

Balment Keep

CHARTERED SURVEYORS

BUILDING SURVEY REPORT



**DEVON
EX**

STRAWBERRY HILL
WHITCHURCH ROAD
TAVISTOCK
DEVON
PL19 9BD



David M Balment FRICS
Vince Keep MRICS

Regulated By RICS

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1.0 GENERAL INFORMATION

1.01 Instructions

We are acting on instructions to provide a report on the overall condition of the property confirmed by our Standard Conditions of Engagement contained in our letter to you dated the 5 April 2018.

A copy of our Conditions of Engagement indicating the extent and limitations of our inspection is appended to this report.

In accordance with our conditions of engagement we have not at this stage arranged for any specialist tests or reports on the services installations but comments on the need for specialist tests are included.

1.02 Property Address

Devon EX

1.03 Name and Address of Client

Mr & Mrs

1.04 Inspected By

David M Balment FRICS

1.05 Date of Inspection

5 April 2018

1.06 Weather

Clear, dry and sunny following a 12 to 16 week period of well above average rainfall.

1.07 Tenure and Occupation

It is assumed that the interest is freehold, free from the usual encumbrances and with the benefit of vacant possession upon completion. The property was occupied at the time of inspection.

1.08 Orientation

For ease of reference in the report the front of the property is assumed to face predominantly in a north-easterly direction. The approximate magnetic bearing is 50 degrees. The accommodation and elevations will be identified accordingly.

1.09 Confidentiality

This report is confidential to the client and without our express consent should not be used for any other purpose. Its contents should not, without our consent, be revealed to any third party other than the clients' professional advisers or published in a form without our express written consent. No responsibility is accepted by us towards unauthorised third parties acting upon information contained within this report.

1.10 Planning/Roads

We understand that the property is not Listed nor is it contained within a conservation area. This should be verified by your legal adviser.

The property is approached from a made up and adopted public highway.

1.11 Outgoings

We understand from the Valuation website that the property is within Council Tax Band 'G'. This should be verified by your legal adviser.

2.00 DESCRIPTION AND SITUATION

2.01 Location and Surrounding Uses

The property is located within the Parish of It is approximately 1 to 1½ miles to the east side of the village. This village has a small range of convenience facilities including a post office/store, public house, primary school and village hall.

Hatherleigh is 3½ miles distant and has a wider range of educational, convenience and sporting facilities including a health centre.

Okehampton is approximately 10 miles distant and Exeter 33 miles.

The surrounding uses are residential and agricultural.

2.02 Property Type

The property dates from the early 1700s we understand and was originally a Rectory. It is set within approximately 16 acres of grounds, around 2 of which are formal gardens. We understand there are no Agricultural Ties with the land, but this must be checked by your legal adviser.

The Church of England sold the property after the war. As stated, parts originally built in the 1700s, but in the 1840s a Victorian addition was added. In the 1990s we understand considerable improvements were carried out, including re-roofing all main roof slopes, re-wiring the electrical installation, re-plastering extensive areas internally and the present vendor has also

continued making improvements including replacing sanitary fittings, fitting the kitchen and constructing the conservatory in 1997.

We understand that the Klargestep septic tank was installed around 2002/3.

We also understand that the property known as The Stables to the rear was sold off in 2004/5 together with a section of the outbuilding which are attached to the stables of the subject property.

2.03 Age

As previously stated.

2.04 Accommodation

This briefly comprises:-

Ground Floor

Entrance Porch; Entrance Hall; Library; Sitting Room; Dining Room; Central Hallway; Cloakroom; Office; Kitchen/Breakfast Room; Scullery; Conservatory; Cloakroom.

First Floor

Landing; Master Bedroom with En-suite Bathroom; Bedroom 2 with En-Suite Bathroom; Bedroom 3 with En-Suite Shower Room; Bedroom 4; Bedroom 5 with En-Suite Bathroom; Bedroom 6 with En-Suite Shower Room.

3.00 CONSTRUCTION AND CONDITION

3.01 Main Roof Coverings including Valleys

Main Roof

The main roof consists of four roof structures.

The major and larger roof structure consists of twin double pitched and hipped sections with a central valley gutter running between the two from front to rear, i.e. northeast to southwest. This roof is constructed of roof trusses, common rafters and purlins. The roof, as stated, was recovered in early 1990s with natural slate (probably Welsh) fixed to softwood battens and bituminous roofing felt to the majority. One section is unlined however. This was noted to the southeast (side) facing roof slope accessed from the master bedroom en-suite.

The roof plains were even and free from any major undulation and there was no sign of any great number of missing, slipped or broken slates. The ridge was formed as were the hips with concrete ridge tiles. We confirm that we had no access to the two inner slopes which project into the centre valley gutter of these two main roof structures. The roof coverings for a property of this age and type can be described as good.

We confirm however that we had no access to the valley. The vendor informs us there have been no problems with this valley, it has not blocked and has not overflowed and there has been no rainwater ingress internally, although some old staining to the valley timbers was evident.

We would strongly recommend that the valley be closely inspected and certainly cleared of any leaves and silt within the short term as will be stated under paragraph 3.02 in that slates vents are fitted to the roof slopes (the majority should be fitted to the inner roof slopes for aesthetic reasons), then these roof slopes should be examined and any loose, missing or cracked slates put back in position and the valley also closely examined.

Any moss should be cleared off at the same time as these further investigations are carried out. A roofer we would recommend would be S G Roofers (Mr Steve Gliddon (07773 236495)).

Addition 1 (Roof over Bedroom 6 and En-Suite Shower)

This roof is also a double pitched and hipped structure with a valley running between the outer roof slope of the main structure previously described to the northeast. This roof is covered as the previous roof and showed no sign of any great number of missing, cracked or broken slates.



We did note evidence of moss however to the side (northwest) elevation. Remove.

Clear out valleys at the abutment of various roof plains.

Lean-To Roof over Rear Landing

This is a mono pitched structure finished with natural slates. Sound.

Roof over En-Suite Bathroom to Bedroom 5

This roof is double pitched and gabled with natural slates. No sign of a major number of cracked, missing or broken units. Generally sound.

Conservatory Roof

This is a double pitched and gabled structure. There are issues we feel. Maintenance is required. The roof is finished with double glazed panels which have had a solar reflective heating applied. This has got crinkled and looks unsightly and the panel in our opinion facing the southeast garden side adjacent to the main wall of the property has blown and requires replacement. All requires sorting.



The roof has been strengthened.



Other Roofs

This includes a double pitched and hipped roof over the WC to the En-Suite of Bedroom 1. Sound.

Boiler House

A mono pitched structure over boiler room and ground floor WC. Sound.

3.02 Roof Construction and Roof Void

Main Roof

All the roofs were constructed individually with roof trusses, common rafters and purlins or just common rafters and purlins. Access was gained to the majority where possible. Generally, the basic structure appeared sound and the principle timbers free from major defect with the exception of the following. An extensive amount of roof timbers appears to have been renewed when the roof was recovered in the early 1990s, now nearly 30 years ago.

The major problem with the main roof, i.e. the twin double pitched and hipped section and the double pitched and hipped roof over Bedroom 6 and En-Suite Bathroom is a major condensation issue. We noted fairly extensive dampness to the underside of the felting, to an extensive number of rafters and to the tops surface of the fibreglass quilting. We could not inspect these whole roof areas due to access not being made possible because of the thickness of insulation. The void felt damp. This was partly caused by timber treatment work being carried out to the roof spaces only the day before. We understand from the specialist that 27 litres of water was used in the roof space in carrying out this process. This will have exacerbated the problem, but in our opinion, the matter is historic, i.e. has been going on for a considerable time and is evident to the underside of the felting and the tops surfaces of an extensive number of rafters are extremely wet and dark stained.

The cause of the condensation is due to warm moist air from the rooms below coming into contact with a cold surface (the felting). A damp unventilated situation occurs, condensation takes place with the subsequent damage resulting.

As we have discussed, the only way to overcome this problem is to install a considerable number of slate vents in all roof slopes, i.e. to the southeast side facing the garden and on the two inner roof slopes of the double pitched and gabled section and of course the roof slope facing the other side (southeast). With a through air ventilation system provided then condensation will be considerably reduced, if not eliminated.





We would also install a Positive Air system. This information can be obtained from southwestventilation.co.uk (01326 727101). See Drimaster- Echo Range ventilation system.

We understand that wood worm treatment that was carried out in 1997 to the three major loft areas and was guaranteed for 20 years. These have been re-treated on 16th and 17th of this month by Crockwood Preservations Limited (07968 006292). The work was carried out by a Brian Hyde and a 30 year guarantee will be issued. As stated, carrying out this work, has in fact had an obvious effect on the damp conditions within the roof spaces and when this dries out within a period of time, the situation will be improved, but there is no getting away from the fact that condensation is a major issue and this problem must be solved, if not, serious damage to the roof timbers will ensue. Indeed, when the air vents are installed, a closer examination of all timbers must be made by the roofer and if wood rot is present, then new rafters must be fixed to the side of the existing rafters which may have lost their structural strength.



Rainwater ingress noted to roof void over Bedroom 6. Valley issues and also rear hip rafters were wet. Check hips externally and valley gutter.



3.03 Chimney Stacks and Flues including Flashings

There is one chimney stack. This is located to the rear (southwest) elevation and this takes the flue from the open fire in the main sitting room. The stack above roof level is of block, stone or brickwork and has relatively newly cement and sand rendered elevations. Above roof level there was no sign of any cracking, leaning or bulging.



There is a stainless steel flue, also to the same elevation, which takes the flue from the oil fired boiler located in the boiler room. Also sound. No sign of any defects.



3.04 Gutters and Downpipes

The gutters and downpipes are generally of PVC ware. The gutters are semi rectangular in section and the downpipes rectangular. All discharge either to ground or to back inlet gullies. Ideally, all surface water from the base of these downpipes should be taken away from the wall surface to limit the chances of an internal penetrating or rising damp problem.

Although it was not raining at the time of inspection, it is impossible to state that the rainwater goods are free from leakages. Normally, if there are leakages, there is algae noted at the gutter and downpipe joints. There appeared to be fairly minimal algae, if none, but we did note that the rainwater goods were originally brown and have since been painted black necessitating redecorating which is a pain as the main point of plastic rainwater goods is that they are maintenance free.

3.05 Eaves and Soffits

The eaves are formed with timber fascia boards which appear to have a stained or dark brown painted finish. We noted wood rot at the corner of the fascia and eaves boarding at the abutment of the northeast and northwest roof slopes, i.e. on the north corner of Bedroom 6. Cut out and renew.

The soffits were narrow (up to 2” to 3” inches) so it is not possible to place ventilation grids here to aid the condensation issue in the main roof. No space.

We noted to the side (northwest) elevation, evidence of rot in places to the soffits and fascias, particularly to the mono pitched lean-to roof over the en-suite shower room to bedroom 6.

4.00 EXTERNAL WALLS AND ELEVATIONS

4.01 Mains Walls

The main walls are of solid masonry construction and vary in thickness between 24” and 27” generally, but with smaller sections found to first floor areas in Bedroom 6 and the En-Suite Bathroom off Bedroom 5.

The main walls were constructed of solid masonry, as stated, with two skins of large solid stone, in-filled with loose smaller stone. Externally all walls have a plain face Stucco cement and sand rendered finish (stone painted). Elsewhere, the stonework is un-rendered and is simply painted with what appears to be a good quality stone paint.

We must state that for a property of this age and type, the condition of the external walls generally was good. They are free from any major cracking, leaning or bulging.

We have the following comments to make:-

- (i) We noted hollow render to the left hand side of the main front door adjacent to the balanced flue which exits this wall from the gas fire in the library.



(ii) Further hollowness was found to the left hand side of the dining room window next to the Portico.

(iii) To the front (northeast) elevation we noted that this wall of the office and dining room has the external ground level higher than the internal finished floor level. This could and probably has caused a damp ingress problem in the past, although no serious damp was noted internally at the time of inspection. We would think it prudent however to reduce this external ground level below internal finished floor level. Similar remarks apply to the side (northwest) elevation.



(iv) Cracking was noted in the render to the side (northwest) elevation. Rake out and renew. These cracks are historic and are not structural in our view.

(v) Hollow render was noted to the rear (southwest) elevation to the area of wall above the kitchen/breakfast room, i.e. Bedroom 4 and 5.



(vi) Cracking was also noted to the rear (southwest) elevation around the En-Suite projection from Bedroom 1.

All these cracks should be filled with a proprietary filler prior to redecoration.

(vii) We also noted a crack on the side (southeast) elevation (facing the garden) between the head of the library window and the cill of the window in bedroom 2. Again, hack out and renew prior to redecoration.



(viii) A crack was also noted below the window cill of the library window.

We must point out the high cost of maintenance that will be necessary to protect the integrity of all the building elements. All rendered and un-rendered wall surfaces will have to be redecorated at 5 yearly intervals and all external joinery surfaces including windows, doors and rainwater goods. We understand from the vendor that the external windows were painted earlier this year and the walls not re-painted since 2008.

A new 'Portico' to the front entrance has been built. Of metal construction, painted and with a flat, probably lead lined covering. Sound.



4.02 Damp-proof Course

No damp-proof course was obviously inserted into the main walls due to the age and type of property. There is not a major damp issue with this property as the majority of the walls internally are dry lined as will be discussed later under paragraph 7.01. There was no major damage found to the plastered or decorative wall surfaces. It is probably the quality of the build and it may be that due to this, a slate damp-proof course was put in the walls when it was built, but there is no way of telling due to the fact that the walls are rendered.

4.03 Foundations

The foundations were not exposed at the time of our inspection and we are therefore unable to comment on their type or condition. Nevertheless a careful inspection was made of external and internal walling both visual and with the benefit of a hand level where appropriate for signs of any structure or ground movement. Any instances drawn or comments made are based upon such inspection and where appropriate recommendations are made for further investigations.

4.04 Windows

The windows are of softwood generally or uPVC ware. For a property of this age and type, they were in pretty good shape. All were decorated earlier this year and basically since the present vendor took occupation, have been well maintained. We will deal with the windows elevation by elevation and starting with the ground floor as follows:-

- (i) Two new windows were in place to the middle of the dining room three and one window to the middle of bedroom 3 above. These are single glazed sliding sash. The older windows have been overhauled, if not replaced with new.

- (ii) To the southeast elevation (facing the garden) a new window with door was in place in the sitting room and an older softwood window (sliding sash) in the library adjacent. In the master bedroom above there is a uPVC door (double glazed) and an old original sliding sash window to bedroom 2.



Wood rot noted to a ground floor window cill.



(iii) To the rear elevation at ground floor level, an older window remains to the kitchen/breakfast room with new double glazed (pair of doors) to the conservatory.

(iv) To the side (southeast) elevation there is a new uPVC window to the office with an older window (softwood) to the side. There is a hardwood window to the rear hall and new PVC window to the kitchen/breakfast room. The adjacent window to the scullery is an old unit. New window to the southeast side.

At first floor level to this northeast elevation, new double glazed windows were noted to bedroom 5 and to the landing. Elsewhere, they were older.

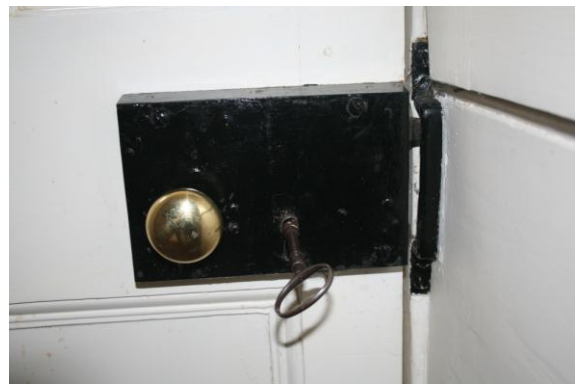
It appears that the older windows that remain have been overhauled whilst the older windows in need of replacement indeed have been. We examined the windows where possible and the only serious wood rot that was noted was the window cill to one side of the replaced bay windows in the sitting room. Cut out and renew defective parts. Prior to redecoration, which must be carried out in 3 to 4 years time, all window sections must be closely examined and any wet rotten parts, which there are bound to be, will have to be cut out and replaced as part of a maintenance programme. This will not be inexpensive due to the number of windows and to the fact that they are of timber.

4.05 External Doors

The external doors are as follows:-

Main (front)

Hardwood (painted) $\frac{3}{4}$ small paned. Sound. Very old and probably original rim lock and key. Still working!



Side (northwest) Elevation

To rear lobby and scullery. Two match boarded doors to this rear lobby. Frame showing signs of wood rot at base. Cut out and renew.

Southwest Elevation

To doors from kitchen/breakfast room. Small paned. Sound.

4.06 External Décor

Good. As stated, the external walls were redecorated in 2008 and were power washed in 2017 when all the external joinery surfaces were painted, perhaps with the exception of the fascia and eaves boarding which requires redecorating and making good in places due to wood rot.

5.00 FLOORS AND PARTITIONS

5.01 Floors

Ground

The majority of the ground floors are of suspended timber board and joist construction. The floor to the office, kitchen/breakfast room and scullery are of solid construction to the rear.

The majority of the suspended timber board and joist ground floors have been taken up and re-laid. This is apparent, we understand, to the floors in the main reception hall, dining room and drawing room. There is indeed a new pine floor laid in the library. There was no movement recorded to these floors and as all were exposed, they appeared in sound condition.

We are slightly concerned however that there is inadequate sub-floor ventilation which is necessary to prevent long term wood rot and worm/beetle infestation. Indeed, we noted only two

air bricks to the front elevation and none elsewhere. There is no through air ventilation therefore and we strongly recommend that additional vents be put into walls in strategic places to allow a good through flow of ventilation to the under floor areas.

We understand these floors have not been treated for worm/beetle infestation and ideally they should be.

The remaining floors are of solid construction. They have a carpeted or porcelain tiled finish. In the kitchen we understand it is of Travertine.

First

Suspended timber board and joist. Free from major movement or springiness. It appears that no timber treatment has been carried out to either of the ground or first floors and consideration should be given to a future inspection and any recommendations and remedial action carried out.

5.02 Sub-floor Ventilation

We refer to our previous remarks.

5.03 Internal Walls and Partitions

The internal walls were of masonry, brick or timber stud. Care was taken to ascertain that all ground floor load bearing walls were supported at lower ground floor level, in turn by load bearing walls. All were correctly placed and there was no sign of any major structural movement to the partitions or internal walls at ground or first floor level, particularly at their abutment with the main external walls.

5.04 Décor

The property generally has been tastefully redecorated throughout and no immediate works, in our view, are required, but this is a matter of personal taste.

6.0 INTERNAL JOINERY AND FINISHES

6.01 Doors

The internal doors throughout were generally four or six panelled pitch pine units. Sound, although some catches and hinges require easing.

6.02 Internal Joinery

Good quality door linings, architraves and skirtings. All in keeping with the style and character of the property.

6.03 Ceilings

The ceilings are of lathe and plaster or Gyproc plaster with a skimmed and emulsion painted finish. Some ceilings have a papered Anaglypta finish and some crinkling and cracking was noted to the hall ceiling. A new ceiling has been installed in the library. In the drawing room the ceiling has been re-skimmed three times we understand. The dining room ceiling is original. The kitchen/breakfast room has a new ceiling which has been skimmed and the ceiling in the scullery is textured. In the cloakroom the ceiling has been renewed and in the landing there is a lathe and plaster ceiling with a lantern (part glazed) installed. Anaglypta papered finish in bedroom 1 with en-suite bathroom as in bedroom 2.

Generally for a property of this age and type, the ceilings are in pretty good shape. No sign of any major cracking, leaning or bulging.

6.04 Wall Finishes

The wall finishes, considering the age and type of property, are pretty sound. The main principle rooms have the external walls lined internally with lathe and plaster. They have a papered or emulsion painted finish and there was no sign of any damage, including hollowness caused by damp issues generally evident. Good.

The internal wall surfaces, i.e. in the office, WC off the rear hall and scullery wall together with the front dining room wall where the external ground level is above internal floor level, there was no sign of a penetrating damp issue. These walls were tested with our moisture meter and there was no excessive damp recorded. We would however strongly recommend, as previously stated, that the external ground level in these areas be reduced below internal finished floor level. At first floor level the internal wall surfaces were generally sound. No evidence of major hollowness or bulging to any of the plaster recorded.

6.05 Fireplaces, Flues and Chimney Breasts

In the main drawing room there is a new open fire with marble surround and hearth. This flue discharges into the only chimney stack. This must be swept prior to use.

In the library there is an LPG gas fire which has a balanced flue. A gas safety check certificate should be made available to you prior to contract.

There were feature fireplaces closed off in certain rooms, i.e. master bedroom. The chimney breast tested dry where tested with our moisture meter. No evidence of hollowness.

6.06 Kitchen and other fittings

The kitchen, as you are aware, has been substantially refitted by Ashgrove Kitchens of Crediton. There is a good range of base and wall units, all soft closure, and an island unit, all with granite work surfaces. There is an induction hob, NEFF microwave with electric oven and grill under.

All appliances included in sale. Check.

Other fittings, including cupboard, wardrobe doors and other units were well made and in good order.

7.0 DAMPNESS

7.01 Rising

Rising dampness is not an issue. Tests were made with our moisture meter and all internal surfaces of external walls and internal load bearing walls. No excessive damp was noted, due in the main to the fact that the majority of these walls were dry lined as described.

We are slightly concerned because there is no damp-proof course as is with properties of this age and type and also we are slightly concerned that the external ground level to the front and side walls as described is at a higher level than internal finished floor level so dampness may penetrate. None however was noted, mainly due to the dry lining. However, conditions of dampness may well be in place behind the lining, but we cannot say. Usually after a long period of time, if dampness is serious, wood rot can occur to the skirtings and the base of door frames, window frames, etc., but none was noted.

The building was originally well built, has been well maintained and has been adapted over the years, so we would be surprised if major issues ensue in the future. Nevertheless keep a check.

7.02 Penetrating

We refer to our remarks concerning possible penetrating dampness due to the external ground to the front and one side being at a higher level than internal finished floor level. Reduce as stated.

7.03 Condensation

Condensation is a prevalent and a major issue in the majority of residential properties. This is due to modern building methods and in older properties is due to the increase in insulation being provided. This includes not only loft insulation which may be up to 300mm (12”) in thickness, wall insulation put in prior to re-plastering, insulation being put under renewed floor surfaces, installation of new double glazing to windows and doors and of course to life style issues. These include more frequent showering by individuals and the fact that a lot of properties are left unoccupied during the day and all windows shut.

It is vital therefore when warm moist air created is extracted at all times to prevent condensation forming on cold floor, walls or roof areas. This can be carried out by installing extractor fans in kitchens, bathrooms and utility areas. This is vital to prevent condensation issues which in extremely cases will lead to the breakdown of other timber elements in the roof, walls and other plastered and finishing surfaces.

We must state that Ventaxia fans were in place in bedroom 1, bedroom 2 and to the en-suite in bedroom 3. We did note that the extractor fan was not working to the en-suite shower room in bedroom 6. Sort.

We cannot over emphasise the importance of keeping the property adequately heated in the winter months and aired in the summer months to prevent a serious condensation issue.

8.0 TIMBER DECAY AND INFESTATION

8.01 Worm and beetle infestation

We refer to the fact that the timbers to the main roof accessed through several voids have been treated by a specialist prior to our visit on 16th and 17th October.

We refer to our remarks concerning the condition of the ground and first floor floors where no treatment work appears to have been carried out.

8.02 Wood Rot

We refer to our remarks concerning wood rot found to some fascias and soffits and also the timber window cill to the new window in the main drawing room (southwest elevation).

9.0 SERVICES

9.01 We are not instructed to carry out tests of the service installation and any comments contained within this report regarding their condition or operation are of a general nature only based upon a cursory inspection of such services. Further tests will be required by appropriate specialists if assurance as to condition or capacity of services is required. We have however lifted the covers of drainage inspection chambers where accessible within the curtilage of the property to inspect the foul water drainage system as far as it was possible. We confirm that supplies and service installations have not been tested.

9.02 Drainage

Foul Water

The foul water system is connected to a septic tank. It is a Klargestor with an electric masticator. The Klargestor was put in place in 2002/3 and is shared with the adjacent house, "The Stables". All costs are shared which include the emptying from time to time and this was last carried out earlier this year (SCG Drainage 01752 847737). A new motor and gear box was inserted at a cost of £185 in 2016 to the moving section.



There were one or two manholes in place to the southwest side of the property where various soil and vent pipes collected the foul waste. The drain run ran in a south easterly direction towards the garden. There were no access points prior to a small inspection chamber immediately in front of the tank. This was running clear at the time of inspection. Other manhole covers were hidden we understand and we strongly recommend that a CCTV inspection be made of the underground drainage system and all lines be power washed through. There is a possibility of tree root damage. A firm we would recommend would be Glanville Cleansing Services, Five Oaks, Crapstone, Yelverton PL20 7PE (01822 852535).

Surface Water

There is a surface water drainage system and a manhole located on the northwest side. This appeared to drain away towards the southwest boundary towards The Stables property. These drains ran free and showed no sign of a blockage. A further manhole was located to the front (northeast) side of the property where a surface water manhole was in place and the drains flowed towards the front boundary, i.e. towards the garage, into a soakaway, the condition and location of which we could not determine on site. This manhole was clear also. We would recommend that further investigation be carried out, the manholes be opened up and the drain lines have a CCTV inspection to ensure there is no tree root damage or fractures caused by other issues.

9.03 Cold Water System

The property has a mains water supply which was renewed in 2007. It is metered and the stop cock location is in the boiler house. Pressure when appliances were used/flushed was adequate. There is a cold water storage tank within the roof space accessed from the loft hatch in the ceiling of the en-suite bathroom to the master bedroom. This is lagged, but requires to be tidied up.

9.04 Central Heating and Domestic Hot Water

There is a floor mounted Windhager oil fired substantial boiler located in the boiler house. We understand that this unit was put in place long before the present vendor took occupation and it may be nearing the end of its life. We would strongly recommend that it be tested by a suitably qualified specialist boiler engineer. A firm we would recommend would be D B Heating, Atlas House, Plymouth Road, Tavistock (01822 611300). The boiler serves a wet radiator system and also heats the domestic water which is stored within the large hot water storage cylinder.



We understand that the vendor uses 500 litre's of oil approximately each year. At 50p a litre approximately this is £2,500 worth.

The electricity bill amounts to about £700 and the water about £120 at present!

9.05 Gas Installation

No mains gas available. LPG supply only to fire in library.

9.06 Thermal Insulation

The property has an Energy Efficiency Rating of Band F which is pretty poor. This is due to the type of heating, the single glazed windows and the un-insulated ground floors. The loft however is adequately insulated even though this is the cause of the condensation issue within the loft areas.

9.07 Sanitary Fittings

The sanitary fittings have generally been refitted since the vendor took occupation and all are of a fairly good quality. Where tested, all were in working order together with the Ventaxia units except to the en-suite off bedroom 6.

9.08 Electrical System

Mains overhead supply. External meter. We understand that in the late 1990s the property was re-wired, although we have seen no evidence of this. There are new MCB fuse boxes. There appeared to be a generally adequate number of lighting and power points throughout.

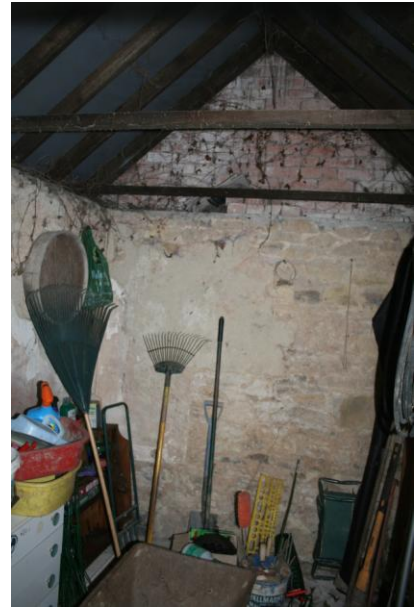


However, due to the age of the installation we most strongly recommend that the installation be tested by a suitably qualified NICEIC registered electrician prior to contract and would recommend a Mr Adrian Timms, Newlands Court, Powl Cross, Bridestowe EX20 4QE (01837 861663 / 07836 668796). We are concerned about the earth bonding. Regulations have changed recently. Sort.

10.0 THE SITE

10.01 Garage/Parking

The property has an attractive green oak “Hamlet” open car port with two spaces and an attached shed. There is a dwarf brickwork base, DPC, concrete floor and oak framing and boarding. The roof is double pitched and gabled and covered with natural slates. The condition of this building is adequate for use and purpose. There have been some movements between the structural members however. Keep a check, but no damage appears to have resulted. Probably the oak drying out over a considerable period.



10.02 Outbuildings

The Stables

Three loose boxes and a hay store constructed of timber framed and boarded walls. Double pitched and gabled roof. Concrete floor. The roof is covered with a corrugated composite material. All the roof panels at the eaves have become defective due to age and the action of the weather. New sheets will have to be put in place at this lower level.

Old Stable Building

Double pitched and hipped roof covered with natural slates. The walls are of solid masonry or cob. Externally part rendered. Fairly extensive cracking to front wall. All openings are left

exposed, i.e. there are no doors in place or windows. The floor is of natural stone cobbling or earth. An extensive amount of money is required to be spent on this outbuilding for it to be of use, although it was found to be fairly dry at the time of inspection.



Greenhouse

Aluminium framed.

Privy

Stone built and slated. Dry internally. Timber door.



Conservatory

The conservatory was built in 1997 we understand. The timbers were originally hardwood and the company was Truro based. Originally Georgian windows were put in place, but these have all been replaced due to wood rot and high maintenance with new uPVC double glazed units from “Reflections” of Bude. This work was carried out in 2015. A new ring beam was put in place prior to the windows being fitted, but the original roof panels remain. No solar reflective glass has been put in place and the building simply may be too hot in the summer months and too cold in the winter. The roof was strengthened and in our view the roof requires further investigation prior to remedial work being put in hand.

10.03 Gardens

The gardens have been extremely well formed by the present vendor. There were large lawned areas, ponds, kitchen garden area, a maize and all attractively fenced with beech hedging and post and rail. The gardens look south towards Dartmoor and the highest Dartmoor Tors can be seen to Yes Tor and Higher Willhayes. Magnificent.





The remaining 14 acres are purely grazing, used by a local farmer who in return cuts hedges and carries out other maintenance work. We understand there is no formal agreement, but this must be checked by your legal adviser. We did not check any of the boundaries however.

10.04 Highway and Access

We refer to our previous remarks.

11.0 MISCELLANEOUS

11.01 Surrounding Uses

Residential and agricultural.

11.02 Planning

Legal adviser to check planning history and status.

11.03 Flooding

We are not aware of any significant flooding in respect of this property.

11.04 Contaminated Land

We are not aware of any significant land contamination issues in respect of the subject property. Having inspected the subject property we have not identified any other sources of potential or existing contamination and we do not consider a formal Environmental Audit Report or Land Quality Statements to be necessary.

During our inspection we did not observe any obvious growth of Japanese Knot Weed within or immediately adjacent to the boundary of the property. It is a very intrusive plant which is known to cause damage to building structures, underground drainage/services and is designated as contaminated soil under the Environmental Act 1990. Remediation work is costly and can extend over a period of at least 2 to 3 years (chemical treatment) and can only be undertaken by specialist licensed contractors. Its presence may impact on the cost/availability of insurance. Its growth can be concealed by surface removal/cutting back and other vegetation and/or natural die off during winter months.

11.05 Mining

The property is located in an area where extensive mining activities were carried out between 1820 and 1910. We recommend that a mining search be obtained and this fact be pointed out to the insurance underwriters as a special premium may have to be obtained. A firm who can carry out this work is Frederick Sherrell Ltd., Consulting Engineering Geologists, 66 West Street, Tavistock, Devon, PL19 8AJ, tel. no. 01822 612915.

11.06 Radon Gas

All usual searches and enquiries should be made prior to exchange of contracts. Devon and Cornwall are considered to be areas of high risk for the presence of radon gas. This colourless and odourless gas is thought to be responsible for some cases of lung cancer. If you are concerned about this then further details and testing facilities are available from the National Radiological Board, Chilton, Didcot, Oxon, OX11 0RQ.

12.0 CONCLUSION, SUMMARY AND RECOMMENDATIONS

12.01 Matters to be referred to your Solicitor

Prior to entering into a legal commitment to purchase you must carry out further investigation and obtain costings to rectify defects found and other limitations found during the course of our inspection and reported by us in the body of this report and which will include the following:-

- (i) Check rights, liabilities and ownership of all boundaries
- (ii) Check that no agricultural agreement has been set up concerning the informal letting of the 14 acres.
- (iii) Check that all Planning and Building Regulation Consents and Completion documentation is in place for the conversion of the kitchen and the erection of the conservatory.
- (iv) Check all relevant guarantees for works carried out.
- (v) Check all water and electricity easements.
- (vi) Check EPR regulations in connection with the septic tank.

- (vii) Check presence of any Tree Preservation Orders.

These enquiries should be in addition to all standard searches and enquiries which should normally be made by your legal adviser on your behalf.

12.02 Specialist Reports & Builders Quotations

When considering the future ownership of the property, it is vital that you obtain the following specialist report and that you are fully aware of work entailed and costings to rectify defects and limitations found at the time of our inspection and reported by us in the body of this report which include:-

- (i) **We most strongly recommend that you obtain a firm quotation, prior to contract, for the eradication of the condensation issue within all roof voids. We have talked about the installation of air vents and the provision of a Positive Air System. We discussed a figure of around £3,000 for the placing of the air vents. Additional works may be more on inspection in relation to timbers which may have been affected badly by the condensation issue, but were not noted by ourselves due to difficulty in accessing areas of the roof.**
- (ii) Obtain electrical test.
- (iii) Carry out further investigations of drain lines.
- (iv) Provide additional ventilation to under floor areas of suspended timber board and joist floors.
- (v) Overhaul/replace defective sections of fascia and eaves boards due to wood rot.
- (vi) Ideally, inspect under floor areas of ground floor.

(vii) We refer to our remarks concerning hollow patches to the external rendering. Some re-rendering works have been undertaken by the present vendor, but due to age, hollowness to some rendered surfaces was noted and this will require hacking off and renewing in time.

12.03 Estimated Reinstatement Cost and approximate External Floor area

We recommend that buildings insurance cover is obtained in respect of the property in a minimum sum of £...,000 (... Hundred & Fifty Thousand Pounds). This includes outbuildings.

The approximate external floor area of the dwelling only is calculated to be 4042 sq ft (376 sq m).

12.04 Conclusion

This period early Georgian Rectory with later Victorian addition is set in glorious grounds and has magnificent views over the surrounding countryside to Dartmoor in the distance. The property is secluded, although there are other residential properties in the fairly immediate vicinity. The main features are the grounds which have been extremely well formed by the present vendor over the last 10 years and of course the 12 acres of grazing land.

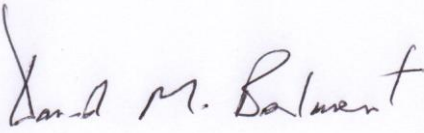
The property has been fairly extensively renovated and improved since 1990 and these works have been outlined in the body of this report. The present vendor has also carried out fairly extensive works to give the property a more contemporary atmosphere, but this has been done very sympathetically.

We must state that the majority of the defects found in the body of this report are more of a maintenance nature than structural.

We are concerned however about the amount of condensation within the roof spaces. This must be addressed immediately or else further damage will occur to the roof timbers.

We must point out that the property will occur high maintenance costs due to its size and the nature of its external finishing's, e.g. all external wall surfaces require repainting at regular intervals together with all joinery surfaces. The majority of the windows are of timber construction as are the doors, etc. Heating bills will also be high, again due to size and the method of heating.

We strongly recommend that you do not proceed to contract without having further specialist reports and quotations provided to you by the relevant craftsmen in connection with the defects found and mentioned in the body of this report.

A handwritten signature in black ink that reads "David M. Balment". The signature is written in a cursive style with a large initial 'D'.

**David M Balment FRICS
Chartered Surveyor**

Date of Report: 5 April 2018