

## Our overall opinion of the property

This property is considered to be a reasonable proposition for purchase at the agreed price of £262,000, provided that you are prepared to accept the cost and inconvenience of dealing with the various repair/improvement works reported. These deficiencies are common in properties of this age and type. Provided that the necessary works are carried out to a satisfactory standard, I see no reason why there should be any special difficulty on resale in normal market conditions.

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Section of the report	Element number	Element name
E: Outside the property	E3 E8	Rainwater pipes and gutters Other joinery and finishes
F: Inside the property	—	—
G: Services	G1	Electricity
H: Grounds (part)	H2	Other

E1  
Chimney stacks

There is one chimney stack, made of rendered masonry with moulded concrete details, located over the left centre of the roof. There is some weathering to the chimney stack which, although not serious, will need to be repaired within a few years.

Where the roof coverings abut the chimney stack the gap is sealed with cement fillets. These are not as durable as proper lead flashings and will shrink and crack. You should replace the cement fillets as soon as possible with lead flashings.

When access is obtained for the flashings, the top of the chimney stack should be checked at close hand in order to assess whether any cowls are needed over the flue openings as these cannot be seen from ground level. In particular, the disused flues may need to be covered (and ventilated) to prevent rainwater from entering.

The chimney stack is shared with the neighbour. It is known as a "party stack". This means that your neighbour will have a number of legal rights over your chimney stack and, conversely, you will have a number of legal rights over the neighbour's. Your legal adviser can explain more about this to you (please see section I).

E2  
Roof coverings

The main roof is of pitched and hipped design and covered with clay tiles which are laid over a secondary lining of sarking felt. Whilst there are no signs of any serious problems, the roof coverings are of some age and the tiles will become more porous and brittle as they age. Although it is difficult to accurately predict the life

F3  
Walls and partitions

The inside faces of the main walls are coated with plaster. The partition walls are built of masonry (most likely concrete blocks), also coated with plaster. There are no signs of any problems but cracking to some surfaces (for example above the door inside the main bedroom) is present. This is a result of normal building movement and you will need to fill cracks from time to time as part of routine redecoration.

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An original section of partition wall has been removed, some years ago, to create an enlarged living room. There are no signs of any problems as a result but it is important that the other parts of the dwelling be properly supported. If not, the unsupported parts can distort or, in the worst cases, collapse. Your legal adviser should check if building regulation approval was obtained for this work (please see section I). If this does not exist, or the documentation is not acceptable, you should ask an appropriately qualified professional to investigate whether the building is properly supported. This will involve removing parts of the floor and/or ceiling.

F4  
Floors

The floors are made of concrete and timber. They are reasonably level and there are no indications of any problems.

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F5  
Fireplaces chimney

The rear living room fireplace has been removed and the flue covered over. There

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H1  
Garage

The garage (including the utility room and WC) comprises a single storey structure against the right side of the main building. The walls are approximately 130mm thickness and comprise concrete blocks. The roof is a sloping timber framed structure which is covered with clay tiles laid over a secondary lining of sarking felt.

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There is cracking between the upper part of the front wall of the garage and the main wall of the house. There is also cracking on the side wall of the garage, approximately 2 metres back from the front. The pattern of cracking indicates that subsidence has occurred to the front/right side of the garage. The cracks are quite old and the side crack has been filled with cement, probably several years ago. Remaining cracks are slight and there is no evidence of recent movement. Although the risk of further movement cannot be ruled out, I believe it is an acceptable one.

You will also need to accept the limitations of the relatively thin walls of this part of the building. You may find that the kitchen, WC and utility room are colder than other parts of the building. Condensation could also be an issue at times.

Other issues with this part of the building include the roof. Here several tiles are frost damaged and although they are in serviceable condition at present, some replacements will be needed over the next few years. Also, immediate repairs are required to the roof edge detail at the rear right corner, where a gap is currently allowing rainwater to enter.

H2  
Other

### Boundary Walls and Fences

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The concrete block wall on the right side of the driveway is damaged, loose and leaning. Unless it is repaired straight away, damage could be caused to parked