SUSSEX SURVEYORS
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BUILDING SURVEY

ON

NOVEMBER 2024

INFORMATION PAGE

Prepared for

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1.0 INTRODUCTION

1.1 Instruction

1.1.1 Sussex Surveyors were instructed by XXXXXXXX to inspect XXXXXXXX and to prepare a Building Survey (formerly known as a Full Structural Survey). XXXXXXX intends on purchasing the freehold interest of the property and has instructed this survey to understand the condition of the building, prior to committing to the purchase.

1.1.2 The inspection was undertaken by Luke Field BSc (Hons) MRICS and Joe Taylor BSc (Hons) on XXXXXXXXX 2024.

1.1.3 The Report starts with a description and overview of the property followed by five main sections: external condition, internal condition, services, external areas, and statutory matters. The Report ends with a summary of our findings and recommendations for repair works with associated budget costings. Photographs are included throughout the report and additional photos may be included in Appendix 1.

1.2 Limitations

1.2.1 Inevitably, during the inspection, a complete examination was not possible owing to furniture, carpets and other floor coverings, garden shrubs etc. Nevertheless, we have endeavoured to check where possible the construction of the property and its condition within the bounds of reason and without causing any damage to the premises or personal risk. This means that we have managed in most cases to gain access to the roof void(s), lifted accessible inspection chambers on the drainage system and peeled back edges, corners, and carpets (with permission from the Vendor). No heavy furniture has been moved. Most accessible windows have also been opened.

1.2.2 We have not commissioned inspections or testing of the electrical, mechanical, water, or other services. Therefore, we are unable to report that such parts remain free from defects. Comments we have made on services in this report, are from a Building Surveyors' perspective only relating to their visual condition.

1.2.3 We have made no detailed enquiries concerning the ownership of the boundaries or the ownership of the site, surface water problems, rights of way etc., nor have any detailed enquiries been made of the appropriate authorities in relation to town planning, Building Regulations, road improvements or other similar such matters, as all of these are normally dealt with by solicitors when formal searches are made prior to the exchange of contracts for the purchase.

1.2.4 The swimming pool together with associated plant has been excluded from this survey. However, if you require expert advice in this regard, we recommend Fowlers on 01403 864373.

1.3 Sources of Information

1.3.1 Information has been obtained from the following sources:

- **EPC Register**
- **Historic England**
- **Brighton Building Control Register.**
- **Long term flood risk assessment (flood-warning-information.service.gov.uk/long-term-flood-risk)**
- **UK Radon (www.ukradon.org/information/ukmaps)**
- **British Geological Survey Maps**
- **BCIS Rebuild Calculator**
- **Google maps**

1.4 Weather

1.4.1 The weather at the time of inspection was cold, dry and overcast with some sunshine.

1.5 Orientation & Timescales

1.5.1 Reference to the left- and right-hand side of the buildings assume the reader is facing the front elevation or the element in question. The front elevation faces West.

1.5.2 Where the terms immediate, short term, medium term and long term are used within this report they generally refer to the following: Immediate – within 1 Year, Short term – 1-3 Years, Medium term – 4-10 Years and Long-term 10+ Years.

1.6 Legal Issues

1.6.1 The Report shall be for the private and confidential use of the client for whom it is prepared and should not be reproduced - either in whole or in part - or relied upon by any third parties for any use without the express written authority of the Surveyor. We will not unreasonably withhold this permission should you want a copy of the Report to go to your Legal Advisers for example.

1.7 Insurance

1.7.1 The property is legally your responsibility from the point at which you exchange contracts, and we recommend that you obtain insurance cover for the building at that time. In our opinion the building should be insured on a reinstatement basis for the sum of not less than: -

2.0 PROPERTY DESCRIPTION

2.1 Overview

2.1.1 XXXXXXXX comprises a large detached two storey house, constructed in the 1930s. Originally, the property was constructed to a high standard for the period, using similar quality materials and workmanship. The Vendor has owned the property for 47 years, during which time there have been minimal major alteration works. They did, however, have a swimming pool installed and the tennis court restored shortly after taking occupation. Further alterations include the construction of workshop outbuildings in the northwest corner of the garden and replacement of the boiler many years ago.

2.1.2 The property is generally in a satisfactory condition overall; however, certain areas have fallen into disrepair due to a lack of repair and maintenance in recent years and due to certain age-related defects. The two main defects are the roof and the windows. Most roof tiles are believed to be the originals and have therefore exceeded their trouble-free lifespan. Indeed, there are numerous slipped, broken and delaminated clay tiles across each pitch. Ridge, verge and hip tile bedding has also deteriorated throughout. We suggest that the main roof is re-covered in the short term. Many of the original tiles remain serviceable and can therefore be re-used.

2.1.3 Windows are old single glazed steel Crittall type, the majority of which are inoperable due to seized ironmongery and being painted shut. In addition, glazing has bowed and cracked in multiple locations and glazing putty is defective. Not only are windows defective, but they are poor in terms of security, thermal performance, and means of escape in the event of a fire.

2.1.4 Further external defects included cracked flaunching to multiple chimney stacks, defective felt flashings to the front stack, rotten timber fascia boards and timber cladding, corroded and leaking cast-iron rainwater goods, aged and deteriorated flat roof coverings, isolated areas of deteriorated brickwork mortar joints, hairline cracks to the render, and slipped and damaged tiles to the bay window cladding.

2.1.5 A medium-sized tree, which we believe to be a Magnolia, is growing from the base of the south wall of the entrance porch. Although Magnolia trees typically have shallow root systems, this tree's proximity to the wall has caused it to push outward. Whilst there are currently no signs of significant internal or external cracking, there is a strong likelihood of such damage developing in the future as the tree continues to grow. We therefore recommend that the tree and its stump be removed in the short term. The resulting void beneath the wall should be filled with concrete to maintain stability.

2.1.6 We suspect that the beam above the sliding timber garage doors is deflecting, as the brickwork above the doors is bowing in the centre, with a horizontal crack evident along one of the mortar joints. Previous repairs and repointing are visible in this area; however, the re-opening of the crack indicates an ongoing issue. We recommend further investigation, with generous allowances made for the potential replacement of the beam above the garage doors.

2.1.7 Internally, general refurbishment has been minimal in recent years. Consequently, certain internal areas are dated and worn. Despite this, the internal parts have been reasonably well maintained and most remain serviceable. Nevertheless, you will no doubt wish to renovate the property to modernise and improve its aesthetics. Minor issues were noted internally, though we have particular concerns regarding the condition of the cold-water storage tanks in the roof space. These tanks are made of galvanized steel and are uncovered. Upon inspection, we found that the metal linings have corroded which is a common issue with these types of tanks. This can lead to leaks and contamination of the water supply. Therefore, we strongly recommend that the tanks be promptly removed or replaced. Installing a new combination or system boiler would eliminate the need for this tank.

2.1.8 The boiler itself has exceeded its 20-year anticipated life expectancy. We recommend that a competent heating engineer inspects it before the exchange of contracts, and you should budget for its replacement in the near term.

2.1.9 The electrical consumer units are aged, and we found old single insulated lighting cables, along with pre-1960s socket plates, in various parts of the house. We strongly recommend that the electrics are tested by a NICEIC registered electrician before you commit to the purchase, and we suspect that full re-wiring and replacement of the consumer units is necessary in the short term.

2.1.10 Other internal defects include damp to the drawing room chimney breast and east wall of the library, minor cracking to internal finishes, and water ingress to the bay window ceiling in Bedroom 5.

2.1.11 The building has poor energy performance. The EPC for the house was prepared in 2018 and it was given an F rating with a potential of a C rating. 2018 and 2020 changes in Energy Performance made it unlawful to let a property with an F or a G rating. As of 31st December 2025, all properties must have a minimum of a C EPC rating prior to any tenancy agreement. As such, if you are planning on letting the house, then substantial improvement works must be carried out in order to improve this rating. The single glazed windows and aged heating system are largely contributing to this low rating.

2.1.12 The property is considered to be a reasonable proposition for purchase providing you are prepared to accept the cost and inconvenience of dealing with a number of repair matters and further investigations before exchange of contracts. Clearly, the property would benefit from a fair amount of modernisation together with other work, as detailed within the report. Our budget costs at the end of this report are based on what is necessary to put the property into a good state of repair and condition. Therefore, you will need to incorporate additional costs to meet your desired specification (new floor coverings, kitchens, bathrooms, redecoration, replastering, improvements on insulation etc). Considerable works and expenditure are required in the immediate/short term to bring the property up to a good state of repair and condition. Re-covering of the pitched roofs and replacement of the windows will be an expensive short-term scope of works.

2.2 Situation

2.2.1 The property is situated on a large, secluded plot, accessed by a private road from Mallory Road. An additional, unsurfaced entrance road is located in the northeastern part of the gardens and is accessible via Onslow Road. We presume the main private entrance road is owned by the subject property; however, this should be confirmed by your Solicitors.

2.2.2 In some parts of the country, a naturally occurring and an invisible radioactive gas called Radon can build up in properties. In worst cases this can be a safety hazard. According to the UK Radon website the property is situated in an area in which 10-30% of properties will be affected. This area is deemed to be an a high risk. You should ask the Vendor whether any radon testing has been carried out within the property and if so, request to see a copy of the results report. If testing has not been carried out, you should ask an appropriately qualified person to assess this before you commit yourself to the purchase. In most cases remedial works (if required) are not too expensive. Your Solicitors search should pick this up and may provide additional accuracy on the risk.

2.2.3 The property is not listed or located within a conservation area as far as we are aware. Aside from the radon risk, we are not aware of any major environmental factors associated with this location.

2.3 Construction

2.3.1 The building is of an L-Shaped design with north and south wings that meet in the centre where the main entrance is located. There is a two-storey projection for the main entrance in the centre of the L which has a projection to the ground floor that forms a porch. Bay windows are in place to the south face of the south wing and to the west face of the north wing. On the north corner is an integral garage projection with an annex above. There is a ground floor bay window on the south side of the east elevation followed by a two-storey bay and then a northeast single storey projection. The north elevation has a ground floor bay window and a first-floor oriel window with a single storey projection below. Other oriel windows are in place across the facades.

2.3.2 External walls are traditional masonry cavity construction with mock Tudor timber framing and render infill to the first floor. North and east elevations have painted render to the first floor. Some of the bays are tile clad between windows.

2.3.3 The main roof consists of two gable end designs in an L-shape with a gable projection to the rear. The integral garage has a half-hipped roof design, with lead lined valleys separating it from the north wing. The northeast projection has a hipped roof, followed by a mineral felt covered flat roof over the swimming pool plant room. Pitched roofs are clad with plain clay tiles, half round ridge tiles and bonnet hip tiles. There are five chimney stacks to the roof. Oriel and bay roofs are mainly lead clad. The front projection has a mineral felt covered flat roof, as does the lower porch projection. Either side of the front projection are timber framed balconies.

2.3.4 Windows are mainly single glazed steel Crittall type with leaded light and plain glazing with some timber framed windows in areas. Rainwater goods are predominantly cast-iron gutters and downpipes with some uPVC sections in areas. Exposed rafter tails feature at the eaves with timber fascia boards. Barge boards are also timber type.

2.3.5 Internally, the ground floor is of suspended timber board and joist design with solid concrete floors to the kitchen and northeast projection. The upper floor is of suspended timber board and joist design. Ceilings are a combination of the original lath and plaster and plasterboard linings. Internal walls are mainly solid masonry with some timber studwork, finished with plasterboard and plaster.

2.3.6 External areas consist of a large tarmacadam driveway following the gated entrance and private road. There is an additional grass covered entrance road in the northeast corner of the garden. Concrete pathways and patio areas surround the property and gardens. Elsewhere, gardens are soft landscaped. There is a swimming pool followed by a tennis court in the rear garden. Boundaries are tree and hedge lined and timber fencing. There are a series of outbuildings and sheds within the grounds.

2.4 Accommodation

2.4.1 It is not our intention to advise you as to the layout and suitability of the accommodation as you have no doubt visited the property and verified that it meets your requirements. Details are given for identification purposes only and for ease of reference. The accommodation is arranged as follows and assumes the reader is facing the front elevation: -

Ground Floor –

2.4.2 Entrance porch, entrance hallway/staircase, drawing room (right), library (middle right), kitchen (rear), breakfast room (rear right), northeast projection - hot water cylinder room, boiler room, WC and larder, dining room (left), WC (rear left), integral garage (rear left).

2.4.3 **First floor -**

2.4.4 Bedroom 1 (left), bathroom (adjacent to bed 1), WC (middle rear), shower room (adjacent), bedroom 2 (rear right), bedroom 3 (right), bedroom 4 (middle front), bedroom 5 (right), bed 6 (front right).

2.4.5 Bedroom 7 and bathroom to the annex (first floor above garage).

3.0 External Condition

3.1 Chimney Stacks, Flashings and Soakers

3.1.1 The chimney stacks were inspected from ground level using binoculars and using a drone. Very often a full examination of chimney stacks is not possible.

3.1.2 There is a total of 5no. chimney stacks to the roof and one that has been removed from the rear pitch and tiled over in the roof space. There is a single flue stack on the front projection, a two-pot stack on the rear pitch, two dual pot stacks on the east pitch with a single flue stack in the centre. Open fires remain in the drawing room, library and the dining room, although these have not been used for many years. If you plan on re-using these, then the flues must be swept and smoke tested by a competent chimney sweep.

3.1.3 There are six clay pots across the stacks, all of which remain open. This can lead to descending dampness. Whilst no signs of this were apparent during our visit, we recommend that the pots are capped with Pepperpot terminals in the short term, to prevent potential issues arising in future.

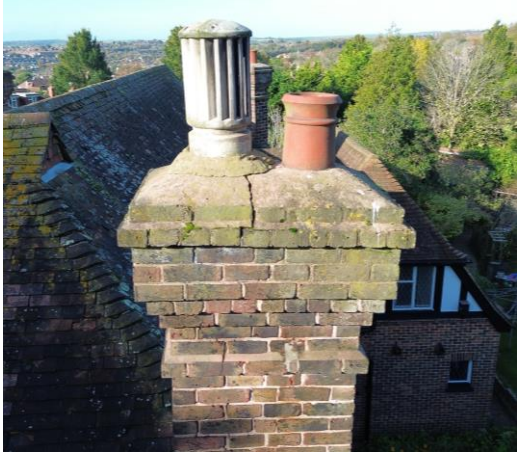
3.1.4 The northeast stack has an asbestos fibre cement flue terminal, presumably serving the boiler. This is currently in a satisfactory and stable condition. When the time comes to remove this terminal, such works must be undertaken by competent contractors and in accordance with the Control of Asbestos Regulations 2012, HSE Guidance and Hazardous Waste Legislation.

3.1.5 The southeast stack has a spinning rotator cowl which is no longer functioning and is suffering from corrosion. We recommend that this is replaced in the short term.

3.1.6 With regards to the slender ratio (Building Regulations Benchmark), a chimney stacks height should not exceed 4.5x its width. The height of most stacks exceeds the acceptable tolerance, making them more prone to wind damage and structural movement. Despite this, the stacks are relatively plumb and square and there are no signs of any structural distress. Nevertheless, this is something to be aware of and the stacks should be monitored for signs of movement in the future. It might be necessary to secure these, using tie beams, to the roof structure in future.

3.1.7 Brickwork and mortar joints to the chimney stacks are generally in a satisfactory condition, subject to isolated areas of deteriorated brickwork mortar joints. When scaffolding is in place for the short-term roof works, we recommend below, localised repointing should be carried out.

3.1.8 Mortar flaunching (pot-bedding) to the front, southeast, and central east stacks has cracked in areas. Cracks should be filled using a good quality cement filler such as Toupret in the short term.



3.1.9 Mortar flaunching to the northeast stack has badly cracked and deteriorated. Mortar flaunching to this stack should be hacked off and replaced in the short term.

3.1.10 Lead flashings around the base of most chimney stacks are aged and weathered, albeit they remain in satisfactory and watertight condition. Allowances for the replacement of lead flashings should be made for the medium to long term. It is important to ensure that the back valleys to these chimneys are regularly checked and

cleared. Failure to ensure this can result in blockages and water ingress. Several of these are currently blocked and should therefore be unblocked now and regularly thereafter.

3.1.11 Felt flashings are in place to the front chimney stack which forms part of the felt covered flat roof over the projection. These flashings have been installed to a poor standard and have pulled away from the chimney stack. Whilst no signs of water ingress were recorded during our visit, there is a high risk of this in future. As such, felt flashings should be replaced with good quality code 4 lead flashings in the short term.

3.2 Roofs - Exterior

3.2.1 The main roof comprises two pitched gable end designs in an L-shape with a gable projection on the north pitch. Pitched roofs are clad with plain clay tiles, half round ridge tiles and bonnet hip tiles. Roof profiles are even and there is no evidence of any distortion to the roof structure externally. Indeed, the roof structure was found to be well braced during our internal inspection of the roof space.

3.2.2 Clay tiles are affected by a process of deterioration called delamination. This occurs when sun and frost act upon the porous tile surface causing it to break down. Most of the roof tiles, which are believed to be original, have exceeded their expected trouble-free lifespan, as evidenced by widespread delamination, broken tiles, and slippage across all roof pitches, with the east and rear pitches in the worst condition. Mortar bedding to the hip tiles, ridge tiles, and verge tiles has deteriorated significantly in several areas. Although some tiles have been replaced over the years, deterioration remains prevalent throughout.

3.2.3 An old felt underlay exists between the roof tiles and timber close boarding, which is unexpected for a roof of this age. Typically, 1930s roofs

have tiles fixed directly to timber battens attached to close boarding. This underlay highlights the high quality of the original construction. Its purpose is to provide a secondary layer of protection against moisture ingress, and we suspect its presence has helped to prevent water entry through deteriorated or slipped tiles. However, due to the underlay's age and likely prolonged exposure to moisture, its remaining lifespan is limited.

3.2.4 In view of the widespread deterioration, it is more practical and cost effective to remove and replace the roof covering bearing in mind these tiles have far exceeded their serviceable life and will become an ever-increasing maintenance liability. We therefore recommend stripping the roof and installing a new tile covering over a modern breathable felt underlay with new battens. Insulation will also need to be installed to comply with Building Regulations (Part L). The timber close boarding can remain in place. Ideally, these works should be carried out within the next few years. Many of the original tiles remain in satisfactory condition and could potentially be reused. Our budget costs at the end of this report reflect this approach.

Garage/Annex Roof

3.2.5 Tiles to the garage roof are in better condition, although there are numerous slipped broken and delaminated tiles. In addition, the ridge and hip tile bedding has deteriorated and there are several missing hip tiles. Defective roof and hip tiles should be replaced and the hip tiles re-bedded in the short term.

Secondary Roofs

3.2.6 Additional pitched roofs cover the east elevation bay/chimney breast and the northeast projection. Numerous roof tiles on these sections are defective and should be replaced in the short term. The mortar bedding to the hip tiles has deteriorated, resulting in slippage. As part of the roof overhaul, the hip tiles should be re-bedded, and hip hooks should be installed at the eaves to prevent future slippage.

3.3 Flat Roofs

3.3.1 There is a mineral felt covered flat roof over the front projection which looks to have been installed within the last 10-years. Unfortunately, this has been installed to a poor standard and is badly rippled which suggests it was not adequately adhered to the roof at the time of installation. As mentioned, the substandard felt flashings which connect to this flat roof have peeled from the front chimney stack. The substandard installation of this flat roof covering creates a risk of wind-up lift. In addition, the rippled sections are prone to splitting which can lead to water ingress. We recommend that this flat roof is re-covered using a 3-layer high performance bitumen felt system in the short term. The new covering should incorporate 120mm of PIR insulation to ensure the 0.18 U-Value requirement under Part L of the Building Regulations.

3.3.2 There are a series of lead clad flat roofs over bay and oriel window roofs. These are aged and worn, although most remain in satisfactory condition. However, the lead flat roof over the east bay to Bedroom 5 is deformed and aged. Internally, we found evidence of leaks to the bay ceiling and there is a patch repair in this location externally on the flat roof. We recommend that this flat roof covering is replaced in the short term.

3.3.3 The flat roof covering over the east facing oriel window to Bedroom 6 has perished, exposing the timber substrate which is badly rotten. We were surprised to find that this flat roof is not currently leaking, although there is a high risk of this in the near future.

3.3.4 Lead covered flat roofs over the rear kitchen bay and rear porch are in a satisfactory condition.

3.3.5 The mineral felt covering over the swimming pool plant room is heavily worn. We suggest that this is replaced using the above-mentioned specification in the short term.

3.3.6 There is a crown roof over the entrance porch, consisting of a central mineral felt covered flat roof with a pitched profile surround. The felt is worn but remains serviceable. Allowances for the replacement of this should be made for the medium term. Mortar bedding to the perimeter ridge tiles has deteriorated, as have the lead flashings. We recommend that the ridge tiles are re-bedded over new lead flashings in the short term. Severa damaged plain tiles to the pitched surrounds should be replaced as part of these works.

3.3.7 The timber framed balconies are in a good condition.

3.4 Ancillary Roofs

3.4.1 There are none.

3.5 Parapets, Parapet Gutters, and Valley Gutters

3.5.1 There are tile lined valleys on the front where the two main roofs meet in the centre, and either side of the gable projection on the north pitch. The front valley is in poor condition, as the roof tiles do not align properly with the valley tiles, resulting in gaps. This creates a significant risk of water ingress and is likely relying on the felt underlay to prevent water penetration, which is considered poor practice.

3.5.2 Valleys either side of the gable projection are also in poor condition with widespread tile breakage. As part of the roof overhaul, valley tiles should be replaced. It is crucial that these works are carried out by a competent roofing contractor who will ensure the roof is correctly gauged, so that the roof tiles align properly with the valley tiles.

3.5.3 There are lead lined valleys, either side of the chimney stack on the north elevation, which separate the garage roof from the north elevation. These are heavily blocked with leaves and debris. Valley gutters must be cleared now and regularly thereafter. As part of the short-term clearance, the valley linings should be checked and allowances for repairs made.

3.5.4 Roof valleys, valley gutters, parapet gutters etc. are a particular problem area for roofs and without the correct ongoing maintenance, they can become blocked and cause water ingress. Therefore, these must be regularly checked and cleared to prevent this.

3.6 Rainwater Goods

3.6.1 With the absence of rain at the time of inspection, we are unable to fully verify that the rainwater goods are fully operational and free from leaks.

3.6.2 Rainwater goods to the property predominantly comprise cast-iron gutters and downpipes with some uPVC gutters and downpipes in areas. Downpipes drain to gullies which either connect into the foul drainage or to a soakaway somewhere within the grounds. Cast-iron rainwater goods are corroded throughout and are leaking in isolated areas. We recommend that these are redecorated using proprietary metal coatings in the short term, and defective sections should be replaced. Stop-ends are missing from some of the east elevation gutters, and new stop-ends should be fitted as part of the rainwater goods repairs. Gutters are also blocked with vegetation in areas, and this should be cleared now and regularly thereafter. Gullies must also be unblocked now.

3.6.3 Rainwater goods require regular ongoing maintenance and clearance to prevent blockages and overflowing rainwater. It is recommended that these maintenance works are carried out at least every 6 months.

3.7 Walls – General

3.7.1 The building comprises traditional brickwork cavity construction, measuring around 300mm in thickness, with exposed stretcher bond facing brickwork and mock-Tudor framing above with render infill. Smooth

painted render features on the north and east elevations at first floor level. Plain clay tile hung cladding is fitted between the ground and first floor windows to the full height bays.

3.7.2 Originally, the walls would not have been constructed with insulated cavities, although we found evidence to suggest that the cavity walls have been retrofitted with insulation in the past. In addition, there is a 2009 Building Control Application shown for these works on the council's website. Such works are undertaken by drilling holes in the external brickwork mortar joints and pumping insulation into the walls, most commonly using mineral wool insulation, and it can be identified by the filled mortar holes on external walls. These are visible on certain walls, although not as many as usual for a building of this size. It is possible that certain walls were not insulated as part of these works. Checks should be made with the Vendor regarding the history of cavity wall insulation and there should be a 25-year guarantee in place for this.

3.7.3 All walls are plumb and square and are free from any major cracking or distortion. We did, however, note bulging to the brickwork on the south wall of the entrance porch which has occurred due to the growth of the tree beneath the wall. Although Magnolia trees typically have shallow root systems, this tree's proximity to the wall has caused it to push outward. Whilst there are currently no signs of significant internal or external cracking, there is a strong likelihood of such damage developing in the future as the tree continues to grow. We therefore recommend that the tree and its stump be removed in the short term. The resulting void beneath the wall should be filled with concrete to maintain stability. Part of the wall might require rebuilding following the removal of this tree, and allowances for such works should be made.

3.7.4 Brickwork and mortar and mortar joints are generally in a good condition throughout, subject to isolated areas of deteriorated mortar joints and some spalled bricks to the front of the south wing. We also noted old fixing holes to the southwest corner of the south wing, behind the downpipe. Localised repointing of the brickwork mortar joints should be carried out, defective bricks replaced, and old fixing holes filled in the short term.

3.7.5 Render to the first floor is in a good condition throughout, although there are hairline cracks in areas. These are minor and can easily be filled during the course of routine external redecoration.

3.7.6 Cladding to the front, and front faces of both wings is decayed in areas. The detailing between the render and timber cladding is basic. Correct detailing involves the installation of a lead tray between the two which helps to prevent rainwater from sitting on the horizontal cladding boards, leading to decay. The absence of these trays has continued to wet rot decay. Rotten timber cladding should be cut out and replaced in the short term. On the west wall of the south wing, a vertical section of cladding is detaching adjacent to the balcony. This should be re-fixed in the short term.

3.7.7 Most of the plain clay tiles to the wall cladding is in a good condition, although there are a handful of broken tiles to the west bay window. Defective tiles should be replaced in the short term.

3.7.8 There is a large wisteria plant growing across the porch projection. These plants grow very quickly and can cause damage to building fabric. This has not caused any obvious damage to the building to date, although this should be monitored. If problems arise, then the plant should be removed.

3.7.9 A building survey of this type is non-invasive; therefore, we have not been able to inspect the condition of lintels or beams over the windows and doors. We found no evidence of any major cracking or distortion to indicate any lintel defects or failure above most of the openings. Minor cracking is evident to the brickwork above the north facing garage window which is indicative of lintel defects. Whilst there are no concerning signs of deflection to the solider course above the window, we recommend installing a new steel lintel to prevent possible deflection and more advanced cracking.

3.7.10 We suspect that the beam above the sliding timber garage doors is deflecting, as the brickwork above the doors is bowing in the centre, with a horizontal crack evident along one of the mortar joints. Previous repairs and repointing are visible in this area; however, the re-opening of the crack indicates an ongoing issue. We recommend further investigation by removing the internal finishes to reveal the doors. We have allowed for the installation of a new steel, in place of the existing beam, at the end of this report.

3.8 Foundations

3.8.1 We have not inspected the foundations of the property or other areas below ground level. This would involve extensive excavation, including the breaking-up of external pavings and internal floors - both of which would cause unacceptable damage.

3.8.2 You will appreciate that buildings must be provided with foundations suitable for their purpose and for the sub soil. Sub soil is shown on the geological map for the area comprising Seaford Chalk Formation. This generally provides an adequate base for buildings of this type and age although problems can arise if it becomes saturated through defective drains or altered water courses.

3.8.3 A careful examination was made around the base of the external walls, and we did not identify any signs of movement or cracking to the building which would indicate problems or failure of the foundations. However, as mentioned, the tree should be removed from the southern porch wall and underpinning will be necessary to infill the void left by the tree stump.

3.9 Wall Tie Corrosion

3.9.1 The external walls are of masonry cavity construction which comprises an internal and external skin of masonry tied together with metal wall ties. The older types of wall ties are prone to corrosion. Initially, failure of ties will result in uniform horizontal cracking usually every 6 or so courses of brickwork. Where cavity wall tie replacement works have been carried out, you may see discoloured spots on an external wall.

3.9.2 We saw no obvious evidence of cavity wall tie failure to the external walls. However, you should note that wall tie corrosion is an ongoing problem. Therefore, you should anticipate the costs of such remedial work in future. If external walls are kept in a good condition, then this will prolong the life of the wall ties.

3.10 Subfloor/Underfloor Ventilation

3.10.1 Modern Building Regulations indicate that air bricks should be spaced at two metre centres wherever walls adjoin sections of suspended timber flooring. The prime objective of sub floor ventilation is to ensure that there is sufficient cross ventilation through floor voids. In the absence of adequate ventilation, condensation can occur in the underfloor areas, and this may lead to decay in concealed timber sections.

3.10.2 There are a series of subfloor vents on each of the elevation of the building. This should be providing sufficient ventilation to the suspended timber floor structures, and we found no evidence of defects to the floors internally to suggest otherwise.

3.11 Damp Proof Course

3.11.1 Damp proof courses (DPC) were made mandatory in 1875 under the Public Health Act. Modern regulations state that a damp-proof course should be installed at least 150mm (two courses of brickwork) above any adjoining ground levels to prevent rising damp.

3.11.2 The property has a double-layer slate damp proof course with bitumen felt damp proof courses in areas. Most of the DPCs are at the correct, although ground levels have been raised to the bay window on the front of the south wing and to parts of the east elevation. This has bridged the DPC which can lead to rising damp. No signs of this were recorded to the drawing room internally, although we did find evidence of low-level damp to the east wall of the library. We suspect that the ground levels bridging the damp proof course have caused this. Ground levels to the bay window and east elevation should be reduced in height to provide a clearance of at least 150mm below the DPC.

3.11.3 Please note that bitumen felt damp proof courses are known to contain asbestos. The risk of exposure to such a material is low due to its mostly concealed location. Nevertheless, testing for asbestos must be carried out prior to any intrusive works.

3.12 Condensation

3.12.1 Condensation is a common problem in some properties where natural ventilation is reduced, very often as a result of sealed double-glazed windows and doors and other insulation measures. Condensation is the product of warm moisture-laden air condensing on a cold surface. If the production of water vapour is increased due to the lifestyle of the occupants of the building, condensation occurs. This is exacerbated when occupations rates are higher. We would always recommend that a property be kept well ventilated, heating levels are consistently maintained, and that proper precautions are taken to remove excessive moisture vapour from the building.

3.12.2 We found no major signs that the property is unduly affected by condensation which suggests that it is well heated and ventilated.

3.12.3 Sanitary rooms are common places for condensation to occur due to the amount of warm moist air they generate. To combat this, extract ventilation is used. There are no extractors in place to any of the sanitary rooms. There are no indications that this has led to condensation at present, however, this should be monitored. If problems arise, then extract ventilation should be installed.

External Joinery

3.13 Windows

3.13.1 The windows are primarily single-glazed steel Crittall type with leaded lights and plain glazing, along with some timber-framed windows in certain areas. The majority of the windows are inoperable due to seized ironmongery and being painted shut. Several are stuck in an open position. Additionally, the glazing has bowed and cracked in multiple locations, and the putty is damaged. The single glazing creates a security weak point, and the non-safety glass can easily be damaged which can lead to accidental injury. Another concern is the poor thermal performance of the windows, as well as inadequate means of escape in the event of a fire. We suggest that the windows are replaced with new double glazed uPVC casement windows with trickle vents in the short term. We counted 96 windows.

3.13.2 The stained-glass oriel window to the rear is in a good condition for its age and is an attractive historic feature.

3.14 Fascia and Soffits

3.14.1 Timber rafter tails are exposed at the eaves, and these were seen to be in a good condition where visible. Timber fascia boards fixed to the front of the rafter tails are mostly in good condition. However, fascia boards to the west of the garage are suffering from wet rot decay. We recommend that these are replaced in the short term. Timber barge boards are in a good condition.

3.14.2 Sections of timber beneath the west facing drawing room oriel window are suffering from wet rot decay. Rotten timber should be cut out and replaced in the short term.

3.15 Door Frames and Linings

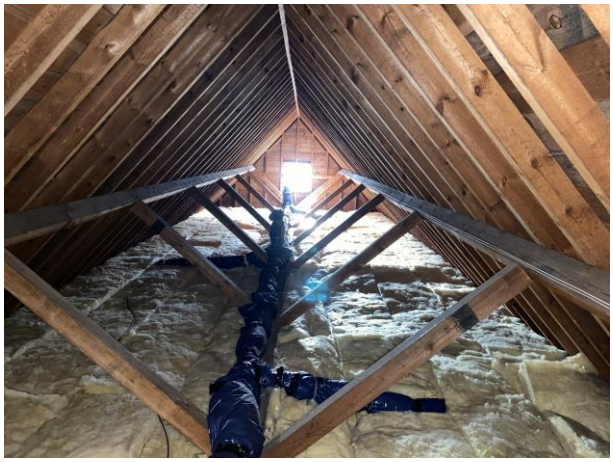
3.15.1 The main entrance door is of heavy-duty solid timber type. We believe that this is the original door, and it is in a good working condition with adequate security measures in place.

3.15.2 Single glazed timber doors are in place to the east elevation, rear elevation and to the balconies. Most doors are in good working condition, although the drawing room door could not be opened due to a seized bottom lock. Minor repairs should be carried out to this lock in the short term. The door to the rear hallway could also not be opened due to the Vendor's stored items blocking it.

4.0 Internal Condition

4.1 Roof Spaces

4.1.1 The roof space has been inspected with powerful torch, but nonetheless our inspection was limited only to those parts which were not covered with either floorboards, stored domestic items or insulation. Access to the roof space is gained via a hatch in the landing ceiling, adjacent to the rear central shower room. You should consider installing a loft ladder for easier and safer roof space access.



4.1.2 The roof is a traditional timber framed purlin structure with 100mm x 50mm timber rafters that bear off the external walls and rise to a central ridge board. Horizontal timber purlins support the rafters, and these are supported by timber struts bearing off internal loadbearing walls. Timber close boarding is laid above the rafters, and we observed a sarking felt underlay above the close boarding. The roof is well braced, and there is no evidence of any distortion to the frames.

4.1.3 The roof space is well insulated at joist level.

4.1.4 There are several old, galvanized steel cold water tanks in the roof space, adjacent to the loft hatch. These tanks are uncovered which can lead to contamination of the water supply. Inside the tanks, we observed significant rusting of the linings, which can further contaminate the water and, in extreme cases, promote the growth of Legionella bacteria. The water in the tank is heavily soiled. We strongly recommend decommissioning these tanks immediately.

4.1.5 We recommend two options for addressing this issue. The first option is to replace the tanks with modern PVC cold water storage tanks. This will require the old tanks to be cut into pieces within the roof space before removal. However, it's important to note that gravity-fed cold-water systems are gradually being phased out due to their often-low water pressure and the risk of contamination.

4.1.6 The second option, which we recommend, is to replace the old boiler with a modern combination or system boiler, eliminating the need for the roof space tanks. The tanks can then be drained and either removed or left in situ. Removing the tanks will be disruptive, as they will need to be cut out with angle grinders before being taken through the loft hatch. However, this will free up storage space. This is commented on further under section 5.

4.1.7 The remains of an original chimney stack which was taken down are visible in the roof space, beneath the rear roof pitch.

4.2 Ceilings, Walls including Partitions and Plasterwork

4.2.1 Ceilings are mostly the original lath and plaster with some plasterboard linings. Lath and plaster is a material which becomes brittle with age and should not be disturbed. Overtime, they can lose their bonding/key and crack and become unstable. Light hand pressure was applied to the ceilings, and most were found to be stable. They are, however, cracked in areas. Despite this, these ceilings have been lined with heavy duty stout paper over the years which has stabilised them. There is no need to take any action at present, although these ceilings can be lined again with heavy duty stout paper over time. The purpose of this is to stabilise the old plaster and to prolong its life.

4.2.2 Plasterboard ceilings are in a good condition, subject to hairline cracks in areas. These are minor and can easily be addressed during the course of routine property redecoration.

4.2.3 Ceilings to the kitchen, dining room, swimming pool equipment room and bedroom 6 have a textured paint finish. Certain textured coatings (Artex) are known to contain asbestos, and it is not possible to establish this from a visual inspection only. Care should be taken not to disturb these materials and testing carried out prior to any proposed ceiling works to confirm the presence of any asbestos. Asbestos is a hazardous material although in its current condition it is stable. It would nevertheless be prudent for you to skim over these ceilings in order to encapsulate any asbestos. Estimates should therefore be obtained from a competent plasterer in this regard. We do not consider this a priority given that the ceilings are in a stable condition. There are some hairline cracks in areas. These are minor and can easily be addressed (filled) during the course of routine property redecoration. That said, any filler used should not be sanded down as this may release asbestos fibres from the Artex, unless the correct Respiratory Protective Equipment is used, and the correct control measures are put in place.

4.2.4 Internal partitions are a combination of timber studwork and solid masonry finished with either plasterboard, or plaster. Original attractive hardwood panelling features on certain walls and remains in good condition. All walls are relatively plumb and are free from signs of significant cracking or distortion. Minor cracks and hollow plaster were recorded to several areas of the internal partition walls. These are minor issues that can easily be addressed during the course of routine property maintenance/redecoration. Allowances for re-plastering should be made as part of your redecoration budget.

4.3 Fireplaces, Flues and Chimney Breasts

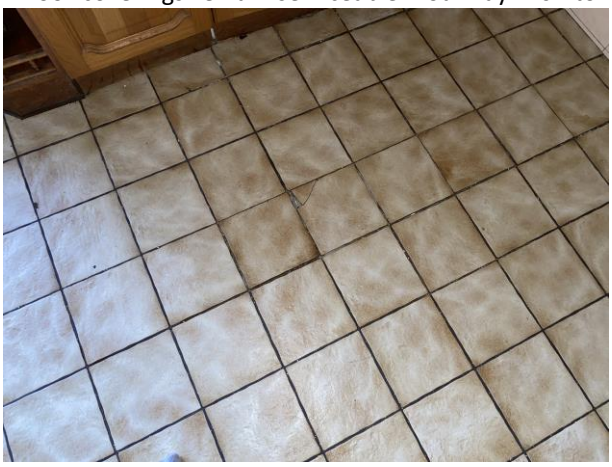
4.3.1 None of the internal parts of any flues within this building have been examined, nor have they been subject to a smoke test. It is strongly recommended that all chimney flues be swept, and smoke tested prior to your occupation of the building and if you intend on using an open fire.

4.3.2 Open fires remain to the drawing room, library and dining room, although these have not been used for many years. Chimneys must be regularly swept, and smoke tested by a competent chimney sweep. Enquiries should be made with the Vendor in this regard. If the chimneys have not been serviced within the last 12 months, then this should be carried out prior to the use of the open fire. Over the years, the original chimney lining (pargetting) will deteriorate. Therefore, allowances should be made for re-lining with a flexible stainless-steel lining. No defects/damp were recorded to any of the chimney breasts.

4.4 Floors

4.4.1 Our inspection of floors was limited by the presence of floor coverings. Where such coverings are installed, they have not been lifted unless detailed in this report.

4.4.2 The ground floor structure is predominantly suspended timber floor design with some solid concrete to the kitchen and northeast projection. The upper floor is of suspended timber board and joist design. Floor coverings consist of timber parquet, carpets, vinyl and tiles. Floors are relatively level and bear weight well underfoot. Carpets are dated and worn, although all floor coverings remain serviceable. You may wish to consider replacing the carpets in order to modernise.



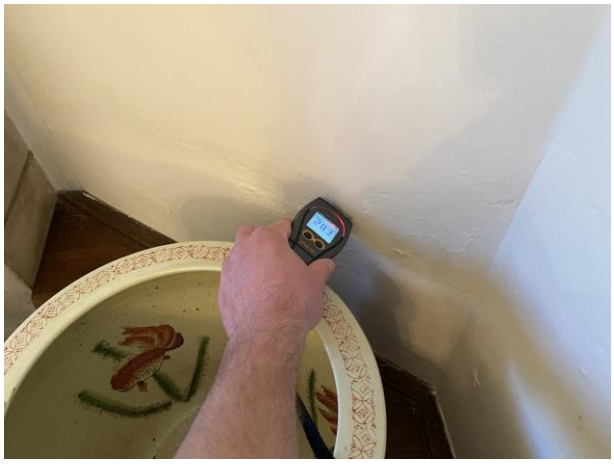
4.4.3 There is an unusual, raised area in the kitchen floor adjacent to the sink, with cracked tiles in this location. The cause of this is unclear, and we recommend further investigation to determine the underlying issue. If pipework is buried in the floor and has leaked in the past, it could have caused the floor and tile covering to lift. Once the cause has been identified and addressed, we recommend re-levelling the slab and installing new tiles.

4.5 Dampness

4.5.1 We have taken our electric moisture meter to internal finishes at random all around the interior of the property. Particular reference has been made to finishes around windows and doors, and at ground level above skirtings. Our examination to determine the extent of any dampness is very often hampered by the presence of furniture and domestic items, which have not been moved.

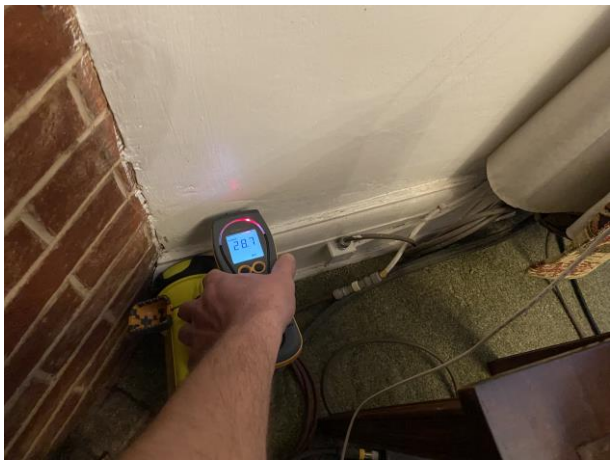
4.5.2 It is less common to find damp in a property of this construction. The cavity wall construction, as intended, will be preventing penetrating damp. However, issues can arise when cavities become blocked or are filled with insulation, as certain insulation materials act as a sponge when subjected to even the slightest moisture. As mentioned, we found evidence to suggest that the cavity walls have been retrofitted with insulation in the past. Therefore, it is important to ensure that the external walls are well maintained to prevent dampness.

4.5.3 We took a series of moisture meter readings throughout the property and found evidence of dampness in two locations. Water damaged finishes were recorded to the open chimney breast in the drawing room, on the south side. Further high readings were taken from the east wall of the library at low-level. We suspect that the library damp is due to the external ground levels bridging the DPC. Reducing the ground levels below the DPC should prevent this. We suspect that damp to the drawing room chimney breast is due to deteriorated brickwork and mortar joints. Defective brickwork should be replaced and the mortar joints repointed to prevent this.

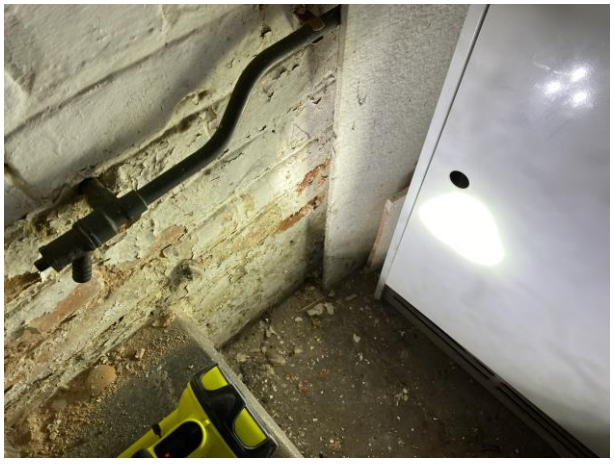


4.5.4 For dampness to penetrate the internal leaf of a cavity wall, the cavity must either be blocked or insulated. Following external repairs, we recommend that several bricks are removed from the areas where damp is

present, and the cavity cleared of any blockages or saturated insulation. Any removed insulation should be replaced.



4.5.5 Low-level walls to the boiler room are suffering from dampness, which is expected given that this is at a lower height to the main house. Due to the use of this room, we do not consider damp treatment works necessary, although you may decide otherwise.



4.6 Internal Joinery

4.6.1 Internal doors consist of good quality solid timber type, and some hollow core doors. These are in a good working condition throughout. You should consider replacing the glazed doors, as they included non-safety glass.

4.6.2 The timber staircase bears weight well underfoot and is in a good condition.

4.7 Internal Decorations

4.7.1 No doubt you have your own ideas to the redecoration of the property throughout. The internal decorations are generally in a satisfactory and serviceable condition subject to wear and tear.

4.8 Sanitary and Kitchen Fitments

4.8.1 It is assumed you are conversant with the extent and nature of the sanitary fittings included in the purchase of the property and we do not, therefore, propose to comment on these in any great detail.

4.8.2 The kitchen is dated and worn but remains serviceable. You should consider replacing this room in order to modernise.

4.8.3 Some of the sanitary rooms have been upgraded and modernised in recent years and are in a good condition. However, most of the sanitary rooms are dated and worn. Despite this, the rooms have been well maintained and they remain serviceable. You may wish to replace these older rooms in order to modernise.

4.8.4 Shower trays and baths are a common source of leaks when the mastic seals deteriorated. Therefore, it is important that these are checked and renewed on a regular basis.

4.9 Insect Attack (wood boring beetle)

4.9.1 Most properties over twenty/twenty-five years of age are affected by some form of wood boring beetle activity. The most common culprit is the common furniture beetle which can be identified by the small round holes similar to dart holes they produce in timber. This is commonly known as Woodworm. The damage is caused by the larvae that, after hatching, bore into the timber in search of nutrition. This is only usually within the outer section of timber as this is where the sap is. Generally, this does not penetrate deep enough into the heartwood for it to compromise the structural integrity of the timber and it will continue to perform for many years.

4.9.2 We found no evidence of any insect attack where visible. Enquiries should be made with the Vendor regarding any history of insect attack and treatment works.

4.9.3 Please note that the property has hidden timbers which we were unable to view during our inspection. If evidence of active insect attack is identified, then a timber specialist should be contacted to inspect, and allowances should be made for treatment where necessary.

4.10 Dry Rot

4.10.1 Dry rot is a particularly virulent form of fungal decay. The fungal attack thrives in damp, dark and unventilated conditions, making it very difficult to identify before it has caused severe decay to structural timbers. Dry rot requires relatively low levels of moisture content in order for it to thrive (approximately 30%) which makes it more dangerous than wet rot. Dry rot is difficult and costly to eradicate from a building. Your solicitor should make a specific enquiry of the vendors to determine whether, to their knowledge, this property has ever been affected by this destructive decay. If decay has been determined in previous years, guarantee documentation should be examined to ensure that it has been properly eradicated by a competent contractor.

4.10.2 We found no evidence of dry rot where visible.

4.11 Wet Rot

4.11.1 Wet rot is another form of timber decay which occurs in timber, and it requires a higher moisture content than dry rot for it to thrive. Wet rot is a lot less destructive than dry rot and can be eradicated by removing the source of moisture and replacing the decayed timber.

4.11.2 Timber cladding to the front elevation and parts of the garage fascia boards are suffering from wet rot decay. Rotten timber should be cut out and replaced in the short term.

4.12 Thermal Insulation

4.12.1 Modern regulations require roofs to be insulated with 270mm thick quilt insulation. Hot and cold-water tanks should be insulated, either to minimise heat loss or to prevent them from freezing during inclement weather conditions.

4.12.2 We suspect that walls to the house have been retrofitted with insulation and the floors are uninsulated as far as we are aware. The roof space is well insulated.

4.12.3 The building has poor energy performance. The EPC for the house was prepared in 2018 and it was given an F rating with a potential of a C rating. 2018 and 2020 changes in Energy Performance made it unlawful to let a property with an F or a G rating. As of 31st December 2025, all properties must have a minimum of a C EPC rating prior to any tenancy agreement. As such, if you are planning on letting the house, then substantial improvement works must be carried out in order to improve this rating. The single glazed windows and aged heating system are largely contributing to this low rating. Replacing these should improve the EPC rating to an acceptable level. Modern lighting and wiring are another area that will increase the rating.

4.13 Asbestos

4.13.1 The use of asbestos in buildings has been widespread, especially between 1950 and 1985 but continued up to its effective barring in 1999. Typically, this was for thermal insulation, fire protection and in a variety of cement products, including roofing. Left undisturbed and in good condition and particularly if "compartmentalised" these materials made buildings safer and more comfortable. However, if damaged or deteriorated with age, health defects can arise.

4.13.2 No tests have been carried out to determine whether asbestos or any other deleterious materials are in the building. We recommend that a survey is carried out prior to occupation and specialist surveys can be arranged if requested at an additional charge.

4.13.3 Aside from the textured ceiling finishes, we did not identify any obvious asbestos-containing materials. However, the property does have extensive aged plumbing, which was often insulated with asbestos in the past. Additionally, the boarding in the garage ceiling could potentially be asbestos insulating board. We therefore recommend that you consider commissioning an Asbestos Management Survey before committing to the purchase. Prior to any renovation works, a Refurbishment and Demolition Survey should also be conducted.

4.13.4 Certain textured wall finishes may also be asbestos containing and must therefore be tested prior to any intrusive works.

4.13.5 We recommend Hastings Environmental Services Limited for asbestos surveys, and their contact number is 01273 262 388.

5.0 Services

We have carried out a visual inspection of the services as far as was possible, and we will indicate those defects which were apparent. No tests have been commissioned. We would always recommend that if you wish to satisfy yourself as to the condition and adequacy of services you obtain independent specialists' reports. Any such reports should be obtained prior to the exchange of contracts for the purchase of the property. We will be pleased to commission such reports on receipt of your further instructions.

5.1 Electricity

5.1.1 As a general comment, we recommend that a NICEIC periodic inspection report be commissioned to ascertain the condition of the electrical fixed installations. Most electrical work in the home should be carried out by an Electrician who is registered under a government approved scheme such as NICEIC, and to comply with Building Regulations.

5.1.2 The switchgear and consumer units are located in the cupboard under the stairs. There are several consumer units, many of which are very old with one more modern smaller unit that was replaced in 2016, according to a Building Control Application we located on the council's website. Given the age of the consumer units, we strongly advise that these and the overall electrics are tested by a NICEIC registered electrician before exchange of contracts. In addition, old single insulated lighting cables were observed in several areas of the house as well as pre-1960s plug socket plates and light switches. This suggests that the house has not been re-wired for many years.

5.1.3 It is highly likely that complete re-wiring of the house is necessary in the short term, in addition to replacement of the old consumer units, and we have allowed for this within our budget costs at the end of this report.

5.1.4 You should strongly consider having new mains powered smoke/fire alarms fitted throughout the house as part of your renovation works.

5.2 Gas

5.2.1 We cannot confirm that the gas installation conforms to modern standards and regulations. We would always recommend that it is checked by the local gas company to ensure that it is both safe and in good condition.

5.2.2 The property is connected to the gas mains and there is an internal gas credit meter in the garage. The meter appears new and in good condition with earth bonding in place.

5.2.3 All gas appliances should be checked annually by a Gas Safe operative and a certificate left with the householder. Further enquiries in this regard should be made. A carbon monoxide alarm should be fitted where there are gas appliances.

5.3 Water and Plumbing

5.3.1 None of the water and plumbing services have been tested. They have only been examined in so far as pipework is visible and is not covered or inaccessible.

5.3.2 There is an external stopcock and water meter for the property in the pavement at the front of the main private entrance road. The dial on the water meter was spinning continuously at the time of our visit which may indicate a leak. It would be prudent to have this checked by a competent plumber, and allowances for repairs should be made.

5.3.3 According to the Vendor, there are several internal stopcocks within the house, although the main stopcock is under the kitchen sink. Fittings are supplied directly off the rising main and from the galvanised steel cold water storage tanks in the roof space. Where tested, the supply is providing adequate pressure throughout the property. As mentioned, the roof space tanks are heavily rusted. We therefore recommend that these are removed.

5.3.4 Most of the pipework follows concealed routes and was not capable of being inspected. The pipework that was visible during our inspection was mostly copper and there was no evidence of any leaks. However, as mentioned, the spinning water meter dial may suggest a leak somewhere in the plumbing and this should be investigated by a competent plumber.

5.3.5 Plumbing to large parts of the house is aged. As such, you should budget generously for re-plumbing as part of your renovation works.

5.4 Hot Water and Central Heating

5.4.1 No part of the central heating system has been the subject of a separate test or detailed examination. We have not undertaken a separate investigation to examine the efficiency of any part of the heating system in relation to the size of the property. Central heating systems should be the subject of full and regular servicing. We recommend that you obtain documentation evidencing the date of the last service call.

5.4.2 Central heating is provided by a floor standing Potterton Kingfisher 2 non-condensing conventional boiler in the kitchen. This boiler is in excess of 20 years which is generally the life expectancy given for boilers. It would be prudent to have this inspected by a Heating Engineer before exchange of contracts and allowances for the replacement of this should be made for the short term.

5.4.3 As mentioned, we recommend that the traditional gravity water system is replaced due to corrosion of the galvanised steel roof space tanks. The cheapest option would be to replace the tanks themselves. However, as mentioned, it is best to move away from conventional systems due to the risk of contamination and potential low water pressure. In addition, the boiler is aged and has exceeded its trouble-free lifespan. Therefore, you should consider replacing the boiler with a modern Condensing Combination Boiler or a System Boiler in the short term. This will eliminate the need for tanks in the loft and the use of a Combination Boiler will remove the need for a hot water cylinder, thereby creating additional space internally and reducing maintenance costs. Combination Boilers are suitable when there is relatively low demand for hot water in a property. Where there is higher demand, for example more than one bathroom, a System Boiler is more suitable. This is something that you should discuss with a Heating Engineer, although we suggest a system boiler to facilitate the high demand for hot water in this property. Furthermore, having a system fed directly off the rising main will improve the water pressure throughout the property. You can expect to pay somewhere in the region of £25,000 for these works. We have allowed for this within our budget costs below, however, it is recommended that you obtain estimates for these works before exchange of contracts, as the cost of these works may vary.

5.4.4 Something to consider, the Government plans to phase out gas boilers, starting with the ban on gas boilers in new build properties from 2025. This is to reduce greenhouse gas emissions from properties, which gas boilers are largely responsible for. As such, you could consider an alternative heat source such as

renewable heating systems. These include air source heat pumps, biomass boilers, ground source heat pumps and solar thermal systems. Renewable heating systems are more sustainable and will save costs on energy bills. However, these systems do come at a higher upfront cost. If this is something you wish to consider, then further professional guidance should be sought in this regard. We are aware of a company called Glen Eco who specialise in renewable heating systems.

5.4.5 Hot water is stored in a quilt insulated copper cylinder in the northeast projection. This appears in satisfactory condition with no evidence of leaks.

5.4.6 Heating is provided throughout the property via copper pipework and old pressed steel radiators. All visible pipework and radiators appear in reasonable condition with no evidence of leaks. You should consider having all radiators replaced along with the boiler and water system in order to modernise.

5.5 Underground Drainage

5.5.1 Unless detailed below, underground drains have been the subject of a visual inspection only. No water pressure test or CCTV examination has been applied and these are the only ways to ensure that drains are watertight and to assess their condition.

5.5.2 Soil and waste are taken from the building via cast-iron soil and vent pipes on the front and rear elevations, to the mains drainage. These are in a satisfactory condition.

5.5.3 There are a total of five drainage inspection chambers within the grounds, two along west elevation, two behind the garage and one adjacent to the northeast corner of the northeast projection. The north chamber could not be inspected as the cover has been rusted shut, however, all four other chambers were inspected.

5.5.4 All chambers are of conventional design and construction with clay pipework. Several of the chambers were holding a small volume of water at the time of our visit which may indicate a blockage. Visible pipework was seen to be in satisfactory condition.

5.5.5 We always recommend that a CCTV drainage survey is carried out to fully establish the condition of underground drainage before committing to a purchase, and this would be prudent here. Any blockages should be cleared at this time.

5.6 Contamination

5.6.1 No indications of past or present contaminative land uses were noted during the inspection. Our inspection was only of a limited visual nature, and we cannot give any assurances that previous uses on the site or in the surrounding areas have not contaminated subsoils or ground waters. In the event of contamination being discovered, further specialist advice should be obtained. You are advised to ensure that your legal adviser takes up the usual enquiries on your behalf, in respect of possible contamination issues.

5.6.2 We did not identify any evidence of surface contamination to the site from our inspection.

6.0 External Areas and Statutory Matters

6.1 Garages and Outbuildings

Garage

6.1.1 There is an integral garage adjoining the rear of the north wing, with an annex above. The garage has old sliding timber doors at the front, which remain operable but are cumbersome to use. Therefore, you may wish to consider replacing them.

6.1.2 With integral garages, certain criteria must be met under the Building Regulations, particularly relating to fire safety. The walls and ceilings of integral garages must deliver 30 minutes of fire resistance, and any internal connecting doors need the same, as well as being self-closing. In the case of this garage, we presume that the partition walls separating from the main house will provide the necessary separation, although the internal door is not fully fire rated. In addition, we do not believe that the ceiling is fully complaint with fire regulations. Something else to be mindful of is the fact that Asbestos Insulating Board, which contains brown asbestos, was historically used on ceilings of integral garages. As such, we recommend that the ceiling is tested for asbestos prior to any intrusive works. Over-boarding this with 12.5mm of plasterboard will ensure the correct level of fire separation between the garage and annex. We recommend that these works are carried out in the short term, along with replacement of the internal door.

Sheds

6.1.3 There are a series of sheds within the grounds, including one adjacent to the northeast projection, in the north corner of the rear garden, two along the west boundary, and a pool shed adjacent to the swimming pool.

6.1.4 The east shed and both west sheds are in poor condition with perished roof coverings that are leaking internally. This has resulted in severe wet rot decay to the roof and wall structures. Consequently, the sheds are leaning. We recommend that all three of these sheds are replaced in the short term. The greenhouse should also be replaced as part of these works due to widespread broken glazing.

6.1.5 The pool shed is in a satisfactory condition for now, although allowances for a new roof covering should be considered for the medium term.

6.1.6 The roof covering to the north shed has perished and is leaking which has led to a rotten timber roof structure. The roof to this shed should be replaced in the short term.

Workshop

6.1.7 There is a brick-built workshop in the northwest corner of the grounds which is split into two sections. Structurally, the workshop remains in good condition, although the roof sheets are suffering from cut edge corrosion and there are compromised roof sheets on the lower roof to the

west workshop. Attempts to repair these roof sheets has been made by overlaying them with a different type of roof sheet. This has been unsuccessful as we observed ongoing leaks internally. We suspect that the flashings are also leaking where they meet the brickwork parapet wall, due to staining visible on the internal brickwork. Corroded roof sheets should be treated with proprietary metal coatings, the defective roof sheets replaced, and the lead flashings replaced in the short term. Gutters must also be repaired as these are leaking in several locations.

6.1.8 Timber windows to the workshop are also rotten and we suspect that a lintel has failed over one of the windows as evidenced by cracking. Rotten timber should be cut out and replaced and a new lintel installed.

6.2 The Site and Boundaries

6.2.1 External areas consist of a large tarmacadam driveway following the gated entrance and private road. There is an additional grass covered entrance road in the northeast corner of the garden. Concrete pathways and patio areas surround the property and gardens. Elsewhere, gardens are soft landscaped. There is a swimming pool followed by a tennis court in the rear garden. Boundaries are tree and hedge lined and timber fencing.

6.2.2 External areas and boundaries are generally in a satisfactory condition, although paving is cracked and uneven in large areas, fencing is also damaged to multiple boundaries. We recommend that the worst affected paving is lifting and re-laid and the joints repointed in the short term. Damaged boundary fencing should also be replaced in the short term.

6.2.3 There is a low-level block retaining wall towards the front of the rear garden which is cracked and leaning inwards. We recommend that this is replaced in the short term.

6.2.4 There is a tall brick wall forming the west boundary. Adjacent to the workshop, there is a long vertical crack through the wall. We recommend that this is stitch repaired using Helibars in the short term.

6.2.5 The secondary entrance road is heavily overgrown with vegetation, and you should budget for landscaping work. It would also be prudent to consider resurfacing this road. The presence of this secondary access and the large rear garden offers good potential for a new development on the land at 27 Mallory Road, subject to obtaining Planning Permission.

6.2.6 There is a dead tree in the front garden area, adjacent to the driveway. You should consider having this removed.

6.2.7 The swimming pool and associated plant have been excluded from this survey. However, if you require specialist advice, we recommend contacting Fowlers on 01403 864373. The Vendor indicated that the swimming pool was installed approximately 40 years ago, and we noted that it has a concrete liner, which generally has a lifespan of around 40 years. Therefore, if the liner has not been overhauled since installation, it may be approaching the end of its serviceable life. Based on our non-specialist visual assessment, the swimming pool appears to be in satisfactory condition. Nonetheless, we recommend that a specialist inspects the pool before the exchange of contracts, and you may wish to allow for potential repair costs. The surrounding paving is in good condition.

6.2.8 Tarmacadam to the old tennis court is broken up and uneven in large areas and has extensive vegetation growth. Wholesale replacement of this hardstanding is necessary in order to create a tennis court. The new surfacing will need to be laid over a weed membrane (terram). This is something you should budget for if you intend on restoring the tennis court.

6.2.9 Overall, the private entrance road is in a good condition, although there are several potholes. You should budget for localised resurfacing in the medium term.

6.2.10 There is a rendered brick boundary wall adjacent to the secondary site entrance gate which has a large structural crack, making the wall unstable. We strongly recommend that this wall is replaced promptly.

6.3 Statutory Matters

6.3.1 There are 4no. Building Control Applications listed for the property on the council's website. These are for cavity wall insulation in 2009, a shower room installation in 2010, circuit alterations in 2013, and for a new consumer unit in 2016.

6.3.2 No doubt your solicitors will check the following:

- Historic Building Control Applications and Planning Applications.
- Electrical testing and installation certification.
- Boiler servicing records and benchmark certificates.
- Any records of woodworm or dry rot treatment to the property.
- Chimney servicing documentation.
- Cavity wall insulation guarantees.
- Swimming pool documentation.
- Check which boundaries are demised to this property to maintain.

6.4 Flood Risk

6.4.1 According to the Flood Risk UK website the property is at low risk of surface water flooding.

6.5 Radon

6.5.1 In some parts of the country, a naturally occurring and an invisible radioactive gas called Radon can build up in properties. In worst cases this can be a safety hazard. According to the UK Radon website the property is situated in an area in which 10-30% of properties will be affected. This area is deemed to be a high risk. You should ask the Vendor whether any radon testing has been carried out within the property and if so, request to see a copy of the results report. If testing has not been carried out, you should ask an appropriately qualified person to assess this before you commit yourself to the purchase. In most cases remedial works (if required) are not too expensive. Your Solicitors search should pick this up and may provide additional accuracy on the risk.

6.5.2 The property is not listed or located within a conservation area as far as we are aware. Aside from the radon risk, we are not aware of any major environmental factors associated with this location.

7.0 Summary and Recommendations

7.1 Summary

7.1.1 A Building Survey report by definition, concentrates on issues identified in a property. To balance the negatives highlighted by a Building Survey, its findings should be weighed against the many positives of the property and its worth to you.

7.1.2 The property is generally in satisfactory condition; however, certain areas have fallen into disrepair due to a lack of repair and maintenance in recent years, as well as age-related defects. Internally, general refurbishment has been minimal in recent years, resulting in certain areas appearing dated and worn. Despite this, the internal spaces have been reasonably well maintained, and most remain serviceable. Nevertheless, you may wish to undertake renovations to modernise the property and improve its aesthetics.

7.1.3 The two main issues are the roof coverings and windows, both of which will require an expensive short-term scope of remedial works to rectify.

7.1.4 Other areas of concern that will incur high short-term costs include the electrical system, boiler, and cold-water system. We strongly recommend replacing or removing the galvanised steel water tanks promptly to mitigate potential health risks to the occupants. Additionally, the presence of old electrical installations without the necessary residual current devices (RCDs) poses a significant health and safety concern.

7.1.5 Given the government's introduction of more stringent energy requirements in recent years, along with growing plans for improved energy efficiency in the property industry, it is strongly recommended to enhance the energy efficiency of the property.

7.1.6 The property is considered to be a reasonable proposition for purchase providing you are prepared to accept the cost and inconvenience of dealing with a number of repair matters and further investigations before exchange of contracts. Clearly, the property would benefit from a fair amount of modernisation together with other work, as detailed within the report. Our budget costs below are based on what is necessary to put the property into a good state of repair and condition. Therefore, you will need to incorporate additional costs to meet your desired specification (new floor coverings, kitchens, bathrooms, redecoration, replastering, improvements on insulation etc). Considerable works and expenditure are required in the immediate/short term to bring the property up to a good state of repair and condition. Re-covering of the pitched roofs and replacement of the windows will be an expensive short-term scope of works.

7.2 Schedule of Repairs and Budget Costings

7.2.1 Below is a list of works that are required in the immediate/short term to bring the property up to a good state of repair and condition. Further investigations, testing, and treatment works are shown first followed by remedial works that are required in the immediate term. Remedial works are then listed in the order of the report with the corresponding paragraph numbers. Please note that these are budget costs only and do not include VAT, professional fees, or statutory fees. Furthermore, the costs shown below are a budget cost for the works based on each individual item being carried out separately. If all works are priced and carried out by a single main contractor, then the cost of each item of work could be reduced.

No.	Report item	Item of Works	Budget Cost exc VAT
1.	5.1.2	NICEIC Electrical Testing (test only).	£300
2.	5.1.3	Budget cost for replacement of the consumer units and re-wiring.	£20,000

3.	5.5.5	CCTV Drainage Survey (survey only).	£300
4.	5.4.3	Budget cost for boiler and water system replacement.	£25,000
5.	N/A	Scaffolding to facilitate high level and roof works.	£6,000
6.	3.1.3	Capping of open chimney pots.	£580
7.	3.1.5	Replacement of the corroded cowl to the southeast chimney stack.	£150
8.	3.1.7	Localised repointing to the chimney stacks.	£500
9.	3.1.8	Filling of cracks to the cracked flaunching on the front, southeast and east central stacks.	£300
10.	3.1.9	Replacement of flaunching to the northeast stack.	£350
11.	3.1.11	Replacement of felt flashings to the front chimney stack.	£450
12.	3.2.4	Major overhaul to main roof.	£40,000
13.	3.2.5	Overhaul to garage roof.	£1,000
14.	3.2.6	Overhaul to east side bay roof and northeast projection roofs.	£700
15.	3.3.1	Re-covering of the front projection flat roof.	£5,000
16.	3.3.2	Re-covering of the bay roof to Bedroom 5.	£800
17.	3.3.3	Re-covering of the east oriel window to Bedroom 6.	£500
18.	3.3.5	Re-covering of the swimming pool plant room flat roof.	£1,800
19.	3.3.6	Re-bedding of the ridge tiles to the porch crown roof, replacement of the lead flashings and replacement of the damaged plain tiles.	£500
20.	3.5.3	Clearance of the lead lined valley gutters.	£100
21.	3.6.2	Overhaul and redecoration to rainwater goods.	£3,000
22.	3.7.3	Removal of the tree and infill the void with concrete beneath the south porch wall.	£1,500
23.	3.7.4	Replacement of spalled brickwork and localised repointing to the external walls.	£500
24.	3.7.6	Replacement of rotten timber cladding and re-fixing where necessary.	£650
25.	3.7.7	Replacement of defective wall tile cladding to the west bay window.	£200
26.	3.7.9	New lintel over the north side garage window.	£700
27.	3.7.10	Budget for a new beam over the garage doors.	£3,000

28.	3.11.2	Reduction in ground levels to the south and east walls of the south wing.	£1,500
29.	3.13.1	Replacement of all windows.	£70,000
30.	3.14.1	Replacement of rotten fascia boards to the garage.	£250
31.	3.14.2	Replacement of rotten timber to the west facing drawing room oriel window.	£150
32.	3.15.2	Repairs to the drawing room door lock.	£75
33.	4.4.3	Further investigation into the raised kitchen and re-levelling and tiling.	£500
34.	4.4.4	Removal of bricks and cavity clearance to the south wall.	£300
35.	6.1.2	Fire linings to the garage ceiling and a new fully complaint fire door.	£3,000
36.	6.1.4	Replacement of defective sheds (3nr.) and the greenhouse.	£3,500
37.	6.1.6	Replacement of the roof to the north shed.	£500
38.	6.1.7	Treat sheet treatment, replacement of flashings and replacement of defective roof sheets to the workshop. Includes for gutter repairs.	£1,200
39.	6.1.8	Replacement of rotten timber to the windows and a new lintel.	£700
40.	6.2.2	Localised resurfacing and repointing to the paving and replacement of damaged boundary fences.	£2,500
41.	6.2.3	Rebuilding of the cracked and leaning block retaining wall to the rear garden.	£3,000
42.	6.2.4	Stitch repairs to the west brick boundary wall to address crack.	£300
43.	6.2.10	Replacement of the cracked rear boundary wall.	£2,000
		Total Excluding VAT:	**£203,355.00**

7.3 Recommendations

7.3.1 We see no reason why you should not proceed with the purchase of the property providing you understand and are willing to accept the issues and potential issues highlighted in this report.

7.3.2 We recommend that competitive estimates, for the works highlighted above, are obtained to provide a more accurate assessment of the costs involved in the repair works. All works should be carried out by a trained and competent contractor(s).

7.3.3 The report must be read as a whole and although we have mentioned certain items above, we consider essential other items mentioned in the report which must not be neglected.

7.3.4 In accordance with our usual practice, we recommend that specific enquiries be made of your insurers to ensure that the property is covered against damage resulting from ground movement in the future or tree roots.

7.3.5 We must state that the report is for the use of the parties to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents. No section of the report or the entirety may be reproduced without the express written authority of Sussex Surveyors LLP.

APPENDIX 1 – PHOTOGRAPHS

1. 

Roof plan.

2. 

Delamination and broken tiles to the south pitch of the north wing.

3. 

Cracked flaunching to the front stack.

4. 

Widespread delamination to the east pitch of the south wing.

5. 

Deteriorated verge tile bedding.

6. 

Broken and delaminated clay tiles to the east pitch.

7. 

Defective tiles to the east bay.

8. 

Broken and delaminated clay tiles to the east pitch.

9. 

Slipping hip tiles to the northeast projection.

10. 

Deteriorated ridge tile bedding.

11. 

Corroded rainwater goods.

12. 

Blocked rear gutters.

13. 

Broken and missing tiles to the garage roof.

14. 

Blocked back valley to the rear stack.

15. 

Fixing holes to the southwest corner of the south wing.

16. 

Cracking over the garage doors.

17. 

Hairline cracks to the east elevation render.

18. 

Deteriorated steel windows.

19. 

Rotten timber to the drawing room oriel window.

20. 

Cracking to internal finishes in the drawing room.

21. 

Old light switches.

22. 

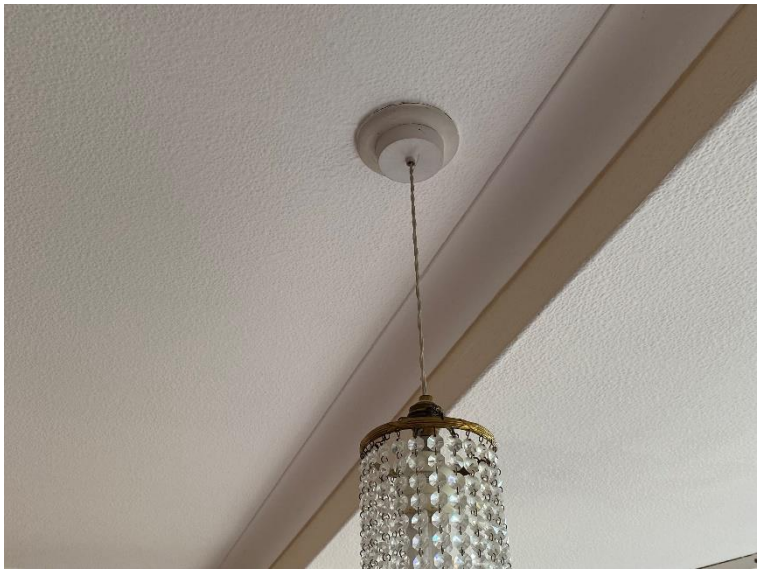
Bowed glazing to the dining room.

23. 

Old lighting cables.

24. 

Chipped glazing to the entrance hallway.

25. 

Old lighting cables.

26. 

Water staining and damaged to bedroom 5's bay window ceiling.

27. 

Textured ceiling finish to bedroom 6.

28. 

Damaged north boundary fence panels.

29. 

Tennis court.

30. 

Raised and loose paving adjacent to the east shed.

31. 

Failed roof covering over the east shed.

32. 

Leaning east shed.

33. 

Damaged west boundary fence.

34. 

Greenhouse.

35. 

Defective gutters to the workshop.

36. 

Evidence of leaks to the workshop.