COMMERCIAL BUILDING SURVEY

Of A Hotel
In Norfolk

FOR

Mr C
Property Development Limited

Prepared by:

INDEPENDENT CHARTERED SURVEYORS

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CONTENTS

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INTRODUCTION

Firstly, may we thank you for your instructions; we have now undertaken a Building Survey (formerly known as a Structural Survey) of the aforementioned property.

The Building Survey takes the following format; there is an introductory section (which you are currently reading), which includes a synopsis of the building, and a summary of our findings. This is a truncated format of the report.

We then go through a detailed examination of the property starting with the external areas working from the top of the property down, followed by the internal areas and the building's services. We conclude with the section for your Legal Advisor.

We are aware that a report of this size is somewhat daunting and almost off-putting to the reader because of this. We would stress that the purchase of a property is usually one of the largest financial outlays made (particularly when you consider the interest you pay as well).

We recommend that you set aside time to read the report in full, consider the comments, make notes of any areas which you wish to discuss further and phone us.

We obviously expect you to read the entire report but we would suggest that you initially look at the summary, which refers to various sections in the report, which we recommend you read first so that you get a general feel for the way the report is written.

As part of our service we are more than happy to talk through the survey as many times as you wish until you are completely happy to make a decision. Ultimately, the decision to purchase the property is yours but we will do our best to offer advice to make the decision as easy as possible.

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REPORT FORMAT

To help you understand our Report we utilise various techniques and different styles and types of text, these are as follows:-

GENERAL/HISTORICAL INFORMATION

This has been given in the survey where it is considered it will aid understanding of the issues, or be of interest. This is shown in "italics" for clarity.

TECHNICAL TERMS DEFINED

Throughout the Report, we have endeavoured to define any technical terms used. This is shown in "Courier New" type face for clarity.

PHOTOGRAPHS

We utilise photographs to illustrate issues or features. In some photographs a pencil has been used to highlight a specific area (with this property we have taken approximately one hundred photographs in total and we have enclosed a sample of these within the report).

ORIENTATION

Any reference to left or right is taken from the front of the property, including observations to the rear which you may not be able to physically see from the front of the property.

ACTION REQUIRED AND RECOMMENDATIONS

We have used the term **ACTION REQUIRED** where we believe that there are items that you should carry out action upon or negotiate upon prior to purchasing the property.

Where a problem is identified, we will do our best to offer a solution. However, with most building issues, there are usually many ways to resolve them dependent upon cost, time available and the length of time you wish the repair/replacement to last.

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SYNOPSIS

SITUATION AND DESCRIPTION

The Hotel is formed from a Queen Anne style manor house, with various Georgian and more modern extensions, alterations and modifications, set within its own grounds, we are advised of approximately 24 acres (not measured).

There are various ancillary buildings and the swimming pool.

The focus of this report is the Hotel.

We believe the property to be early 1700's (we have been advised 1707); the majority of the hotel is Georgian construction or newer. If the exact age of the property interests you your Legal Advisor may be able to find out more information from the Deeds.

Putting Life into Perspective!

Some of the things that were happening around the time the property was built:

1694	Bank of England Founded
1702	Work begins on Buckingham Palace
1714	Fahrenheit takes temperature
c.1720	Grand Tourists in Italy
1739	Dick Turpin hanged in York
1744	France and Britain at war again
1750	The start of the Industrial Revolution

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EXTERNAL PHOTOGRAPHS

Front elevation south side

Main entrance east side

Ballroom and adjacent buildings west side

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ACCOMMODATION AND FACILITIES

(All directions given as you face the property)

Cellar

Cellar

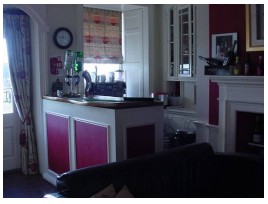
Testing for dampness with Gann Meter

Ground Floor – Front of House

- Reception area
- Dining room
- Bar
- Lounge
- Library
- Meeting room
- Toilet facilities:
  Gents WC
  Ladies WC
  Disabled WC
- Meeting room
- Ballroom area
- Function room under ballroom (below ground level)
- Rear staircase

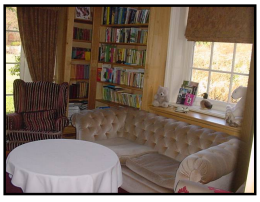
Reception

Dining Room



Bar

Lounge



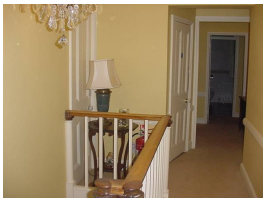
Library

Gent WC

Disabled toilet

Ladies WC

Baby changing area in ladies WC



Rear staircase

Ballroom

Function room

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Ground Floor – Back of House

- Main catering kitchen
  And wash up area

- Office area

- Laundry area

- Manager's living accommodation
  Including:
  - kitchen
  - lounge
  - first floor bedroom
  - first floor bathroom

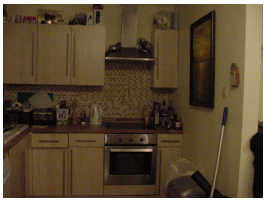
- Kitchen to function room

- Access corridor/staircase and rear staircase

Catering kitchen

Office

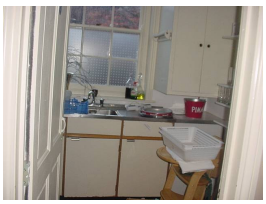
Manager's lounge



Manager's kitchen

Manager's bedroom

Manager's bathroom



Kitchen
to function room

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First Floor

(Rooms to the south side)

- Lady Betty's bedroom and en-suite
  (front left hand side)

Lady Betty's bedroom

Lady Betty's en-suite

- Abbots bedroom and en-suite
  (front middle)

Abbots bedroom

Abbots bath

Abbots en-suite

- Traffords bedroom and en-suite
  (front right hand side)

Traffords bedroom/lounge

Traffords bedroom/lounge

Traffords en-suite

- Amanda's room and en-suite
  (over main entrance east side)

Amanda's bedroom

Amanda's en-suite

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Ballroom side

- Michael's bedroom and en-suite


Michael's bedroom


Michael's en-suite

- Andrew's bedroom and en-suite


Andrew's bedroom


Andrew's en-suite

North side

- Aunt Diana's bedroom and en-suite


Aunt Diana's lounge


Aunt Diana's bedroom


Aunt Diana's en-suite

Top Floor

(Rooms within the roof)

- Bernard's bedroom and en-suite (left hand side)


Bernard's bedroom


Bernard's en-suite

- Harry's bedroom and en-suite (right hand side)


Harry's bedroom


Harry's en-suite

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SUMMARY OF CONSTRUCTION

Queen Anne Building

The Front, South Facing Elevation

Front south facing elevation

Chimneys:	Three brick chimneys
Main Roof:	Pitched roof clad in slates; incorporates two dormer windows and a lead valley gutter. Rear roof clad with pantiles; hidden valley gutters to the rear
Gutters and Downpipes:	Lead box gutter and valley gutter with cast iron gutters and downpipes
Soil and Vent Pipe:	Cast iron
Walls:	Flemish Bond brickwork (assumed). It includes decorative features such as quoins and pinch pointing, together with cement repairs.
External Joinery:	Predominantly Georgian 6 x 6 sliding sash timber windows and double glazed casement windows

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SUMMARY OF CONSTRUCTION

Main Entrance East Side, Ballroom West Side And North Elevation

Chimneys:	Four brick chimneys
Main Roof:	Pitched and hipped in a pantile, with a flat roof section to the east entrance. There is also a single storey section that covers the boiler area and laundry area that has an awkward valley gutter. There are various roof lights.

Main entrance east side

Ballroom west side

Gutters and Downpipes:	Cast iron
Soil and Vent Pipe:	Cast iron
Walls:	Flemish Bond brickwork and Stretcher Bond. The Ballroom is believed to be set on a structural frame with Stretcher Bond brickwork; part of the wall to the Ballroom is below ground level and therefore not visible.
External Joinery:	Predominantly Georgian 8 x 8 and 6 x 6 sliding sash timber windows and some casement windows.

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Services

Water Supply:	Own water supply via a bore hole
Drainage:	Own drainage system.
Heating:	A three boiler system, manufactured by Remeha; supplied by gas from two tanks LPH.
Electrics:	Assumed re-wired at the time of refurbishment.
Air movement:	Individual extract fans within the bathroom/shower suite and natural ventilation by opening of windows – no air conditioning.

During our question and answer session we received the above information from Philip Search.

We assume that the property is Listed.

The above terms are explained in full in the main body of the Report.

We have used the term 'assumed' as we have not opened up the structure.

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EXECUTIVE SUMMARY

Summaries are dangerous as they try to précis often quite complex subjects into a few paragraphs. This is particularly so in a summary about someone's future business when we are trying to second-guess what their priorities are, so it is important the Report is read in full.

It is inevitable with a report on a building of this nature that some of the issues we have focussed in on you may dismiss as irrelevant and some of the areas that we have decided are part of the 'character' of this property you may think are very important. We have taken in the region of fifty photographs during the course of this survey and many pages of notes, so if a comment has not been discussed that you are interested in/concerned about, please phone and talk to us before you purchase the property (or indeed commit to purchasing the property), as we will more than likely have noted it and be able to comment upon it. If we have not we will happily go back. Having said all of that, here are our comments:

Generally we found the property to be in a tired state, with a lack of external maintenance, although the internal was part of a refurbishment it now needs further work. There are various problems that are fairly typical for this age, type and style of property and some new ones too!

The Executive Summary incorporates our overall recommendations. We have divided this into 'The Good', 'The Bad' and 'The Ugly', to help distinguish what in our mind are the main issues.

The Good

Survey reports often are full of only the faults and general 'doom and gloom', so we thought we would start with some positive comments on the property!

- The design of the hotel works particularly well in the confines of the original structure.

- There is potential to develop into other structures surrounding the Hotel, assuming you own them.

We are sure you can think of other things to add to this list.

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The Bad

Problems / issues raised in the 'bad' section are usually solvable, but often need negotiation upon.

1) **Roof leaks and awkward roof details**

As with many properties roofs have been amended, altered and adapted over the years. There are some awkward details which result in roof leaks sooner or later. These are as follows:

1.1)The awkward valley gutter to the rear south side of the property

Allowing water to leak into Lady Betty's room en-suite area.

Awkward valley gutters

Grass and moss in the valley gutter and also the lead needs checking

Dampness in the roof space beneath the awkward valley gutter

ACTION REQUIRED: We recommend that roof lights are added, (accessed via Bernard's Room, formed within the roof space) where there is an access panel to enter the roof void. This will allow viewing of the valley gutter and also access to it. We note at the present there is literally grass growing from both of the valley gutters.

ANTICIPATED COST: To fit roof light and remove grass, etc, in the region of £2,000 to £4,000, depending upon the condition of the valley gutter. We recommend you obtain quotes.

We also later on in the report recommend the purchase of a tower scaffolding which would make access to these valley gutters a lot easier.

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1.1) Valley gutter adjacent to Laundry/Boiler Room

There is also an awkward valley gutter roof to the rear of the property (west side) between the single storey roof over the laundry and boiler room area and the Manager's accommodation area.

ACTION REQUIRED: Requires clearing and checking of the flashing.

Low level valley gutter

1.3) South elevation, dampness getting into lead box gutter

We also found some dampness getting into the box lead gutter to the front of the south elevation on both the far left and far right hand corners. We believe this is a roof defect you will chase forever and a day.

ACTION REQUIRED: We normally find that mastic prolongs this area, but ultimately it will need to have the lead lifted and checked.

Lead box valley gutter

1.4) Flat roof over the entrance area

There is a largeish flat roof near the end of this area which is ponding. The felt is relatively new so we would expect the life of this area to continue for some time. However, we did note the coping stone is not large enough and therefore is causing water to come down through the parapet wall.

Flat roof near entrance area

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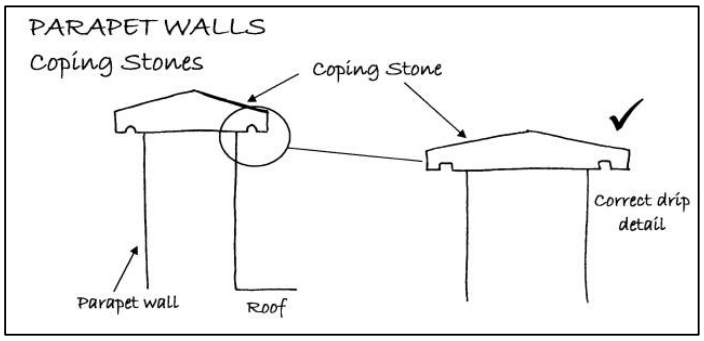

ACTION REQUIRED: Add a larger parapet stone and a lead flashing.

ANTICIPATED COST: In the region of £2,000 to £4,000; please obtain quotations.

1.5) Roof Lights

We would also draw your attention to the timber formed roof lights that are present in the pitched roof area adjacent to the flat roof, near the entrance, which will need attention in the next few years and are starting to rot.

Please see the Roof Section of this Report.

Timber roof light adjacent to flat roofs

2) **Deterioration to the Roof**

We would draw your attention to the following areas:

2.1) Roof over Lady Diana's bedroom area

This is a close boarded timber roof. We noted areas of rot.

ACTION REQUIRED: We would suggest generally that a roofer is given one to two days to overhaul this area and other sections of the roof. There is no immediately urgency as close boarded roofs are strong, however we would have the work carried out before the winter of 2011.

ANTICIPATED COST: In the region of £2,000. Please obtain quotes.

Areas of rot

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Close Boarding Defined

These are timbers positioned on the common rafters which are butt jointed together. They add to the wind resistance and water-tightness of the roof together with the overall structural integrity of the roof. Usually this type of roof does not have an underfelt, this can lead to problems if the roof is not cross-battened as wet rot will occur to the underside of the timbers. This is very difficult to identify.

2.2) Dampness/rot in timbers adjacent to valley gutters

We have mentioned the valley gutters allowing water in and we can see rot in the timbers adjacent to these valley gutters.

The darker areas are the deteriorating timber

ACTION REQUIRED: These need to be repaired once the valley gutter has been cleared. Please see earlier point 2.1.

ANTICIPATED COST: We would expect costs in the region of £2,000 to £4,000; please obtain quotes.

Leaks in corner of room come from the valley gutter above

2.3) Dampness getting into flat roof near rear ballroom

Dampness is getting in via the flat roof near the ballroom.

ACTION REQUIRED: Please see earlier points.

Please see the Roof Section of this report.

Dampness getting into flat roof near ballroom

NOTE: There will be savings in cost by combining the roof covering work and the roof structure work.

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3) **Brickwork**

3.1) Variety of different types of bricks

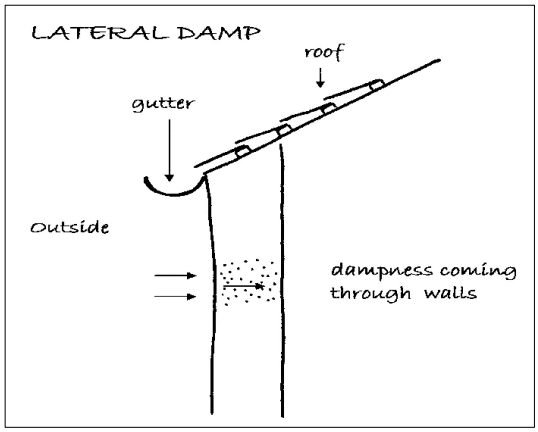
The property has a variety of different types of brick (both size, type of clay to the brick and mortar joint) embedded in a mixture of different Bonds as the popularity of Bonds changed over the years.

Deterioration to soft red bricks

The predominant factor with this property is the soft red brick that has been used to the main Queen Anne property and some of the east and west elevations. This is deteriorating and is leading to lateral dampness (dampness coming through the walls, coming into the structure).

An example of pinch pointing that needs re-pointing

We can see that ad hoc repair has been carried out to a poor standard. We recommend a meeting with the Local Conservation Officer and an agreed programme of works is carried out. Whilst you probably could do the work without meeting with the Local Conservation Officer we feel that if you wish to have future work carried out, such as the Coach House, it is best to show them that you have an understanding of properties of this age and era.



ACTION REQUIRED: Re-pointing to the brickwork in an appropriate lime mortar. You may need to repair some bricks, although we recommend you keep the original if at all possible.

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3.2) Brickwork – Damp Low Level

We are getting minor readings at low level in the walls. We would recommend that the earth around the outside is taken away from the property to allow the walls to breathe and dry out.

ACTION REQUIRED: Dig earth back from the property.

Please see the Walls Section of this Report.

4) **External Joinery**

The windows are in need of work generally and are in a variety of different conditions. A programme of maintenance needs to take place. We have found in our experience budget wise it is best to work elevation by elevation, one at a time to ensure the work is carried out correctly and learning lessons about the windows as you progress.

General view of deteriorating sliding sash window

Alternatively, you could carry out the work as one contract to get it completed and out of the way. We tend to find that we get a better long term job in this age of property where the contactors are allowed to work at their own pace rather than contract time, as long as they are managed well.

Close up where the rot is not as bad as we expected when tested with a knife sliding sash window

ACTION REQUIRED: General easing and adjusting of windows, repairing by cutting in of new timber, filling and redecoration.

ANTICIPATED COST: Overall, for a programme of work over several years we would expect costs in the region of £10,000. With a contract we feel you would get a cheaper job but not as good a job.

Please see the External Joinery Section of this Report.

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5) **Vegetation / Ivy**

The vegetation to the west side needs cutting back, particularly the ivy to the west side which should ideally be put onto a trellis.

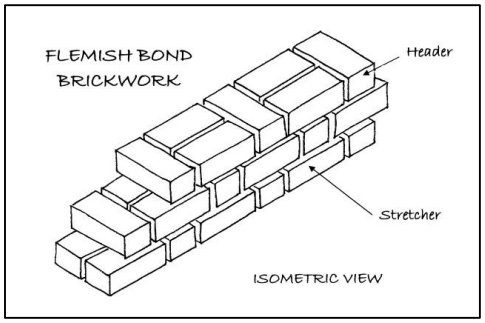
ACTION REQUIRED: Cut back vegetation.

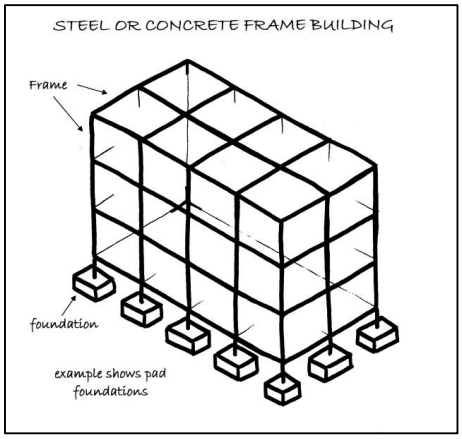
Vegetation needs cutting back

6) **Differential Movement**

This property has a mixture of different construction techniques that have come about as it has been extended and altered over the years; from the original solid wall construction of the Queen Anne house to the more modern day structural frame construction of the Ballroom. As such, there are different levels of movement occurring within the structure, which has resulted in some visible movement in the property.

This has been exacerbated by the extra moisture that is in the property, as mentioned above.





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In our experience there will still be an element of differential movement in a property such as this, which the building should be able to accommodate and which the associated cracking will be there for some time before the area is decorated. It is operational preference as to whether redecoration is en masse during a close down period, often in January, or whether continuous redecoration is carried out during empty periods.

You can see in the purlin that running out in this photo movement has taken place

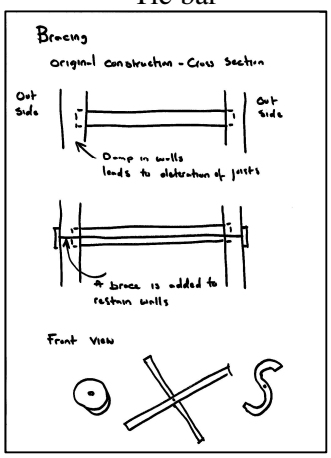
Differential movement in Traffords room between the bedroom and adjoining corridor

Movement in Andrews room between the bedroom and en-suite

7) **<u>Tie Bars</u>**

With reference to the differential movement that we have mentioned we would draw your attention to the tie bars that have been used in the structure. These were commonly used around the war years, or earlier, and they were used to strengthen walls where lateral has been lost. This the sort of thing that can cause differential movement in a property as these rear roof extensions on the south side of the property where once additions to the property (as we can see from the different brick bond that has been used) and therefore has put different stresses and strains on the property, which has ultimately meant that tie bars have been added.

Tie bar



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8) **Services and Certificates**

You should have up to date Certificates on the:

- Electrics
- Heating system
- Asbestos reports
- Health and Safety
- Environmental Health

Heating System

We believe that one boiler does not work/is in need of maintenance.

A better balance of heating and ventilation needs to take place in the building

The addition of en-suite rooms throughout the property, whilst essential for the boutique hotel, means that The has a lot more moisture generating areas than it ever had before, particularly when you add the commercial kitchen into the scenario.

Existing extract system

ACTION REQUIRED: We recommend a programme of adding additional extract fans throughout the property. These should be controlled by thermostatic controls as you will get interstitial condensation.

Asbestos report

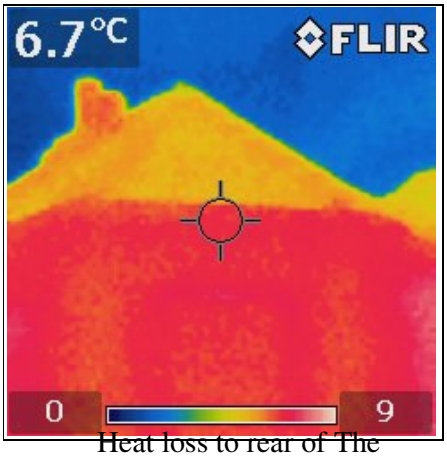
We are advised that there is an asbestos report. We have identified asbestos to the rear north and east side of The Hotel.

Environmental Health

The Environmental Health may have a view on the dampness within the cellar and general hygiene standards, such as there being limited insect screens in the kitchen area.

9) **Energy Efficiency**

This is not part of the survey but we had a thermal imaging camera to hand and we noted there is quite a lot of heat loss, particularly to the rear section of The Hotel. As mentioned elsewhere within this report there may be the opportunity to use heat exchanges to recycle heat that is being used and lost in the property.



Heat loss to rear of The

It did occur to us that there is also the opportunity to utilise the warm air that is being extracted via heat exchange unit or equivalent to help reduce the long term heating bills.

ACTION REQUIRED: We recommend further investigations.

The Ugly

We normally put here things that we feel will be difficult to resolve and will need serious consideration.

As with any property of this age, type and style there is an element of cost and ongoing cost and an element of risk. From a surveying point of view providing you have a suitable budget available to carry out the repairs we feel that there are no issues that fall into this section.

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Other Items

Moving on to more general information.

Focused structured programme of maintenance

We find that with an operator run business the day to day business needs/activities take precedence over long term solutions. Therefore you are often repeatedly carrying out the same maintenance items. We have found over the years the best way of achieving a reduction in maintenance is by having a structured programme of long term maintenance.

Example of tower scaffold

To this end we feel high level access equipment would be an advantage, such as The's own tower scaffolding.

Purchase Price

We have not been asked to comment upon the purchase price and we have not seen any of the books or accounts etc.

Every Business Transaction has a Risk

Every business transaction has a risk, only you can assess whether that risk is acceptable to you and your circumstances. You should now read the main body of the Report paying particular attention to any "**ACTION REQUIRED**" points.

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Estimates of Costs

Where we have offered an estimate of building costs please remember we are not experts in this area. We always recommend you obtain quotations for the large jobs before purchasing the property (preferably three quotes). The cost of building work has many variables such as the cost of labour. For unskilled labour we currently use between £75 and £100 per day (the higher costs in the city areas) and for tradesmen we use between £100 and £200 per day for an accredited, qualified, skilled tradesman. Other variations include the quality of materials used and how the work is carried out, for example off ladders or from scaffold.

If you obtain builders estimates that vary widely, we would advise the work is probably difficult or open to various interpretations and we would recommend a specification is prepared. It would probably be best to supervise the work if it is complex, both of which we can do if so required.

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SUMMARY UPON REFLECTION

The Summary Upon Reflection is a second summary so to speak, which is carried out with our thoughts a few days after the initial survey. We would add the following:-

We would ask that you read the main report and specifically draw your attention to:

a. That there is some work to make The Hotel wind and watertight, for example general work to the roof, superficially the awkward valley gutters and awkward roof details.

b. The heating of the property needs to be reconsidered. We believe that one of the boilers is not working properly. We suggest you look into better energy efficiency methods into reducing the loss and re-using heat.

c. We would recommend additional extract fans are added to reduce the moisture in the rooms.

d. Repairs and redecoration are required to both the brickwork and the external joinery to stop dampness getting into the structure and further deterioration.

e. General vegetation cut back, again to stop dampness getting into the structure.

f. Repair and redecorate external joinery.

g. Full Certificates needs to be obtained to ensure the property is fully compliant with all the various regulations.

As a general comment we would always recommend a specification is prepared for any major works. We would also recommend that you obtain at least three quotations for any work from a qualified, time served tradesperson or a competent registered building contractor prior to legal completion.

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If you wish we can prepare specifications, obtain quotations for the work and manage it and ensure it is carried out to the correct standard, timescale and cost requirement.

We would draw your attention to the fact that we have summarised some quite complex issues, for example the re-pointing of the brickwork will have to be in a lime mortar and will normally require to be in the pinch pointing style by the Local Authority.

For full details with regard to the various issues please see the Report in full. We ask that you read the Report in full and contact us on any issues that you require further clarification on.

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THE DETAILED PART OF THE REPORT FOLLOWS WORKING FROM THE TOP OF THE PROPERTY DOWNWARDS

We have been advised that The is Listed.
Your Legal Advisor needs to confirm what Grade of Listing and make their own enquiries.

A Listed building will have various requirements and permissions to be obtained before work is carried out, over and above those normally required and these need to be considered and funded appropriately.

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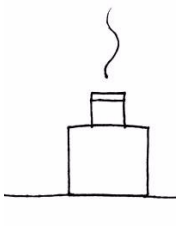
EXTERNAL



CHIMNEY STACKS, FLUES, PARAPET WALLS, DORMER WINDOWS AND ROOF WINDOWS

Chimney Stacks

This property has seven chimneys. All directions are given as you face the property.

South Elevation

Chimney one, located to the right hand side

This chimney is brick finished with a lead flashing and no chimney pots. From what we could see the chimney is in average condition. Unfortunately we were unable to see the very top of the chimney, known as the flaunchings, we therefore cannot comment upon it.

Chimney one

Close up of chimney one

ACTION REQUIRED: Re-secure the lighting conductor. Please see our comments in the Executive Summary.

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Chimney Two, located to the middle of the south elevation

This chimney is brick finished with two chimney pots with lead flashings. From what we could see the chimney looks in average condition. Again, we were unable to see the flaunchings so we cannot comment upon them, other than to so say that we did notice some moss to the top area, indicating that they may be starting to deteriorate.

Chimney two

ACTION REQUIRED: Close up inspection of this chimney, along with the others in the summer of 2011.

Chimney Three, located to the left hand side of the south elevation

This is a substantial brick built chimney finished with four chimney pots that again we are happy to say is in average condition. It was difficult to view the flashings properly.

Chimney three

ACTION REQUIRED: A close up inspection when access is gained to the valley gutters.

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Chimney Four, located to the middle of the property

This chimney is brick finished with two chimney pots with a lead flashing. From what we could see the chimney has been partly rebuilt and looks in average condition.

Chimney four

Damage to the side of the chimney which needs repair

Chimney Five, located to the middle of the property

This chimney is brick finished with one chimney pot with lead flashings. It is in slightly below average condition and needs some repointing work.

Top of chimney five

Base of chimney five

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Chimney Six, located to the far end of the Ballroom

This chimney is again brick finished with four chimney pots with a lead flashing. There is lots of moss to the top, indicating that dampness is starting to get in. We would comment that the aerial attached to it is quite high. It may damage the chimney and you need to check that the wire is not cutting into the brickwork.

Chimney six – ballroom

Chimney Seven, located to the Manager's accommodation area

This is a large substantial brick chimney which was difficult to view.

ACTION REQUIRED: Whilst it looks to have a lead flashing we would suggest you double check the condition of this chimney in the summer of 2011.

Chimney seven

Flaunchings Defined
A low, wide cement mortar fillet surrounding the flue terminal on top of the chimneystack to throw off rainwater.

Flashings Defined
Flashings prevent dampness from entering the property, usually at junctions where materials change. Such a junction is the one between the chimney and the roof.

Base of chimney seven

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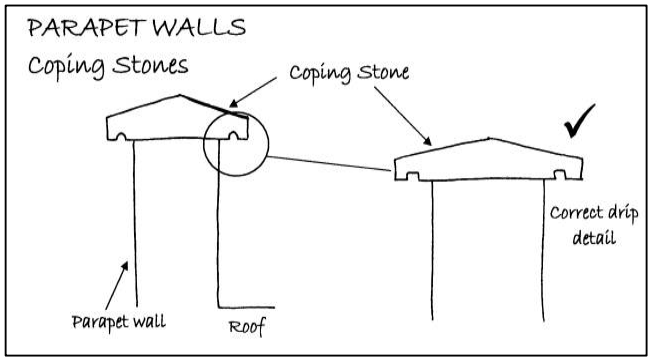
Parapet Walls

Parapet walls are usually walls that are above roof level and often sit on the boundary of the property.

To the east side/entrance side there is a flat roof which has a parapet wall. This also forms the front of the east side of the building.



The brick parapet walls are finished with a coping stone. In this particular instance the coping stone detail is too small/ incorrectly positioned.

ACTION REQUIRED: Replace existing coping stones and add a lead flashing and also check the condition of brickwork and repair if necessary.

Finally, we have made our best assumptions based upon what we could see. A closer inspection may reveal more.

Parapet wall without suitable drip

Damage to brick parapet wall

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Dormer Windows

Dormer windows are often used where rooms are formed within the roof space and have the advantage of allowing light into the area and also giving the head space to allow them to be stood next to.

There are two timber dormer windows located to the front of the property. They have been inspected from ground level and from the window itself.

Dormer One

The dormer has a convex roof with lead sides and looks in average condition as viewed from ground level. The windows look to have been upgraded quite recently as they are double glazed. We noticed that the quadrant beads have not been fixed very well and the frame as a whole would benefit from redecoration.

View of front dormer

Dormer Two

This dormer is located on the right hand side (all directions given as you face the property) and we would make similar comments to dormer one.

ACTION REQUIRED: Redecorate. We would also recommend that the roof is inspected at the same time as the redecoration in the summer of 2011.

Quadrant beads to the dormer windows are not the best of jobs.

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Roof Windows
(sometimes known by trade name of Velux Roof Lights)

The property has five roof windows; three flat purpose made windows to the pitched roof and two manufactured roof windows; one to the flat roof area and one dome over the ballroom staircase.

Three purpose made flat timber roofs

There are three purpose made timber roof windows with a lead finish, considering the age, they are in reasonable condition, with some attention due to wet rot. They are in average condition and some wet rot is starting to take place, particularly at the base.

Purpose made roof windows

ACTION REQUIRED: Please see our comments in the Executive Summary.

Manufactured roof lights

The property has two manufactured roof lights; one to the flat roof which gives access from the Traffords Suite and a circular one which gives light to the staircase into the Ballroom.

We would make a general comment with regard to roof lights. We generally find it is only a matter of time before they leak. We did notice there was a visible leak on the roof light to the rear stairs end near where access is gained into the rear roof, or this may be condensation. Either way it seems inevitable with roof windows that they will sooner or later leak. If this does not occur then they seem prone to condensation. Keep a cloth handy!

Manufactured roof window from the Traffords Suite

Manufactured dome roof light over ballroom staircase

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ROOF COVERINGS AND UNDERLAYERS

The Roof Coverings and Underlayers section considers the condition of the outer covering of the roof. Such coverings usually endure the extremes of climate and temperatures. They are susceptible to deterioration, which ultimately leads to water penetration.
The underlayer's function is to minimise wind and water damage. Dependent upon the age of your property this may or may not be present, please read on:

We will consider the roofs in three different areas; the original slate roof to the front south, the main pantile roofs and the three flat roofs (over the front entrance at single and two storey height and over the ballroom).

Front South Roof

The south roof is pitched and clad with quarried slate. The slates sit fairly true and are generally in average condition considering the property's age, type and style. We can see a few slipped/damaged slates but nothing over and above what we would normally expect to see.

Front south slate roof

Unfortunately, we have not been able to inspect the underside of the slate roof as rooms have been formed within this roof (Bernard's Room and Harry's Room), which means the roof is lined with a plasterboard. We could not see any visual signs of leaks in these areas.

Main Roofs

The remaining roofs are pitched and hipped in some areas and clad predominantly with pantiles which are common for the area. We can see some pantiles have slipped and need re-bedding.

Pantile roof

Close up of pantiles

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ACTION REQUIRED: Please see our comments in the Executive Summary. You need a general maintenance upgrade of the roof. We have noted dampness getting in on the west elevation and east elevation and that leaks are occurring to the awkward valley gutters.

Care should be taken when handling the pantiles, as some of them have vents for the extracts from the en-suites and if these are displaced then the extract will vent into the roof which will cause damp and deterioration.

Pantiles General information

Pantiles are generally found in areas that had trading connections with Holland. They were originally imported from Holland in the 17th Century, but were gradually superseded by home produced tiles. Both handmade and machine made pantiles went out of fashion in the 1900s but have come back into fashion partly due to the requirements of the local authority planners.

Valley Gutters

There are high level valley gutters to the rear of the south elevation. Dampness is being caused within the property and also down the walls.



Awkward valley gutters


Dampness on the walls

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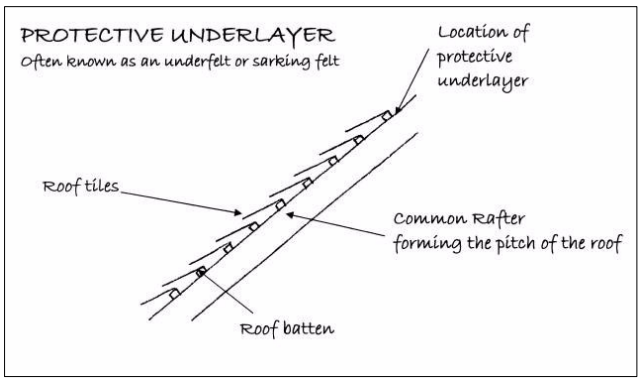
ACTION REQUIRED: The valley gutters are leaking and damp and rot can be seen work is required immediately.

Protective Underlayer (Often known as the sarking felt or underfelt)

From the 1940s onwards felts were used underneath tiles/slates to stop wind damage and water penetration, these in more recent years have been replaced with plastic equivalents. These are commonly known as underfelts but now the name is not really appropriate, as felt is not the only material used.



There are two areas where we could view the roof; one was to the staircase next to Lady Betty's Room on the front left hand side. Here we can see a Hessian based bitumen, which is the sort of underlayer that was used post war. You can also see in the photo some boards to the valley gutter and the darker areas where dampness is getting in. Generally this underlayer is in average condition where we could see it.


Roof over Lady Betty's Room

We could also see the roof to the rear northern end of the property where it is accessed near the old rear staircase. Here we could see the roof was close boarded. In most areas some dampness was getting in and we could see the flat roof to the rear Ballroom area was also close boarded and there is some dampness getting in. We can also see some felt has been used, similar to the front roof. Unfortunately we were not able to see the majority of the roofs.


Close boarded roof rear northern end


Flat close boarded roof to rear ballroom area

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Flat Roofs

There are four flat roofs to the property. They are at high and low level to the entrance and over the ballroom area.

Main roof on the east side, adjacent to entrance area

The main flat roof mineral felt covered and has some ponding. Typically this type of roof has a life of between 20 and 30 years, depending upon the quality of workmanship, materials and decking. This roof is approximately five years old.

Flat roof

Close up of box valley gutter

ACTION RQEUIRED: Replace valley gutter with a lead detailing.

Flat roof over entrance area

This roof looks to have had some leaks; the sort of leak that you can chase round forever. We spoke to the maintenance man about this who advised they had considered using fibreglass on it. We would not recommend this as we believe it is too hard a material.

Flat roof over entrance porch

ACTION REQUIRED: We recommend that ultimately this area is re-roofed with a modern high performance elastomeric felt.

Elastomeric Felt Defined

This is a felt with good elasticity.

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Hidden flat roof over the Ballroom

We are unable to see the flat roof over the Ballroom properly. This includes a high level circular roof light above the stairs. We can see from inside the roof that dampness is getting in.

ACTION REQUIRED: We recommend the addition of a further roof light that allows access and we are sure this can be added without affecting the look of the area too much. We would be more than happy to come back and inspect when this work is carried out.

Flat roof over entrance porch

Finally, all the roofs were inspected from ground level with the aid of a x16 zoom lens on a digital camera. Flat roofs have been inspected from upper floor windows and the roofs themselves.

Unfortunately we were only able to see approximately eighty percent of the roof from ground level via our ladder or via any other vantage point that we managed to gain. We have made our best conclusions based upon what we could see, however a closer inspection may reveal other defects.

For further comments with regard to ventilation please see the Roof Structure and Loft Section.

ROOF STRUCTURE AND LOFT

(ALSO KNOWN AS ROOF SPACE OR ATTIC SPACE)

The roof structure or framework must be built in a manner which is able to give adequate strength to carry its own weight together with that of the roof covering discussed in the previous section and any superimposed loads such as snow, wind, foot traffic etc.

Main Roof

Roof Access

We were able to gain access to the roof in two areas. A large part of the roof to the north section was visible via the access near the rear staircase and we were able to gain access to the roof over Lady Betty's staircase.

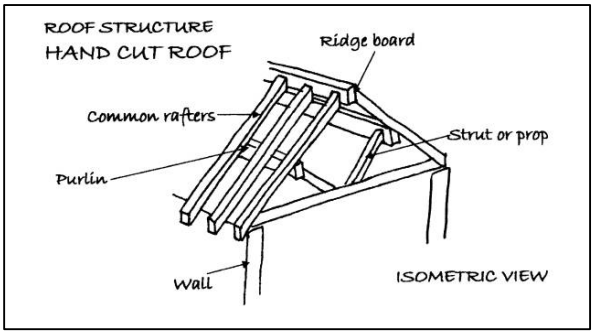
Main north roof / rear staircase roof access

The loft has been viewed by torch light, which has limited our viewing slightly. With regard to the rear staircase you will need your own ladder to gain access to this area.

It should be noted that in the north roof access was limited to approximately 25% of the roof by the water tank.

Main North Roof Structure

This type of roof structure has, what is known as, a cut timber roof, which is a roof that is purpose made and hand built on site. It is close boarded which makes it particularly strong. Without the original design details we cannot categorically confirm that there are no defects; however it is in line with what we typically see, with the exception of damp found to the close boarding on the west elevation.



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Close Boarding Defined
These are timbers positioned on the common rafters which are butt jointed together. They add to the wind resistance and water-tightness of the roof together with the overall structural integrity of the roof. Usually this type of roof does not have an underfelt, this can lead to problems if the roof is not cross-battened as wet rot will occur to the underside of the timbers. This is very difficult to identify.

The roof structure is a substantial cut roof, we would normally expect to see double purlins in this size of roof

Roof Timbers

We have inspected the roof structure for:

- Serious active woodworm
- Structurally significant defects to the timbers
- Structurally significant dry rot
- Structurally significant wet rot

Our examination is restricted by the general configuration of the roof and the insulation. What we could see we found is in slightly below average condition, with some dampness getting through, which in turn has caused wet rot and we believe some condensation as well.

The dampness is not extensive but in isolated areas. It is likely to be due to tiles being displaced and awkward details, such as the valley gutters that we have mentioned.

> **ACTION REQUIRED**: General maintenance to the roof tiles and flashings should resolve the dampness getting in. We would recommend that ventilation is added to the roof as there is high moisture generation within the property. Please see our comments in the Executive Summary.

Fire Walls – Fire Breaks

We note there are no fire break/walls in the roof space. We assume this met the fire regulations at the time of the alterations.

> **ACTION REQUIRED:** A check with the Local Authority to ensure that you are meeting current Fire Regulations.

Fire Walls Defined
Fire walls help prevent the spread of fire through roofs and are a requirement under the building regulations and general considered good practice by us.

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South Section Roof Space – Over Lady Betty's Suite

There is a second roof space located to over the Lady Betty's staircase and is accessed via an access panel in Bernard's Room on the front left hand side (all directions given as you face the property at the south elevation).

The winch for the chandelier

Staining to the timbers indicating dampness getting in.

ACTION REQUIRED: Dampness is getting into the awkward valley gutters we mentioned earlier; please see our comments in the Executive Summary..

Ventilation

We recommend ventilation is added to the roof to help prevent condensation and dampness to the timber. We find condensation is more likely in older buildings where alterations and amendments have been made to meet modern insulation requirements and also, as in this case, where additional humidity creating areas have been added, such as the en-suite bathrooms and shower room facilities and the catering kitchen.

ACTION REQUIRED: Add vents the sooner the better.

Insulation

Please see the Thermal Efficiency Section of this Report.

Electrical Cables

We can often identify the age of an electrical installation by the age of wiring found in the roof. In this case there was insufficient quantity to comment.

Please see our further comments in the Services Section of this Report.

Finally, we would ask you to note that this is a general inspection of the roof, i.e. we have not examined every single piece of timber. We have offered a general overview of the condition and structural integrity of the area.

GUTTERS AND DOWNPIPES

The function of the gutters and downpipes is to carry rainwater from the roof to the ground keeping the main structure as dry as possible. Defective gutters and downpipes are a common cause of dampness that can, in turn, lead to the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems are to be avoided.

Lead and Felt Box Gutters and Cast Iron Gutters and Downpipes

The property has a mixture of the original style lead box gutters to the south elevation, with a modern mineral felt box gutter to the east entrance elevation and cast iron gutters and downpipes to the rest of the property.

Felt box gutter

Hopper heads, as can be seen in the centre of the adjacent photo, need regular cleaning, particularly where there are surrounding trees, as in this case.

ACTION REQUIRED: We found some dampness getting in via the lead box gutter to the front of the property. We anticipate future problems to the felt box gutter, which is why we would recommend that it is replaced with a lead box gutter. Please see our comments in the Executive Summary.

The cast iron gutters, from our discussions with the maintenance man, have had problems with regard to ivy growing in them, which is why we would recommend the ivy is cut back; particularly to the west ballroom elevation.

Soil and Vent Pipe

We have discovered two cast iron soil and vent pipes located on the east side and a plastic soil and vent pipe is just about visible on the right hand side at ground floor level to the right of the east entrance door.

Relatively new soil and vent pipe

Finally, gutters and downpipes and soil and vent pipes have been inspected from ground level. As it was not raining at the time of the inspection it is not possible to confirm 100 per cent that the rainwater installation is free from blockage, leakage etc. or that it is capable of coping with long periods of heavy rainfall. Our comments have therefore been based on our best assumptions.

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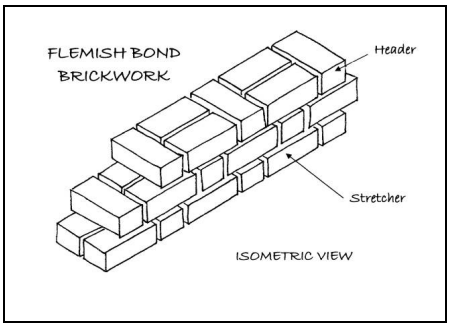
WALLS

External walls need to perform a variety of functions. These include supporting upper floors and the roof structure, resisting dampness, providing adequate thermal and sound insulation, offering resistance to fire and being aesthetically presentable.

Brickwork



The property is built in a mixture of brick bonds and brick types, originally in a lime mortar. The predominant bond is probably Flemish bond, although there is English bond and Stretcher bond. Re-pointing repair work is needed to the bricks and the mortar. Please see our comments in the Executive Summary.

Bonding Timbers

Flemish bond brickwork

Before the 19th Century, the practice of building timbers into external walls was almost universal. These were known as bonding timbers. They are of course prone to rot as solid walls allow dampness through. Unfortunately, without opening up the structure, we are unable to confirm if this is the case.

Flemish Bond Brickwork

Generally Flemish Bond brickwork is liable to penetrating dampness internally, dependent upon the condition of the brickwork and the exposure to the weather.

Pinch Pointing

Re-pointing required to pinch pointing

The mortar to many areas has been finished using a method known as pinch pointing. This method requires a high level of skill, and was used predominately on poorer quality bricks to take the eye away from them and focus on the pointing.

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ACTION REQUIRED: Ideally repoint in a like for like style. A skilled bricklayer will be needed.

Relatively Soft Brick

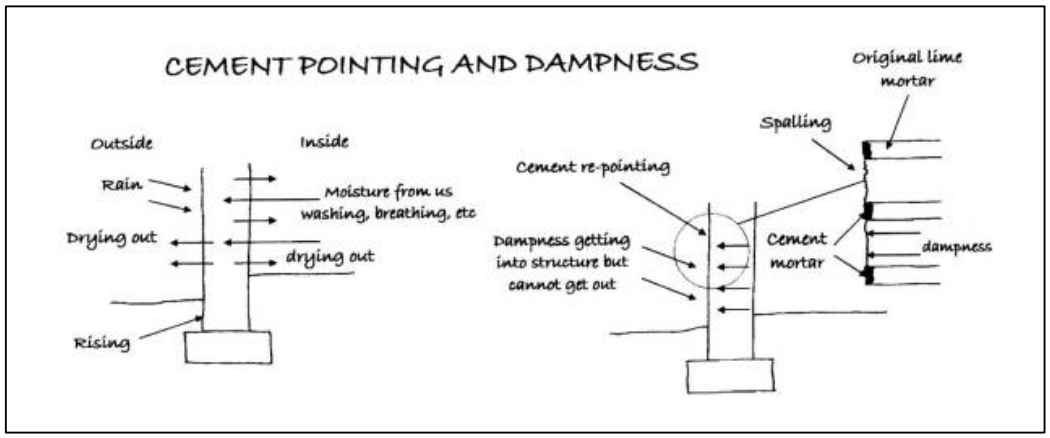
It should be noted that you have a relatively soft brick. Some of these will need repairing which may involve new bricks or the turning round of old bricks.

Lintels

You should be aware that in this age of property there are likely to be some timber lintels or timber bonding timbers; both of which can be affected by dampness in the property. This is why it is important to carry out repointing and make the property as water resistant as possible.

Lime mortar pointing versus cement mortar pointing

In older properties lime is recommended every time as this enables the building to breathe and is part of the problem why deterioration has been caused to the brickwork.



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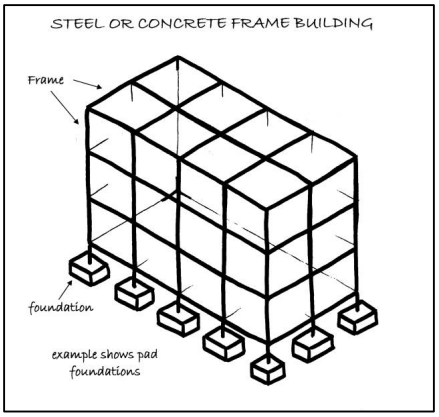
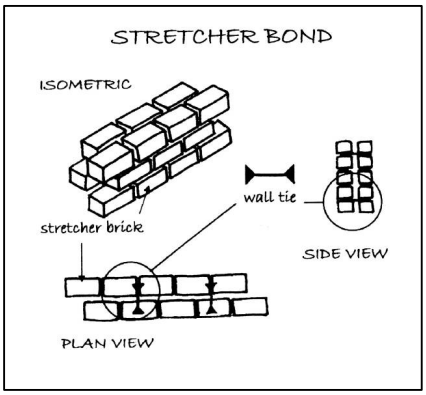
Ballroom Area

We believe that this part of the property is formed in a structural steel (assumed) frame with an external cladding of stretcher bond brickwork. Without opening up the structure it is very difficult to give further conclusive information.



The walls are built in brick and bedded in cement mortar in what is known as stretcher bond brickwork.

We generally found the stretcher bond brickwork and pointing in average condition but then this is the newer section of the property.



Finally, the external walls have been inspected visually from ground level and/or randomly via a ladder. Where the window and door lintels are concealed by brickwork / plasterwork we cannot comment on their construction or condition. In buildings of this age timber lintels, rubbed brick lintels or metal lintels are common, which can be susceptible to deterioration that is unseen, particularly if in contact with dampness.

Example of modern brickwork

Our comments have been based upon how the brickwork / plaster have been finished. We have made various assumptions based upon what we could see and how we think the brickwork / plaster would be if it were opened up for this age, style and type of construction. We are however aware that all is not always at it seems in the building industry and often short cuts are taken. Without opening up the structure we have no way of establishing this.

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FOUNDATIONS

The foundations function is, if suitably designed and constructed, to transfer the weight of the property through the soil. As a general comment, many properties prior to the 19th Century have little or no foundations, as we think of them today, and typically a two-storey property would have one metre deep foundations.

Foundations

With the different ages of construction will come different foundations. To the older part of the property we would expect to find shallow foundations, with the newer part of the property having either pad or concrete foundations.

Building Insurance Policy

You should ensure that the Building Insurance Policy contains adequate provision against any possibility of damage arising through subsidence, landslip, heave etc.

Finally, we have not excavated the foundations but we have drawn conclusions from our inspection and our general knowledge of this type, age and style of property.

As no excavation has been carried out we cannot be 100 percent certain as to how the foundation has been constructed and we can only offer our best assumptions and an educated guess, which we have duly done.

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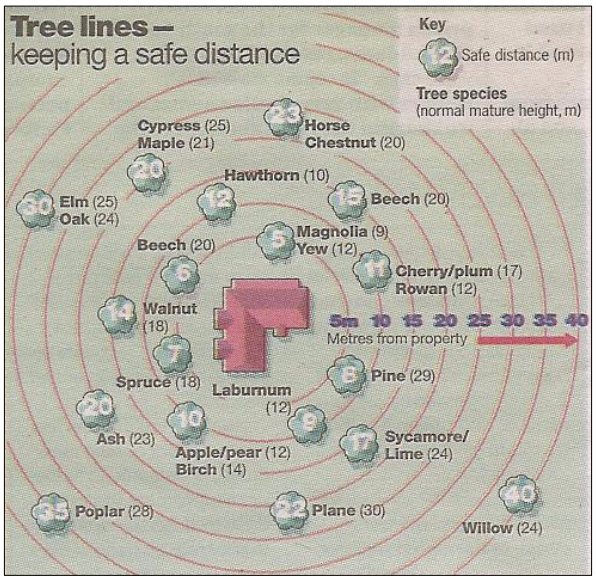
TREES

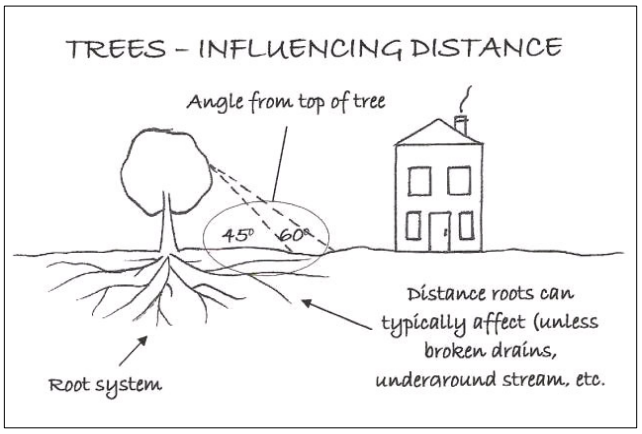
Trees within influencing distance of a property can affect the foundations by affecting the moisture content of the soil.

The property has trees and vegetation surrounding it. Remember that they need regular maintenance.

ACTION REQUIRED: The vegetation and ivy, etc, particularly to the west elevation (ballroom elevation) needs cutting back; ideally we would suggest it is put on a trellis.

We also recommend you dig the earth away from the property all the way around to help reduce dampness getting into the property.





Influencing Distance Defined

This is the distance in which a tree may be able to cause damage to the subject property. It is not quite as simple as our sketch; it depends on the tree, its maturity, the soil type etc., etc.

Please also refer to the External Areas Section.

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DAMP PROOF COURSE

The Building Act of 1878 required a damp proof course to be added to all newly built properties within the London area. It also required various other basic standards. These requirements were gradually taken up (or should that be grudgingly taken up) throughout London and then the country as a whole, although this took many years for it to become standard practice.

Damp Proofing to Brickwork

In properties of this age it is unlikely that a damp proof course would have been built in originally. However, later extensions often have damp proof courses built in.

Ballroom

During our question and answer session we were advised that the area to the Ballroom which is below ground level had been tanked. The meter readings we took with our Gann electronic resistant meter are in line with what we would expect for taking type work, however it should be noted that fixing pictures, etc to this wall, or any fixings at all, can cause dampness to the tanking layer.

> **ACTION REQUIRED:** Whilst no dampness is getting in we would recommend the ground level surrounding the Ballroom area is reduced.

Finally, sometimes it is difficult for us to identify if there is a damp proof course in a property. We have made our best assumptions based upon our general knowledge of the age, type and style of this property.

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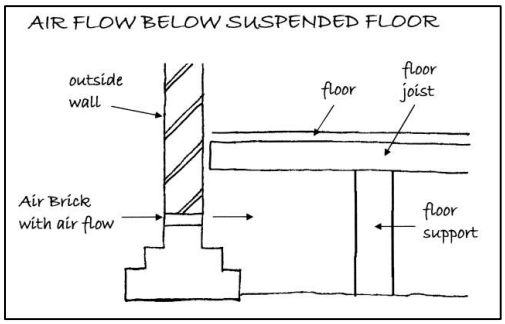
AIRBRICKS

In properties with suspended floors you need to have an airflow beneath to stop deterioration. The air is allowed to pass under the property by the use of airbricks. Generally the rule of thumb is that airbricks are spaced every metre and a half approximately, but this depends upon the specific circumstances of the property.

We were surprised that there were not any air bricks as we would have expected this property to originally have had a suspended timber floor.



ACTION REQUIRED: We have recommended lowering the level of the ground as we feel that you may find some airbricks in some areas.

Air ventilation to flat roofs

Modern best practice is to vent flat roofs. We were pleased to see that the large flat roof over the front entrance area has vents to the front of it. This should vent right the way through the roof, however it was not possible for us to inspect this area.

Air vent located above window

ACTION REQUIRED: Your maintenance man needs to check that the air flow goes right the way under this flat roof area.

Finally, we have made our best assumptions based upon our visual inspection of the outside of the property and our general knowledge of this age, type and style of construction. We have not opened up the floor, unless we have specifically stated so in this section.

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EXTERNAL JOINERY

The external joinery part of this section covers fascias, soffits and bargeboards, windows and doors, and any detailing such as brick corbelling etc.

Fascias and soffits offer protection to the rafter feet and also allow the securing of the guttering. Windows primary functions are to admit light and air, but they also have thermal and sound properties. The doors allow access and egress within the property.

Windows and Doors

Sliding sash windows

The property has single glazed sliding sash windows; 6 x 6 and 8 x 8, and there are also some double glazed casement windows, for example to the dormer windows on the front of the south face of the property. All the windows need some easing and adjusting, some repair work and some redecoration. We recommend a programme of work starts in the summer of 2011.

ACTION REQUIRED: Please see our comments in the Executive Summary.

Double Glazing

We would draw your attention to the fact that sealed double glazed units can fail, particularly as a result of poor workmanship during installation. Failure of the seal leads to condensation between the two panes of glass and simply replacing the affected units may not provide a satisfactory long-term solution. In this case they are in average condition.

Finally, we have carried out a general and random inspection of the external joinery. In the case of the fascias and soffits it is typically a visual inspection from ground level. With the windows and doors we have usually opened a random selection of these during the course of the survey. In this section we are aiming to give a general overview of the condition of the external joinery. Please also see the Internal Joinery section.

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EXTERNAL DECORATIONS

The external decorations act as a protective coat for the building from the elements. Where this protective covering has failed, such as with flaking paintwork, the elements will infiltrate the structure. This is of particular concern as water is one of the major factors in damage to any structure.

A general re-decoration would not only help to protect the timber but also be good for marketing the property generally. Depending on availability of budgets you can do this elevation by elevation or complete redecoration. You do, however, need to wait until the warmer months.

ACTION REQUIRED: The sooner redecoration is carried in the summer of 2011 the better, however you will need to carry out quite a lot of repair work in some cases. Generally the quality of timber that we have seen means that the windows are saveable.

Finally, ideally external redecoration is recommended every four to five years dependent upon the original age of the paint, its exposure to the elements and the materials properties. Where painting takes place outside this maintenance cycle repairs should be expected. Ideally redecoration should be carried out during the better weather between mid-April and mid-September.

Please see our comments in the External Joinery section.

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INTERNAL

CEILINGS, WALLS, PARTITIONS AND FINISHES

In this section we look at the finish applied to the structural elements such as the plasterwork applied to the ceiling joists, walls or partitions, together with the construction of the internal walls and partitions. The concept of internal finishes is relatively modern. Partitioning developed originally to separate the livestock from the human occupants. Finishes have developed from this very functional beginning to their decorative nature of today.

Ceilings

Originally this property would have had lath and plaster ceilings. From the general smoothness of lots of the ceilings we now believe that they have either been replaced by plasterboard or had plasterboard tacked over them or a skim coat of plaster.

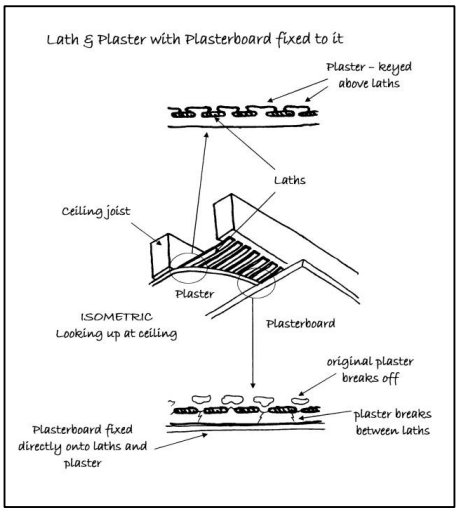
We are aware that alterations and amendments have been made to improve the fire rating of the ceiling, including in some areas a false ceiling being added, for example the corridor adjacent to the kitchen on the ground floor and in other areas we are advised during our question and answer session with Philip Search that intumescent paint has been added to the ceilings.

We have had very limited access to the ceilings and we believe that the priority should be that they meet fire regulations.

> **ACTION REQUIRED:** Your Legal Adviser needs to check and confirm that the property meets fire regulations generally.

Lath and Plaster Defined

Laths are thin strips of timbers which are fixed to the structure. Wet plaster is applied to the laths, usually in several layers. The plaster forms a key as it is forced between the laths. This plaster, once dry, is given further coats and often a decorative finish.



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Leaks to Ceilings in Lady Betty's Room (FF South Elevation)

Within Lady Betty's Room there is a leak visible to the ceiling. We believe this to be from Bernard's Room en-suite shower room above. From our discussions with the manager during our question and answer session we are advised that he was repairing the leak literally at the time the property was taken into administration.

Visible leak to ceiling

Leaks to Ceilings in Andrew's Rom (FF West Elevation - Ballroom)

Whilst on first inspection we thought this to be cracking due to the moisture in the area, we have now seen the roof above and there are areas where dampness is actually getting through into this main roof.

> **ACTION REQUIRED:** We suggest that you fill the hairline cracking with a pliable mastic and redecorate and monitor the situation. Also add an extra extract in this areas as soon as possible.

Differential movement in Andrew's Bathroom
- further investigation required

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Movement to Ceilings in Traffords Room and Associated Walls (FF South Elevation)

Movement was identified to the first floor rear left hand side internal walls (Traffords Room).

> **ACTION REQUIRED:** We have made recommendations earlier within this report about reducing the humidity. There will always be an element of movement in a building such as this where different materials and different properties have been used.

South Elevation Leaks Possible

We are also aware that the hidden valley gutters we discussed in the Executive Summary are also causing dampness to come into this ceiling and wall area.

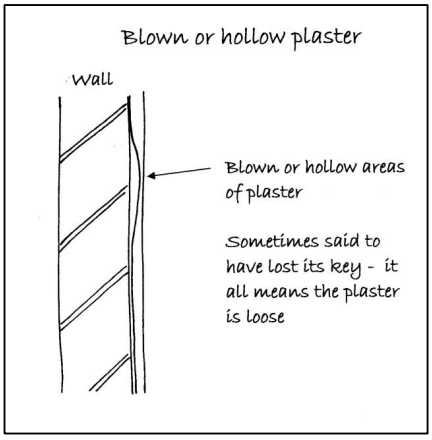
Internal Walls and Partitions

As with any property that has been altered and amended for a different use, there is a mixture of the original solid walls which are likely to have been built in brick and possibly block to some of the newer areas, with more modern studwork additions in recent years.

This does lead to areas where there is differential movement caused by the different constructions.

Perimeter Walls

Originally these would have been in a lime based plaster. We assume that much of this has now been replaced with gypsum plaster. Areas where dampness is getting in will cause blistering to the plaster and deterioration.



Plasterboard Defined

The usual name for Gypsum plasterboard which is building board with a core of aerated gypsum, usually enclosed between two sheets of heavy paper, used as a dry lining.

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Finally, ceilings, walls and partitions have been inspected from floor level and no opening up has been undertaken (unless permission has been obtained by yourselves). In some cases the materials employed cannot be ascertained without samples being taken and damage being caused.

We cannot comment upon the condition of the structure hidden behind plaster, dry lining, other applied finishes, heavy furniture, fittings and kitchen units with fitted back panels.

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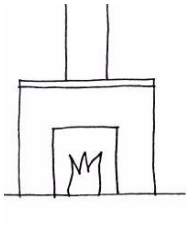
CHIMNEY BREASTS, FLUES AND FIREPLACES



With the advent of central heating fireplaces tend to be more a feature than an essential function in most properties.

The chimney breasts are located throughout the property. The original parts of the property would of course have been heated purely by real fires.

During our question and answer session we were advised that the fire in the lounge had been used in relatively recent times but at the time of our survey no chimneys were in use. Any chimneys that you do not propose to use should be capped and ventilated to prevent dampness.

Chimney in lounge

Finally, it is strongly recommended that flues be cleaned and checked for obstruction prior to use to minimise the risk of hazardous fumes entering the building.

Please also see the Chimney Stacks, Flues and Parapet Walls section of this Report.

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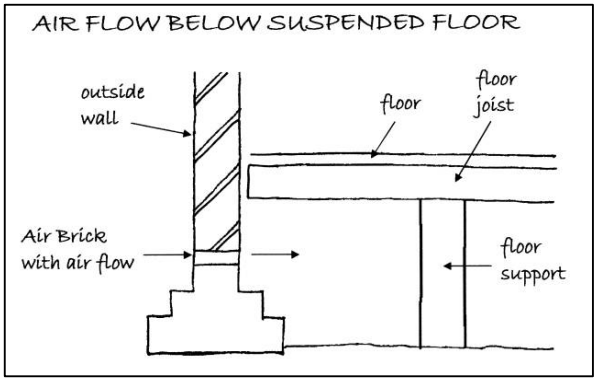
FLOORS

Functionally floors should be capable of withstanding appropriate loading, preventing dampness, have thermal properties and durability. In addition to this upper floors should offer support for ceilings, resistance to fire and resistance to sound transfer.

Ground Floor

We believe that the ground floor construction is a mixture of solid and a suspended timber floor (over the cellar area, for example). The remainder of the floor is solid under foot and assumed to be concrete. It would have originally have been an earth with a tile on it and this no doubt has altered and changed as fashions alter and change throughout the years.



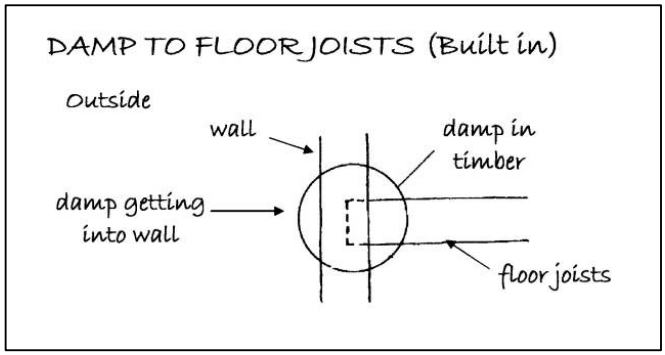
The suspended timber floor needs air circulation under it to reduce deterioration from wet rot and dry rot; please see our comments in these sections.

Suspended Timber Floor Construction Defined

A suspended timber floor usually consists of timbers spanning the ground floor, supported on piers (usually brickwork) and vented via air bricks within the walls.

First Floor and Top Floor

Generally the floors have been covered with laminated flooring which means we cannot inspect the floor structure. So its not possible to comment further without opening up the floor.



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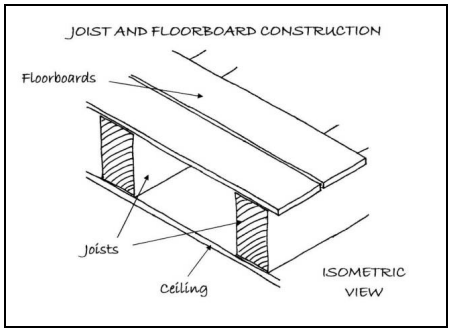
We have assumed that the first floor construction is joist and floorboards as this is typical in this age of property and are likely to have embedded timbers into the walls. This is typical of this age of property. In this case the timbers are likely to be rotting where they are embedded into the walls. We are not sure how much opening up was carried out when the project to convert from the house to the hotel took place.

Joist and Floorboard Construction Defined

These are usually at first floor level consisting of a joist supported from the external walls, either built in or, in more modern times, sitting upon joist hangers, sometimes taking additional support from internal walls, with floorboards fixed down upon it.



We would have expected some work to have been carried out to improve for fire and noise rating during the conversion.

ACTION REQUIRED Your legal adviser needs to check that Local Authority Approval has been obtained.

Finally, we have not been able to view the actual floors themselves due to them being covered with fitted carpets, floor coverings, laminated flooring, vinyl floor covering and tiles. The comments we have made are based upon our experience and knowledge of this type of construction. We would emphasise that we have not opened up the floors in any way or lifted any floorboards.

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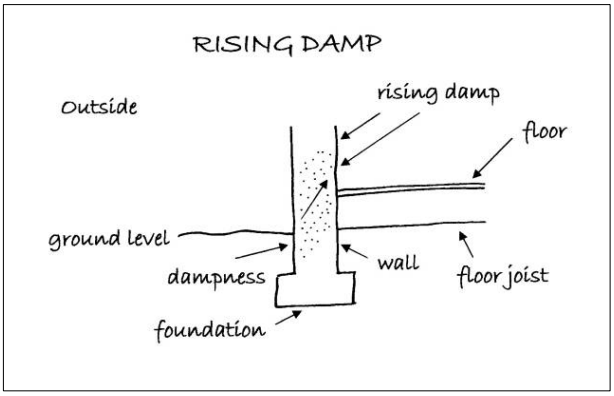
DAMPNESS

In this section we look at any problems that are being caused by dampness. It is therefore essential to diagnose the source of the dampness and to treat the actual cause and not the effect of the dampness.

Rising Damp

Rising damp depends upon various components including the porosity of the structure, the supply of water and the rate of evaporation of the material, amongst other things. Rising damp can come from the ground, drawn by capillary action, to varying degrees of intensity and height into the materials above.



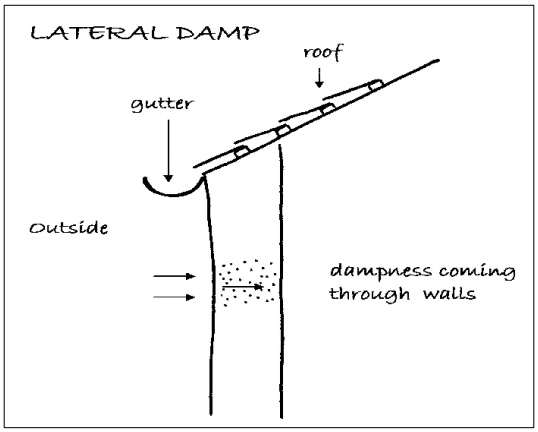
We have carried out tests with an electronic damp meter to a selection of areas these are shown in the table. We would comment that some dampness is getting into the property, although this is not particularly bad considering the age, type and style of the property and the time of year.

ACTION REQUIRED: We recommend that:

1. The earth around the property is reduced in height and moved away from the property.
2. Vegetation, vines, etc, are cut back from the property.

Lateral or Penetrating Dampness

This is where water ingress occurs through the walls. This can be for various reasons such as poor pointing or wall materials or inadequate gutters and downpipes, such as poorly jointed gutters.



We have carried out checks at high level and found average levels of lateral dampness. We did find dampness was getting in via the valley gutter within Lady Betty's en-suite bathroom, between the WC and the wash hand basin.

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ACTION REQUIRED: We recommend that:

1. The earth around the property is reduced in height
2 Vegetation, vines, etc, are cut back from the property
3. Re-pointing is carried out
4. Bricks are repaired appropriately

Condensation

This is where the humidity held within the air meets a cold surface causing condensation.

Please See our comments in the executive summary with regard to a balance of heat, humidity and ventilation to reduce the likelihood of condensation.

ACTION REQUIRED: We recommend larger extract fans are added with humidity thermostats or additional extract fans with humidity thermostats.

Condensation Defined

This is where the humidity held within the air meets a cold surface causing condensation.

Finally, effective testing was prevented in areas concealed by heavy furniture, fixtures such as kitchen fittings with backboards, wall tiles and wall panelling. We have not carried out tests to BRE Digest 245, but only carried out a visual inspection.

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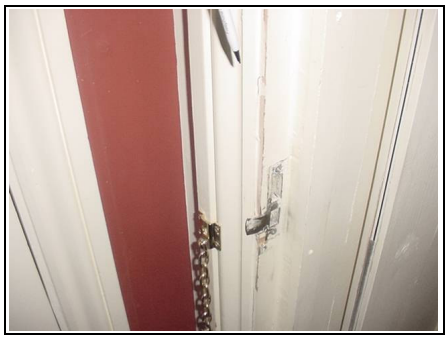
INTERNAL JOINERY

This section looks at the doors, the stairway, the skirting boards and the kitchen to give a general overview of the internal joinery's condition.

Doors

We can see that many of the doors have been amended to make them fire compliant. We can see door closers have been added and we can also see double doors, for example to the Abbot's Suite at the first floor front of property.

We believe from our discussions with Philip Search that this was carried out to ensure that the original doors could remain.



Door closers in Abbots Room

Staircases

There are two staircases in the property; the Lady Betty staircase and the rear staircase. We where pleased that they were lined. This is required for fire regulations and, in a worst case scenario, to give extra time to allow you to evacuate the property.

Kitchen Area

The property has a main commercial kitchen and a domestic within the Manager's accommodation. In our experience, the main requirement is for the kitchen to meet the Environmental Health Standards. We have not tested any of the kitchen appliances. The ceilings, walls and floors would benefit from a deep clean.

ACTION REQUIRED: You need to obtain a copy of the latest Environmental Health Report.

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Built in Cupboards

We found that the built in cupboards throughout the rooms are a lovely feature of The and is something that a more corporate hotel does not have. It has various character features such as the bookcases set within the fireplaces.

Fireplace that has become a bookcase and adjoining built in cupboard next to fireplace

Finally, it should be noted that not all joinery has been inspected. We have viewed a random sample and visually inspected these to give a general over-view of the condition. Please also see the External Joinery/Detailing section.

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TIMBER DEFECTS

This section considers dry rot, wet rot and woodworm. Wet and Dry rot are species of fungi, both need moisture to develop and both can be very expensive to correct. We would also add that in our experience they are also often wrongly diagnosed.

Dry Rot

Dry rot is also sometimes known by its Latin name Serpula lacrymans. Dry rot requires constant dampness together with a warmish atmosphere and can lead to extensive decay in timber.

In the areas inspected no evidence was found of any significant dry rot. Note we have not opened up the floors or had access to all of the roof areas.

Wet Rot

Wet rot, also known by its Latin name Contiophora puteana, is far more common than dry rot. Wet rot darkens and softens the wood and is most commonly seen in window and doorframes, where it can relatively easily be remedied. Where wet rot affects the structural timbers in a property, which are those in the roof and the floor areas, it is more serious.

We could see wet rot to the following areas:

1. The windows
2. Some of the roof timbers
3. The close boarding within the roof.

Please note we have not had the benefit of opening up the floors or all of the roof areas.

ACTION REQUIRED Please see our comments elsewhere within this report.

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Woodworm

Active woodworm can cause significant damage to timber. There are a variety of woodworm that cause different levels of damage with probably the worst of the most well known being the Death Watch Beetle. Many older properties have woodworm that is no longer active, this can often be considered as part of the overall character of the property.

In many properties of this age, there is an element of woodworm that is not active. We have not seen any, what we would term as significant, woodworm. Our inspection is usually restricted as, for example, in this case we have not had access to various areas of the roofs due to rooms being formed into them and we have had not access to the floors.

> **ACTION REQUIRED:** If you wish to be 100 percent certain there is no woodworm in the property, and it is an older property so we would expect some, you will have to open up all areas of the structure.

Finally, it should be remembered there is a lot of old woodworm holes where the woodworm is inactive. Any signs that you find we would be more than happy to come back and re-inspect, but you just be aware if you go to damp and woodworm treatment companies that many have a vested interest in selling their products and therefore have fairly cleverly worded quotations where they do not state if the woodworm they have found is 'active'. You should ask them specifically if the woodworm is active or not.

We would also comment that any work carried out should have an insurance backed guarantee to ensure that if the company does not exist, or for whatever reason, the guarantee is still valid. More importantly it is essential to ensure that any work carried out is carried out correctly.

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INTERNAL DECORATIONS

With paints it should be remembered that up to 1992 lead could be used within paint and prior to this most textured paints (commonly known as Artex) contained an element of asbestos up to 1984, so care should be taken if the paintwork looks old and dated.

The decoration is average to below average and now looks dated, with minor marks and some movement as we have shown elsewhere within this report.

It is very difficult to advise on how frequently redecoration should take place, as it very much depends upon how busy the hotel is and the use and abuse the decoration generally gets. For example, as mentioned elsewhere within this report, there are two schools of throughout; one is that you should have an annual close down for maintenance when the majority of redecoration is carried out, or where redecoration should almost be constant, redecorating any vacant rooms.

Finally, we would draw your attention to the fact that removal of existing decorative finishes may cause damage to the underlying plasterwork necessitating repairs and making good prior to redecoration.

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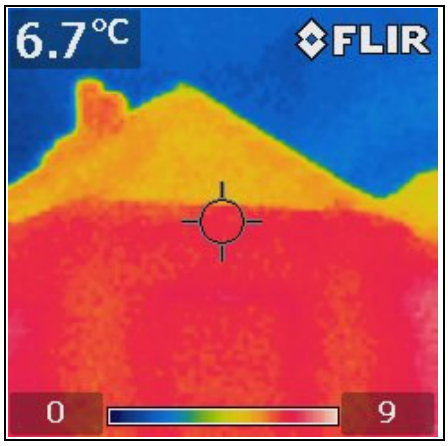
THERMAL EFFICIENCY

Up until the mid 1940s we did not really consider insulation in properties, for example it was only in the 1960s that we started putting insulation in the roof and then it was about 50mm, in the 1970s this was upgraded to 100mm. Then we started to think about double glazing and cavity wall insulation. Since then insulation standards have increased considerably and today we are looking at typically using insulation not only in the roof but also in the walls, floors and windows and more recently considerable work has been carried out on how efficient boilers are within properties. Care has to be taken that properties are not insulted disproportionately to the ventilation as this can cause condensation and you should be aware that you need to ventilate any property that is insulated.

Energy Performance Certificates

Energy Performance Certificates are required before a sale completes.

Roofs



There is a variety of different insulation levels. On older properties this needs to be mixed with ventilation to stop condensation occurring. We noted that there seemed to be a lot of heat escaping from the rear of the property. We carried out some thermal imaging and whilst the property was not prepared for thermal imaging our comments have been made from the general use of the camera.

Walls

The original walls to this property are solid. It is very difficult to improve thermal efficiency in solid wall construction without major alterations. These will usually affect the external appearance or reduce the internal space.

The newer walls are likely to be cavity walls. We are unaware as to whether these have insulation or not. We believe that various energy efficiency measures could be added to the property that would lower your fuel bills..

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Windows

The windows are mainly single glazed, therefore the thermal properties will not be very good.

Services

The boilers were added at the time of the refurbishment, they need regular servicing to ensure they work efficiently. We believe there could be cost savings if the heating of the property is now reviewed. Service records should be obtained. It is essential for the services to be regularly maintained to run efficiently.

Summary

The energy commitment on this property we feel will be quite large and we would suggest that an energy audit is commissioned from a company that is used to dealing with older properties and the restrictions that they required and understand how the property works.

Further information can be obtained with regard to energy saving via the Internet on the following pages:

HTTP//www.est.org.uk, which is by the Energy Saving Trust and includes a section on grant aid

or alternatively www.cat.org.uk

or www.ecocentre.org.uk for an alternative technological view.

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OTHER MATTERS

In this section we put any other matters that do not fit under our usual headings.

Fire Regulations

We have assumed for the purposes of this survey that fire regulations are adhered to and that a service contract is in place.

> **ACTION REQUIRED:** Your Legal Advisor needs to confirm that current Fire Regulations are being met and operational procedures in place.

Disability Discrimination Act 1995, amended in 2005

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them.

You should ask to see if a report has been carried out in line with the Disability Discrimination Act highlighting areas which can be improved or have been improved.

Copies of the Disability Discrimination Acts are available from the following website:

www.direct.gov.uk/en/disabledpeople/rightsandobligations/disabilityrights/dg_4001068.

But we quote from the DDA 1995 Section 21:

> *Where a physical feature (for example, one arising from the design or construction of a building or the approach or access to premises) makes it impossible or unreasonably difficult for disabled persons to make use of such a service, it is the duty of the provider of that service to take such steps as it is reasonable, in all the circumstances of the case, for him to have to take in order to —*
>
> *(a) remove the feature;*
>
> *(b) alter it so that it no longer has that effect;*
>
> *(c) provide a reasonable means of avoiding the feature; or*
>
> *(d) provide a reasonable alternative method of making the service in question available to disabled persons.*

We have heard it said that it is how the term 'reasonable' is interpreted that is a very important part of this Act.

Asbestos Register

It is a requirement for any public building to have an asbestos register indicating whether there is or is not asbestos and if so where it is. We suspect asbestos to the soffit boards of the Manager's accommodation.

As asbestos survey should be carried out under the Control of Asbestos at Work Regulations 2002.

Given the age of this property you may have asbestos, as it was once used almost as generally as wood. For example to service ducts, and linings to the lifts etc.

We are finding that generally buyers are unhappy to purchase property with any defective asbestos. We have inspected for visible damaged / degrading asbestos, (no tests have been taken).

Please see our articles regarding asbestos on our website: www.1stAssociated.co.uk.

Our Insurers require us to state that we are not asbestos surveyors.

> **ACTION REQUIRED**: The current owner should hold an Asbestos Register, ask to see it and copy it to us.
>
> If you want to be 100% free of asbestos you need a specialist asbestos survey, where samples are taken. You should, note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

Insurance

We would always recommend staying with the existing insurance company, and then if there are any problems you should not have the difficulty of negotiating with two insurance companies passing the blame between each other.

SERVICES

Services and specialist installations have been visually inspected. It is impossible to examine every detail of these installations without partially dismantling the structure. Tests have not been applied. Conclusive tests can only be undertaken by suitably qualified contractors.

> **ACTION REQUIRED:** The vendor/seller should be requested to provide copies of any service records, test certificates and, ideally, the names and addresses of the installing contractors.

This survey does not include any specialist reports on the electricity supply and circuits, heating or drainage, as they were not requested. The comments that follow are based upon a visual inspection carried out as part of the overall Building Survey.

ELECTRICITY

It is strange to think that electricity only started to be used in properties at the turn of the 19th century with gas lighting still being the norm for a good many years after.

We are advised the electrics were updated when the refurbishment of the property took place.

> **ACTION REQUIRED:** Your Legal Adviser needs to obtain appropriate certificates, meeting the Institute of Electrical Engineers requirements.

Periodic inspections and testing of electrical installations is important to protect your property from damage and to ensure the safety of the occupants. Guidance published by the Institute of Electrical Engineers (IEE) recommends that inspections and testing are undertaken at least every 10 years (we recommend every five years) and on change of occupancy. All electrical installation works undertaken after 1st January 2005 should be identified by an Electrical Installation Certificate.

In addition to this, your Legal Adviser is required to make further enquiries with the owners to establish if any electrical installation work has been carried out and to provide suitable certification for any works carried out after 1st January 2005. Any comments made within this report or verbally do not change this requirement.

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GAS

There is very little we can check for in a gas installation, we do inspect to make sure there is one and that it has a consumer unit and that the boilers are vented. Ideally you should have a service inspection carried out by an independent Gas Safe registered plumber.

Gas is supplied to the property via LPG gas tanks, located to the north side of the property. These were running out/had run out at the time of our inspection. This is a three boiler system which was installed during the course of the refurbishment. We were advised during our question and answer session that one of the boilers had intermittent problems and they had not been serviced for some time.

All gas appliances, pipework and flues should be the subject of an annual service by a competent engineer, i.e., a member of Gas Safe; works to gas appliances etc., by unqualified personnel is illegal. Unless evidence can be provided to confirm that there has been annual servicing we would recommend that you commission such a service prior to use to ensure safe and efficient operation.

ACTION REQUIRED: We would recommend that a heating engineer is asked to look at the installation as soon as possible and establish whether you need to budget for a replacement boiler.

As a matter of course it is recommended that the entire gas installation is inspected and made good, as necessary, by a Gas Safe registered contractor. Thereafter the installation should be serviced annually.

Back Up System The Hotel

Given the location of The Hotel we would recommend that you have a back up generator system.

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PLUMBING AND HEATING

In this section we do our best from a visual inspection to look at how the water is supplied to the property, how the supply is distributed around the property, how it is used to heat the property and how it is discharged from the property.

Water Supply

This is via a bore hole, which is pumped and then placed into a holding tank from what we understand.

> **ACTION REQUIRED:** We feel you need a detailed manual on how to use the water supply bore hole. Also information with regard to the testing necessary, as your own water supply is being used on the guests to the hotel and you need to ensure that it does not get contaminated.

Cold Water Cistern

We found one water tank located within the rear north end roof. We assume this feeds the various en-suite bathrooms. The original idea behind the water tank was to help water pressure and to give an emergency supply of water.

> **ACTION REQUIRED:** You need to check to see if there are any other water tanks in the property as a significant amount of water can be used at breakfast time.

Plumbing

The plumbing, where visible, comprises copper pipework. No significant leakage was noted on the surface, although most of the pipework is concealed in ducts and floors.

Heating

There are three boilers, located in the boiler room, manufactured by Remeha.

Our limited inspection of the hot water and central heating system revealed no unusual visual signs. We would therefore recommend that the system be tested and overhauled before exchange of contracts and that a regular maintenance contract be placed with an approved heating engineer.

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Ten Minute Heating Test

The heating was on at the time we started our inspection on Thursday and the hotel was pleasantly warm, but as the heat ran out on the Saturday the hotel started to cool down. The property has been built in what is known as thermal mass wall construction, as were all properties in years gone by. This means that many areas retain the heat which is radiated out of the walls. However, if this type of property is left empty for any time it will deteriorate quickly, particularly during the colder, wetter months.

Finally, we cannot comment on the condition of the water services pipes to the building. It should be appreciated that leaks can occur for some time before signs are apparent on the surface.

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BATHROOMS / EN-SUITES

In this section we consider the overall condition of the sanitary fittings.

The property has a variety of en-suites, with three and some four piece bathrooms. Generally the sanitary ware is in average condition. We have mentioned elsewhere within this report the need we feel for additional extraction.

We also noted elsewhere that the shower in Bernard's Room was leaking at the time of our inspection. There will no doubt be occasional leaks from accidental damage and wear and tear.

> **ACTION REQUIRED:** We would have a check on all seals and sanitary ware prior to the opening.

Finally, although we may have already mentioned it above we would reiterate that it is important to ensure that seals are properly made and maintained at the junctions between wall surfaces and baths and showers etc. We normally recommend that it is one of the first jobs that you carry out as part of your DIY on the property, as water getting behind sanitary fittings can lead to unseen deterioration that can be costly, inconvenient and difficult to repair.

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OWN DRAINS

The sanitary system, as we know it now, came into being some 100 years ago during the Victorian era and works so successfully today it is often taken for granted. It is only in recent years that re-investment has taken place to upgrade the original drainage systems.

We are advised that the property has its own drainage system. The sewerage system is located near to the Coach House. We are advised a grease trap is also present adjacent to the kitchen. We are not aware of details of this drainage system.

ACTION REQUIRED: If your Legal Adviser forwards details of the drains on to us we would be more than happy to comment further.

Inspection Chambers / Manholes

For your information, inspection chambers / manholes are required to be provided in the current Building Regulations at each change of direction or where drainage runs join the main run.

We recommend a closed circuit TV report is carried out.

ACTION REQUIRED: Carry out a CCTV report is carried out as soon as possible by a specialist contractor, this particularly important on commercial used drains.

Finally, it must be emphasised that the condition of the property's foul drains can only be ascertained by the carrying out of a test; such a test has not been undertaken. Should there be leaks in the vicinity of the building then problems could occur, particularly with respect to the stability of the building's foundations. Drainage repairs are inevitably costly and may result in damage being caused to those areas of the property beneath, or adjacent to, which the drains have been run.

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Rainwater/Surface Water Drainage

Whilst very innocent looking rainwater downpipes can cause lots of problems. If they discharge directly onto the ground they can affect the foundations and even if they are taken away to soak-aways they can attract nearby tree roots or again affect foundations.

Some rainwater drains are taken into the main drainage system, which is now illegal (as we simply do not have the capacity to cope with it), and can cause blockages to the main drains! Here we have done our best from a visual inspection to advise of any particular problems.

We have been unable to determine the ultimate means of rain/surface water disposal. It is likely to be a shared drainage system in this age of property.

Finally, rain/surface water drains have not been tested and their condition or effectiveness is not known. Similarly, the adequacy of soak-aways has not been established although you are advised that they tend to silt up and become less effective with time.

Please also see our comments within the Gutters and Downpipes section.

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OUTSIDE AREAS

OUTBUILDINGS

We have carried out brief surveys on the Coach House and The Barns (the ones that are being used as a function room and the bar), which are available in separate documents. They all fall under the Terms and Conditions as set out within this report and as set out on our website and forwarded to you.

PARKING

There is a parking area directly in front of The Hotel. There is also a hard standing area, which is in need of some work.

Tarmac entrance driveway

The parking area needs some work

Boundaries: The Deeds will show the full extent of the boundaries and we have not walked the boundaries. We are aware of the new boundary to the boat house area.

Finally, whilst we note the boundaries, these may not be the legal boundaries. Your Legal Advisor should make further enquiries on this point and advise you of your potential liability with regard to any shared structures, boundary walls and fences.

POINTS FOR YOUR LEGAL ADVISOR

If you wish to proceed with your purchase of the property a copy of this report should be forwarded to your Legal Advisor and the following points should be checked by him/her:

a) Responsibility for boundaries.

b) Rights for you to enter onto the adjacent property to maintain any structure situated near or on the boundary and any similar rights your neighbour may have to enter onto your property.

c) Obtain any certificates, guarantees or approvals in relation to:

i) Timber treatments, wet or dry rot infestations.
ii) Rising damp treatments.
iii) Cavity wall insulation and cavity wall tie repairs.
iv) Double glazing or replacement windows.
v) Roof and similar renewals.
vi) Central heating installation.
vii) Planning and Building Regulation Approvals.
viii) Any other matters pertinent to the property.
ix) Fire Certificate, Asbestos Certificate and Electric Certificate

d) Confirm that there are no defects in the legal Title in respect of the property and all rights associated therewith, e.g., access.

e) Rights of Way e.g., access, easements and wayleaves.

f) Liabilities in connection with shared services.

g) Adjoining roads and services.

h) Road Schemes/Road Widening.

i) General development proposals in the locality.

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j) Conservation Area, Listed Building, Tree Preservation Orders or any other Designated Planning Area.

k) Confirm from enquiries that no underground tunnels, wells, sewers, gases, mining, minerals, site reclamation/contamination etc., exist, have existed or are likely to exist beneath the curtilage of the site upon which the property stands and which could affect the quiet enjoyment, safety or stability of the property, outbuildings or surrounding areas.

l) Our Report assumes that the site has not been put to contaminative use and no investigations have been made in this respect.

m) Any outstanding Party Wall Notice or the knowledge that any are about to be served.

n) Most Legal advisors will recommend an Envirosearch or a similar product is used by you to establish whether the area falls within a flood plain, old landfill site, radon area etc. If your Legal Advisor is not aware of Envirosearch or similar please ensure that they contact us and we will advise them of it. Any general findings should be brought to their logical conclusion by using appropriate specialist advisers.

However, with regard to Envirosearch or similar general reports please see our article link on the www.1stAssociated.co.uk Home Page.

o) Any other matters brought to your attention within this report.

LOCAL AUTHORITY ENQUIRIES

Your Legal Advisor should carry out Local Authority searches to ascertain whether the property is a Listed Building and whether it is situated in a Conservation Area. They should also find out any information available with regard to Planning Applications and Building Control. We have not made any formal or informal Local Authority enquiries.

Finally, your Legal Advisor should carry out any additional enquiries they feel necessary and if they find anything unusual or onerous then we ask that they contact us immediately for our further comments.

It is our policy not to offer a conclusion to ensure that the Building Survey is read in full and the comments are taken in context.

If you would like any further advice on any of the issues discussed (or indeed any that have not been discussed!) then please do not hesitate to contact us on **0800 298 5424.**

REFERENCES

The repair and maintenance of houses
Published by Estates Gazette Limited

Life expectancies of building components
Published by Royal Institution of Chartered Surveyors and Building Research Establishment

Surveying buildings
By Malcolm Hollis published by Royal Institution of Chartered Surveyors Books.

House Builders Bible
By Mark Brinkley, Published by Burlington Press

APPENDICES

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LIMITATIONS

CONDITIONS OF ENGAGEMENT

The report has been prepared in accordance with our Conditions of Engagement and should be regarded as a comment on the overall condition of the property and the quality of its structure and not as an inventory of every single defect. It relates to those parts of the property that were reasonably and safely accessible at the time of the inspection, but you should be aware that defects can subsequently develop particularly if you do not follow the recommendations.

ENGLISH LAW

We would remind you that this report should not be published or reproduced in any way without the surveyor's expressed permission and is governed by English Law and any dispute arising there from shall be adjudicated upon only by the English Courts.

SOLE USE

This report is for the sole use of the named Client and is confidential to the Client and his professional advisors. Any other persons rely on the Report at their own risk.

ONLY HUMAN!

Although we are pointing out the obvious, our Surveyors obviously can't see through walls, floors, heavy furniture, fixed kitchen units etc. they have therefore made their best assumptions in these areas.

As this is a one off inspection, we cannot guarantee that there are no other defects than those mentioned in the report and also that defects can subsequently develop.

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WEATHER

The weather was mixed, from sunny to overcast, at the time of the inspection. The weather did not hamper the survey.

Our weather seems to be moving towards the extremities from relatively mid range. A few interesting facts in Britain over the years have been:

2000	Wettest year on record at the time
2003	Driest year on record at the time
2004	Wettest August on record at the time
2004	Boscastle was the worst flash flood on record at the time
2005	Third driest year on record at the time
2006	Warmest year recorded on record at the time
July 2006	Hottest July on record at the time
2006	Hottest autumn on record at the time
2007	Warmest spring on record at the time
2007	Wettest June on record at the time
April '06-April '07	Hottest 12 months on record at the time
2008	
2009	Third wettest August since 1956
2010	Heaviest snowfall in march since 1991
	Britain faces one of the coldest winters for 100 years
References	BBC News www.bbc.co.uk

NOT LOCAL

It should be noted that we are not local surveyors to this area and are carrying out the work without the benefits of local knowledge on such things as soil conditions, aeroplane flight paths, and common defects in materials used in the area etc.

PROPERTY IN ADMINISTRATION

The property, at the time of our inspection, was occupied by the one of the owners, Philip Search. However the property had recently been operated as a business and as such there were various stored items and day-to-day household goods throughout the property. We have, however, done our best to work around these.

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INSPECTION LIMITED

Unfortunately in this instance our inspection has been very limited due to:

a. We have not opened up the floors.

b. We have not seen certificates relating to the various services.

c. We had a time limit, due to the property being in administration.

d. We have not had full access to the roofs.

TERMS AND CONDITIONS

Our computer system sends two copies of our Terms and Conditions to the email address given to us when booking the survey; one has the terms attached and the other has links to the Terms and Conditions on our website (for a limited time). If you have not received these please phone your contact immediately.

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INFORMATION ON THE PROPERTY MARKET

We used to include within our reports articles on the property market that we thought would be of interest and informative to you, however we were concerned that in some cases these did not offer the latest information. We have therefore decided to recommend various websites to you, however it is important to realise the vested interest the parties may have and the limits to the information.

www.landreg.org.uk

This records the ownership of interests in registered land in England and Wales and issues a residential property price report quarterly, which is free of charge. The Land Registry is a Government body and records all transactions as far as we are aware, although critics of it would argue that the information is often many months out of date.

www.RICS.org.uk

The Royal Institution of Chartered Surveyors offer quarterly reports via their members. Although this has been criticised as being subjective and also limited, historically their predictions have been found to be reasonably accurate.

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THE HOTEL DRAWINGS

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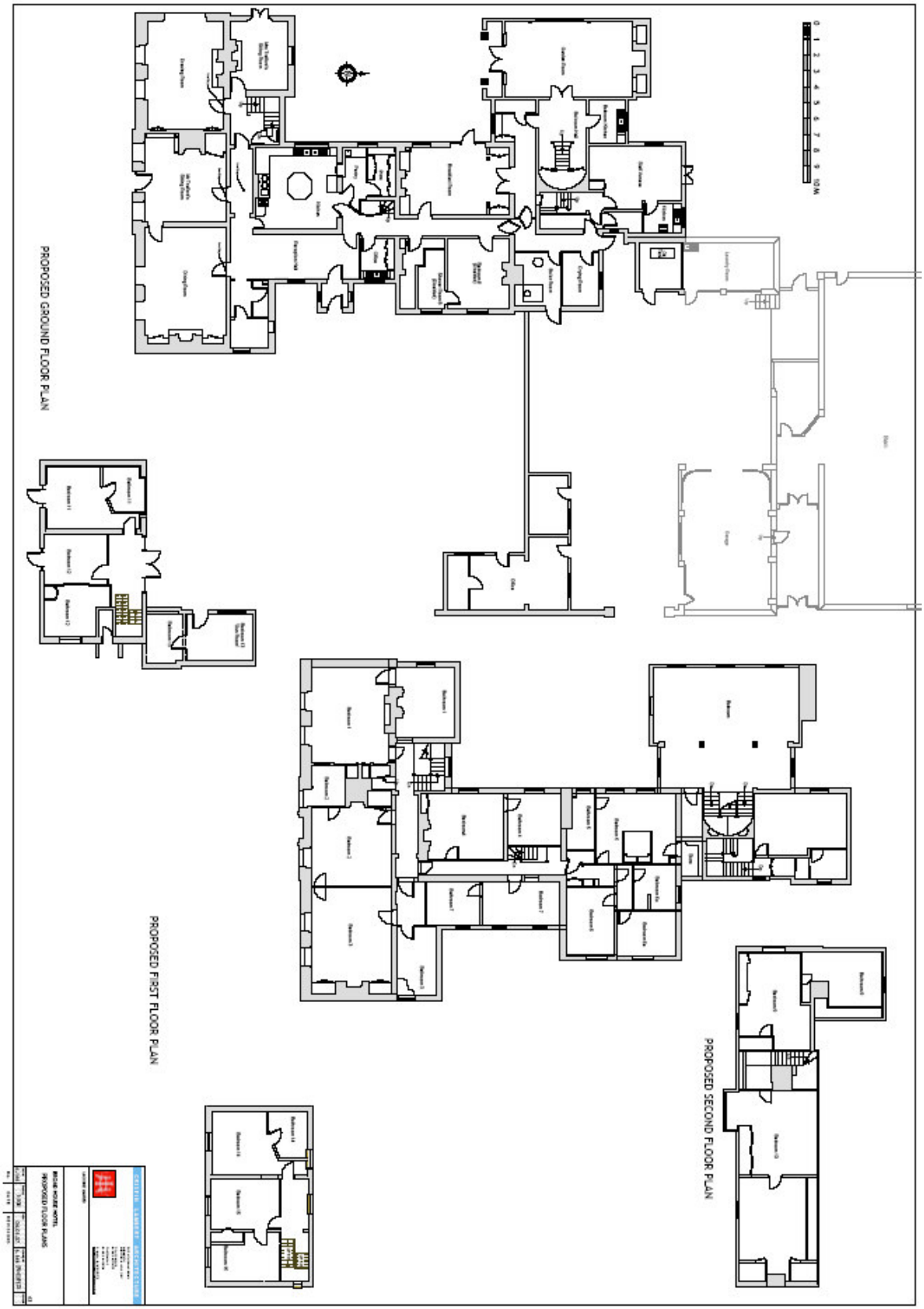

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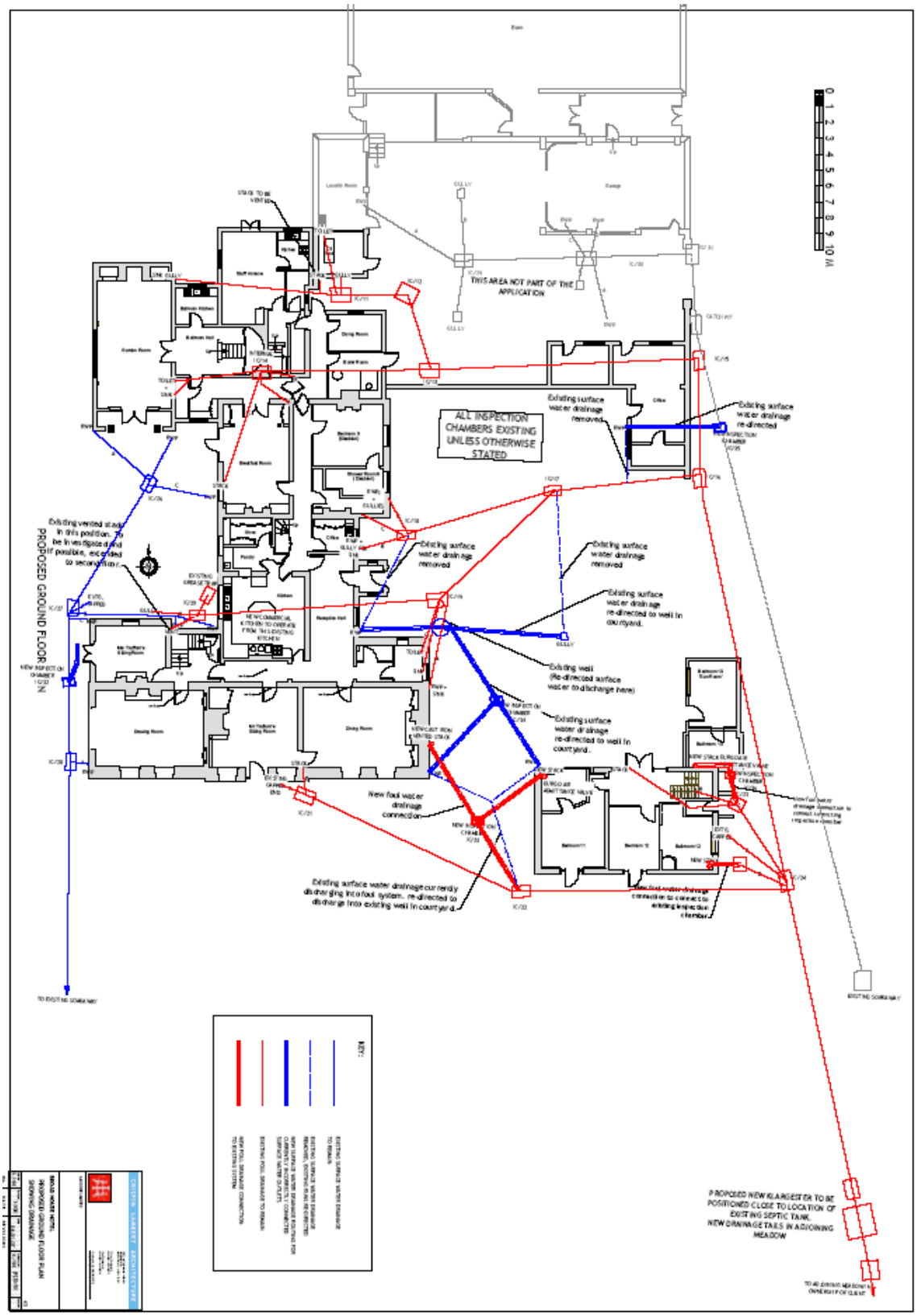

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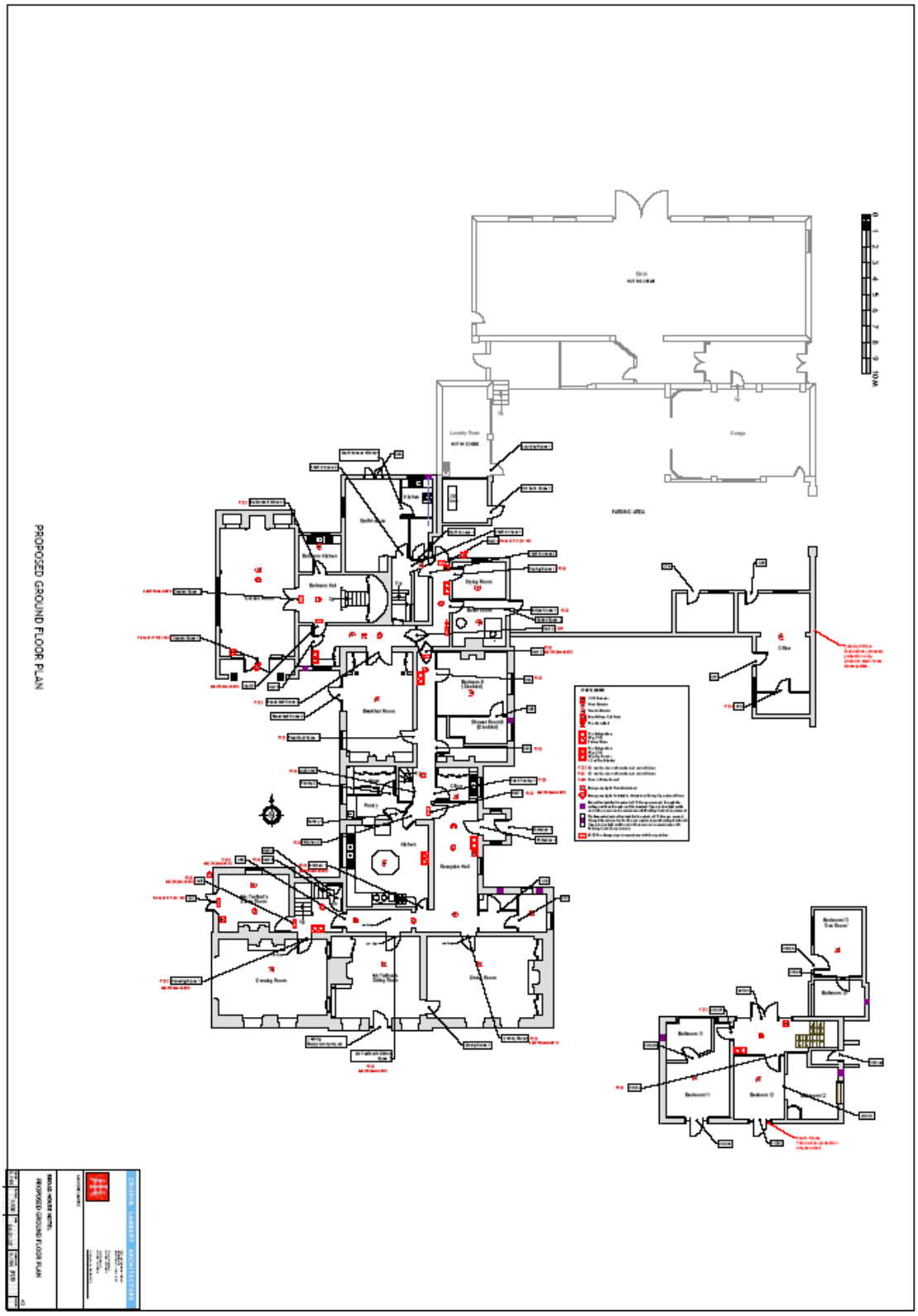

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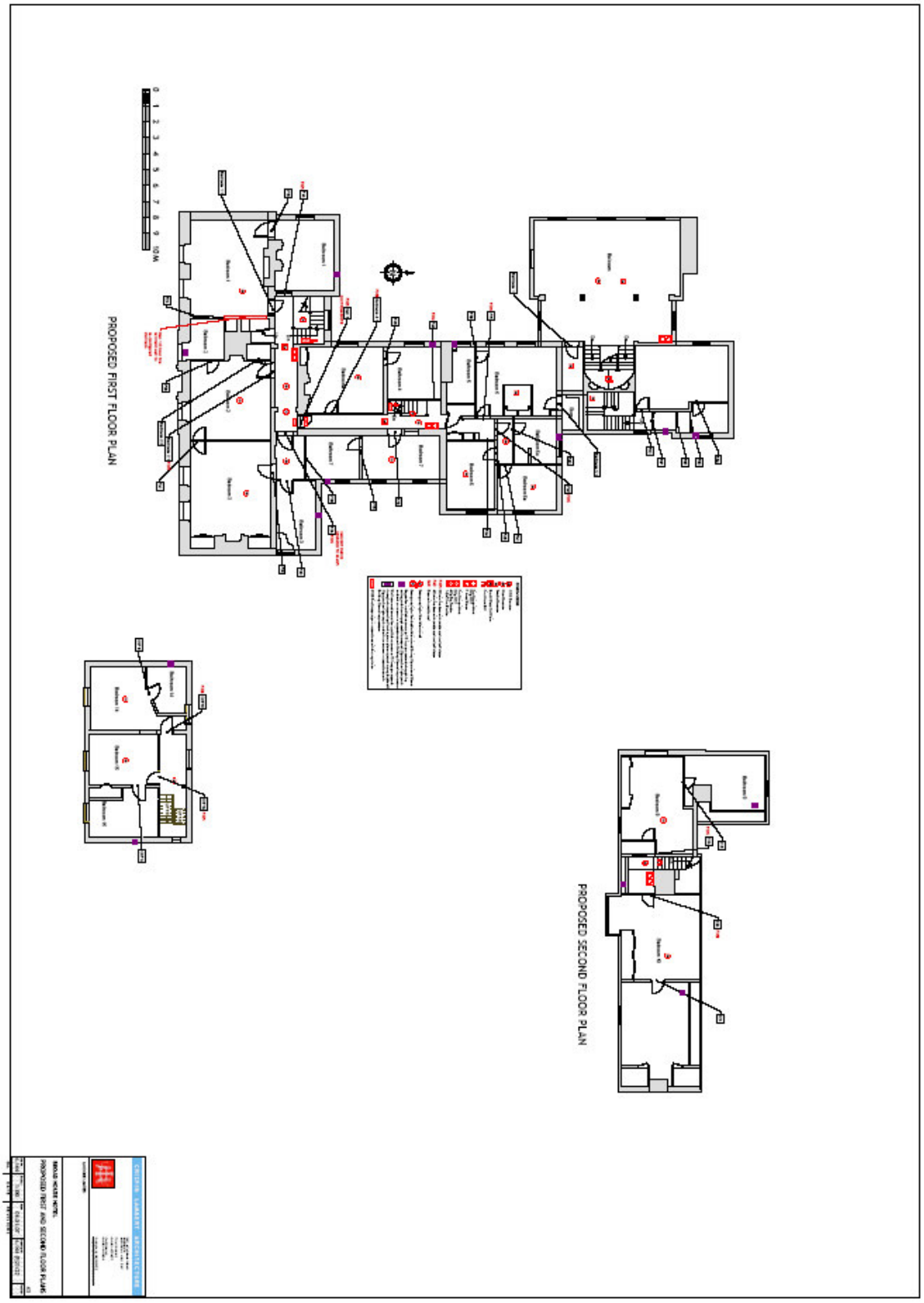

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