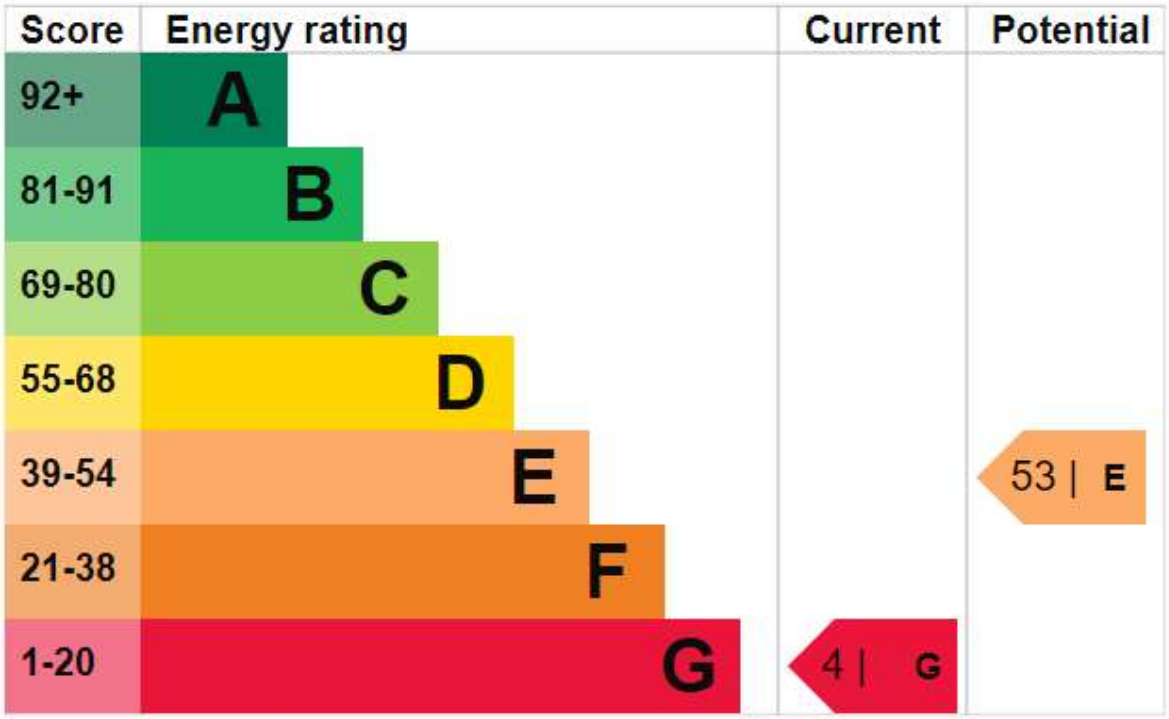
The vendor advised us that the two Falcon oil-fired boilers date back to the 1980's and are regularly serviced by P.B. Dempsey of Sheffield.	
Hot water tank – located under the rear ground to the first-floor staircase. The vendor advised us that there is a hot water loop.	
There is a point of use water heater in the Gardiners toilet. If this is still operational, you may wish to undertake legionella checks.	

The vendor advised that the solar hot water system was no longer operational due to a leak caused by frost damage. We could not access the roofspace below to see if the structure had been strengthened to take the additional weight of the panels and infrastructure. If the panels will not be replaced, consideration should be given to removing them and their infrastructure from the roof.	

[redacted]

5.8.5 Energy Efficiency

Our professional body requires us to provide you with energy efficiency advice. A copy of the EPC is below:



Link: https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/[redacted]

Accessed 21st June 2021

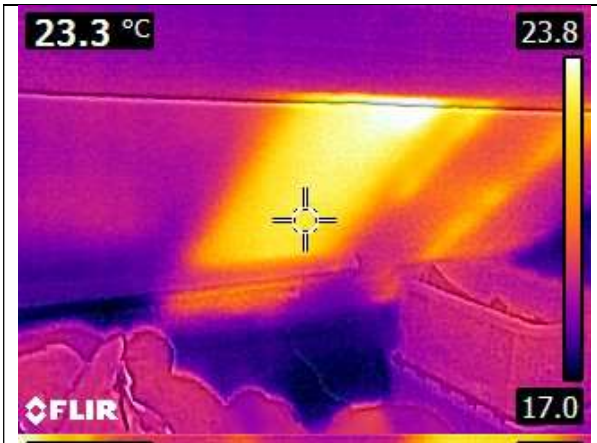
With regards to the assessor's recommendations, our thoughts are:

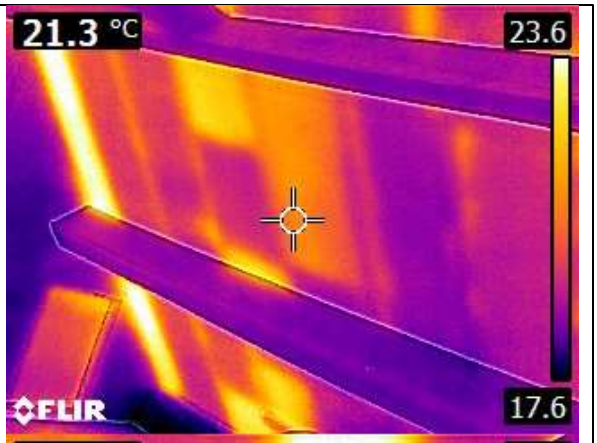
Any roof and floor insulation should be sheep's wool and allow a 50mm ventilation gap between all timbers. Chicken wire should not be used as the 'basket'. See link above for recommended supplier.

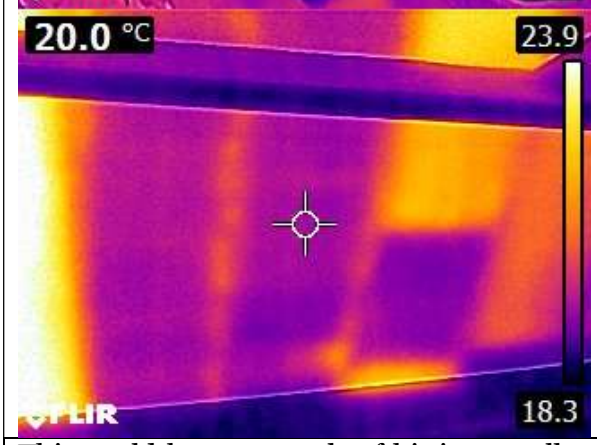
External and internal wall insulation is wholly inappropriate for a traditionally built property such as this.

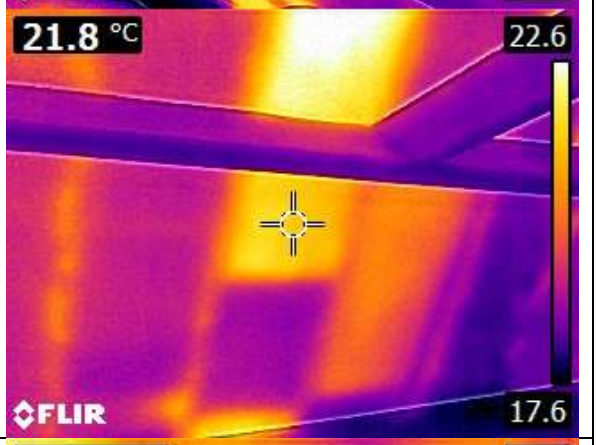
Any PV panels should be concealed in the internal pitches of the roof and may require Conservation Officer approval. Appropriate strengthening works may be required to the roof structure and cable runs and penetrations need to be properly thought out.

The vendor advised us that they have had parts of the roofspace insulated during their ownership. We have used a thermal imaging camera in places – note the inconsistency in some of the insulation installed in the photographs below. You should ask your legal advisor to obtain paperwork for this install in case there are any future problems i.e., insulation pushed up against timber, trapping moisture and causing decay.









This could be as a result of hitting a valley board.

5.8.6 Other

Lightning Protection – there is a lightning protector on the left-hand elevation. We could not get to the base of this to see where the earth rod was and did not notice any service tags on the areas we could see. We recommend that the system is tested by an appropriately qualified contractor and that ongoing routine servicing and maintenance is arranged.

There is an old-style fire extinguisher type item on the second-floor landing. This is likely pressurised and may be dangerous if used. It should be investigated further as it is outside of our area of expertise.	
We noted two burglar alarm keypads and a panic button. You should ensure you get the codes for these from the vendor.	
	

6.0 Legal Items

We recommend bringing the following matters to the attention of your legal advisor:

1. Responsibility for the maintenance of the driveway and any liabilities this comes with to the other users.
2. Positioning and responsibility for all boundaries.
3. Any responsibilities that come with the watercourse and fish pond.
4. Any drainage plans.
5. FENSA certification or building control approval for the replacement rear doors.
6. Information, certification and building control information for the insulation fitted to the roofspace.
7. Any Conservation Officer approval for the replacement windows, guttering, doors, tree works, solar water heating panels, boiler flue etc.
8. Certification and service record solid fuel appliances, oil boilers, kerosene AGA, propane hob etc.
9. Certification for electrical works.
10. Certification for the fire alarm and burglar alarm system.
11. Certification for the lightning protection system.
12. Asbestos register.
13. Any historic planning permissions or building control certification that is not on the Local Authorities website.
14. Details of any onerous covenants or rights of way.
15. Details of any neighbour disputes.
16. Searches for flooding, mining activity and Radon gas.
17. Records of any noise or air quality issues in the area.
18. Any chancel repair liability or other local repair liabilities.
19. The existence of any local planning applications which may affect your future enjoyment of the property.
20. That house insurance is available at an acceptable rate.
21. Flying freeholds or submerged freeholds.
22. Presence of protected species, for example, bats, badgers and newts.

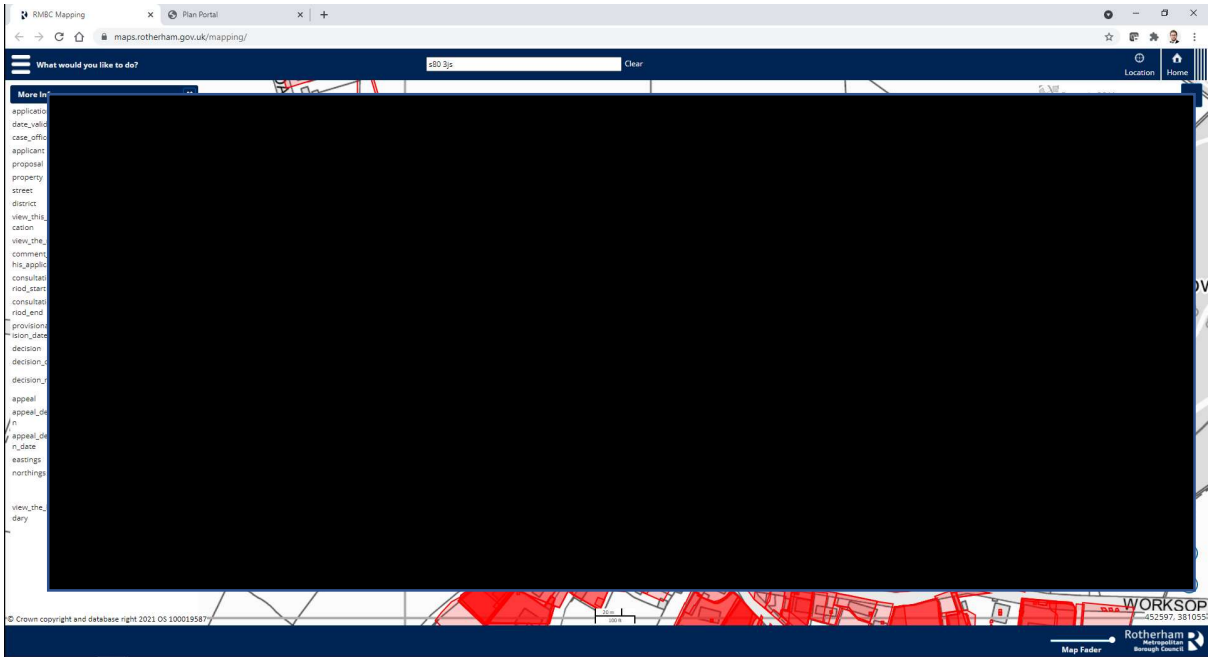
[redacted]

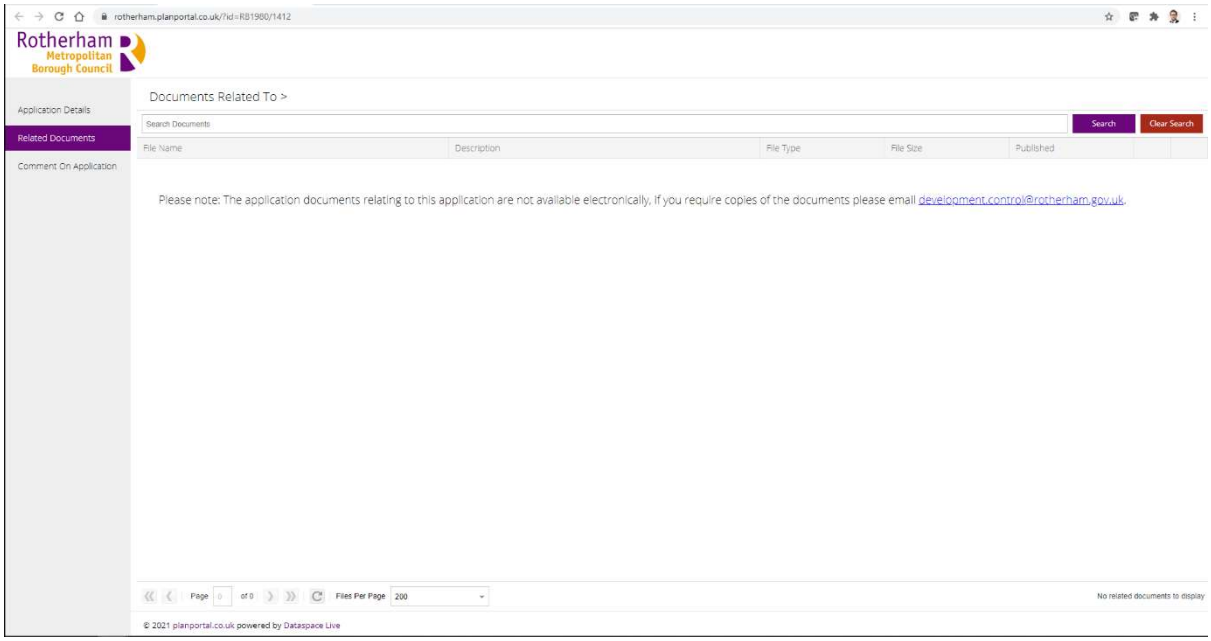
23. Green Deal measures, feed-in tariffs and roof leases.

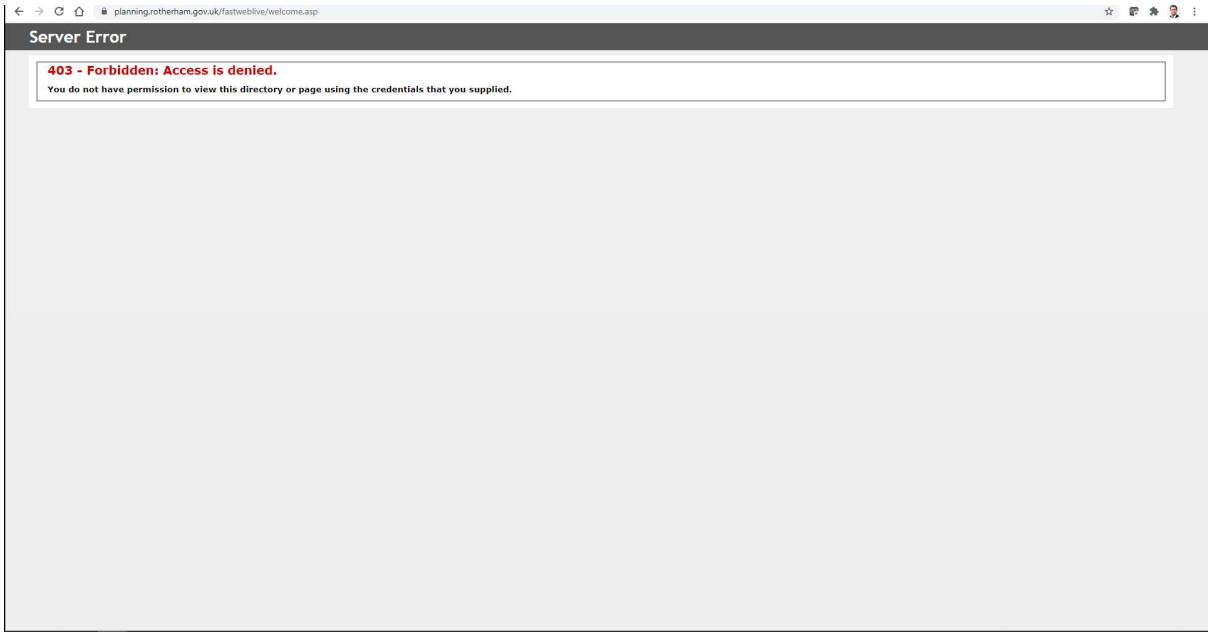
6.1 Planning

We strongly advise your legal advisor to check historic planning information with the Local Authority.

We have undertaken a basic search on the Local Authorities website and cannot find any records under the property - the LA's portal kept denying access.







Links: https://rotherham.planportal.co.uk/?id=RB1980/1412 , https://planning.rotherham.gov.uk/fastweblive/welcome.asp

Accessed: 21st June 2021.

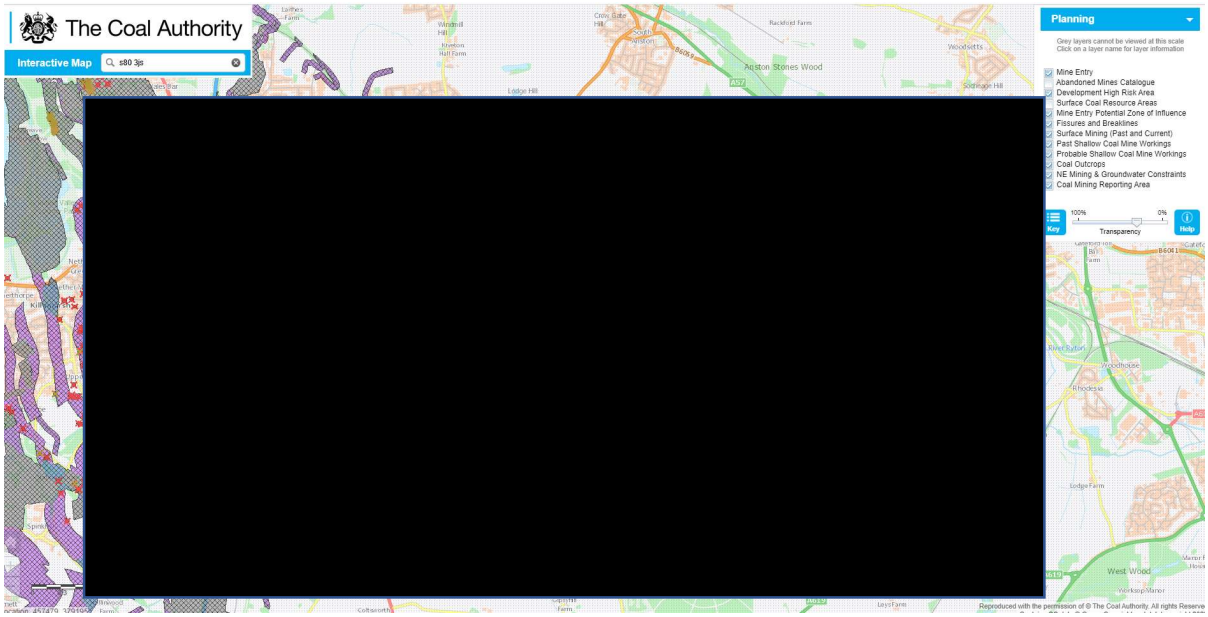
6.2 Building Regulations

We strongly advise your legal advisor to check historic building control information with the Local Authority and obtain any architects certificates/Professional Contractors Certificate (PCC) for any works that have been undertaken at the property.

We could not see how to access building control records on the local authority's website.

6.3 Mining

According to The Coal Authority website, there are no records of mining activity in the area. Your legal advisor should make a formal request for this information from The Coal Authority and further information and details should be provided in the searches they carry out. You should review these to ensure they are acceptable to you before committing to purchase.



Credit: The Coal Authority

For further information please see: http://mapapps2.bgs.ac.uk/coalauthority/home.html.

Accessed 21st June 2021.

6.4 Bats and Newts

It should be noted that all bats and their roosts and some newts are protected under Section 9 of the Wildlife and Countryside Act (1981). It is an offence to kill, injure, disturb or handle any bats and some newts or to disturb their roosts/nests (even those that are currently in-active).

Any offence could result in prosecution and a significant fine. Consideration should be given to bats when carrying out any work, especially to roofs, eaves, external walls and joinery and outbuildings.

Further information on bats can be provided by the Local Authority.

Newt found in the cellar next to the boiler room.	

6.5 Asbestos

This survey does not include an asbestos inspection and falls outside The Control of Asbestos Regulations 2012. Given the age of the building, asbestos may be present. A Refurbishment or Demolition survey should be undertaken before carrying out any repair or refurbishment work to the property.

Possible asbestos in the tank room floor tiles.	
The floor tiles on the first to second-floor staircase at the front of the property may contain asbestos.	
	

Pipe lagging in the boiler room possibly containing asbestos.	
Possible asbestos lagging in the front right cellar.	
We noted two safes during our inspection. A gun safe built into the landing joinery and a second safe in the front cellar. Old safes can contain asbestos so should be checked before they are disturbed. You should also ensure that the vendor leaves the keys for these if they do not take them with them. 	

7.0 Risks

Our professional body requires us to advise you of risks. Purchasing and living in any property involves a certain amount of risk. Please see our comments in Section 5.

Few aspects of old buildings are likely compliant with modern building regulations, nor is there any requirement for them to (in most circumstances).

7.1 Risks to the Building

- Timber decay

7.2 Risks to the Grounds

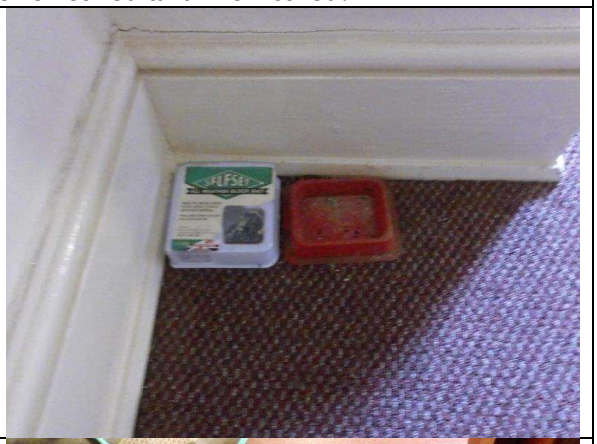
- Liability from people using the access driveway
- Drainage
- Dilapidated greenhouses
- Burrowing animals

7.4 Risks to People

- Dilapidated greenhouses
- Bee's nest
- Possible asbestos-containing materials

[redacted]

There are rodent boxes throughout the property, suggesting there is a sizable problem. We recommend that these traps and bait boxes are refreshed and monitored.



The property looks to have a main wired fire alarm system that is no longer powered up – there are no lights on the fire control panel or additional control panels. There are separate battery-powered smoke alarms in various areas too. We recommend that all properties have a main powered radio linked system as a minimum. With the property having three floors of habitable accommodation (plus cellars) an LD2 system is recommended and BS5839 Part 6 2020 should be followed.