Skylarks
Battisborough Cross

Retrofit Risk Report
December 2020

Reference is made to the Condition Survey by Speeds Chartered Surveyors, dated 21 November 2014. The condition of the house at that time was generally good except for the sunroom roof, which has signs of leaking.

I made a site visit on 4 December 2020 and observed the state of the building. There was apparent water damage in the sunroom, but no other signs of damp or deterioration. No further detailed survey was done as it became apparent that the preferred design approach was external insulation and window replacement.

Retrofit Risk Assessment

As the client's goal was to achieve the AECB Retrofit Standard, a whole-house retrofit was indicated, including insulation, new windows and doors, airtightness measures and MVHR ventilation.

The decision was taken to place the airtightness layer on the outside of the existing structure. Since the building was only lightly insulated, this would place the majority of the insulation outside of the air barrier, reducing interstitial condensation risk.

The other moisture risk would arise from thermal bridging. Studies of junctions was undertaken using the Therm modelling tool and the psi-value calculator provided by Warm Associates. These studies showed no condensation risks.

The airtightness target is 2ach; the detailed design required to achieve this reduces the risk of moist air leaking into the structure.

The ventilation will be provided by an MVHR system designed by an expert.

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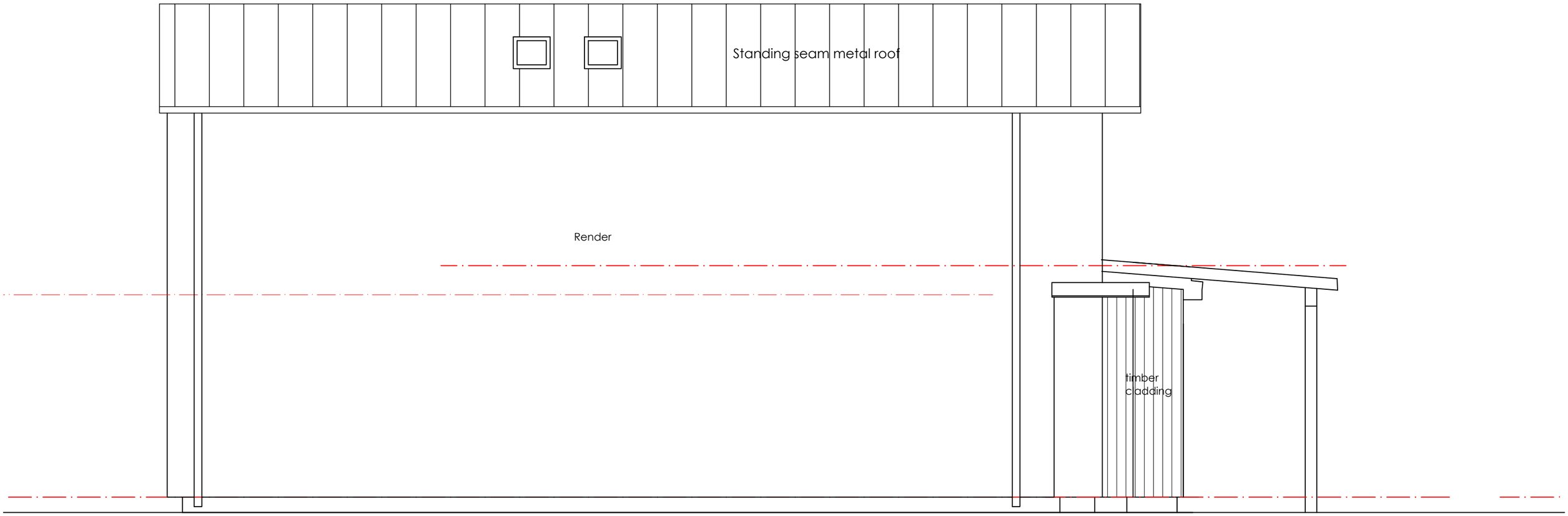
SKYLARKS



North Elevation

REVISION	DATE	COMMENTS	AUTHOR / CHECKED

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01363 776062

Nature, Science & Creativity

TITLE
Skylarks - Battisborough Cross

DETAIL
NORTH ELEVATION

DATE	SCALE	
OCT 2021	1:50@A3	
DRAWING No. 2101.04.06	REV	AUTHOR / CHECKED RR

DRAWING - STATUS Building Con trol Issue

Our ref: gs/pes/426

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BUILDING SURVEY REPORT

Skylarks
Battisborough Cross
Holbeton
South Devon

For: Dr S Martin and Dr N Gunatillake, 42 Downham Gardens, Tamerton Foliot, Plymouth, PL5 4 QF

Date: 21 November 2014

RICS

SECTION ONE - INTRODUCTION

1.0 Client
Dr S Martin and Dr N Gunatillake

1.01 Client Address
42 Downham Gardens
Tamerton Foliot
Plymouth
PL5 4 QF

1.02 Property Inspected
Skylarks
Battisborough Cross
Holbeton
South Devon

1.03 Inspected By
Speeds Chartered Surveyors
Blacklers
Park Road
Dartington Hall
Totnes
TQ9 6EQ

1.04 Date Of Inspection
5th November 2014, a second inspection was undertaken on the 19th November 2014.

1.05 Instructions
Instructions were confirmed in my letter dated 10th November 2014. The inspection and report have been undertaken in accordance with the terms and conditions provided with that letter.

1.06 Occupancy
At the time of both inspections the property was occupied and fully furnished.

Access was possible to all parts of the property both internally and externally.

The second inspection was undertaken subsequent to a roof leak being reported.

1.07 Tenure

We understand the property is to be sold freehold with vacant possession.

1.08 General Description

The property is detached with accommodation arranged on two floors.

We would anticipate that the original property dated from the l960s and has subsequently undertaken significant extension and alteration. Planning applications were submitted in 2001,2002 and 2003 and details of this are enclosed in Appendix A. The extensions would appear to include construction of the garage wing in its entirety including the master bedroom. Extension of the sitting room towards the front of the house though this work does not appear to have been undertaken and replacement of the original flat roof of the sun room with a pitched roof. These plans generally do not appear to have been followed quite significantly. The extension to the sitting room has not been undertaken to its full extent and it would appear to be that the first floor over the garage extends for its full depth to the front where originally this was not the case. Consequently it is assumed that some amendments and approved alternative documents are available for agreement and approval. These works having been undertaken in 2004 now fall outside any requirement for any retrospective action from South Hams District Council.

However confirmation should be obtained that the necessary documents are in place including Building Regulations Approvals.

In terms of the property's general construction roofs are pitched with concrete tile coverings with a flat roof over the rear balcony. External walls are a mixture of cavity concrete blockwork and timber framing and floors are a mixture of ground bearing concrete and suspended timber.

1.09 Accommodation

The following accommodation is provided:

Ground floor: Entrance hall and staircase, cloakroom, sitting room, kitchen, dining room, sun room, study, shower room and garage.

First floor: Staircase and landing, three bedrooms, bathroom and en-suite bathroom.

1.10 Orientation

For the purposes of this report the front elevation is deemed to face in an easterly direction.

1.11 The Site

The property itself has been constructed on a relatively level site with no distinctive characteristics.

Battisborough Cross is a small hamlet which does not provide any facilities. Consequently use of a vehicle will be necessary.

The property is located at the top or crown of a hill and is located in a very exposed location with direct views to the sea. The rear elevation faces almost due south-west and consequently takes the brunt of much of the weather. This has obviously been an issue with regard to weatherproofing of the property as prior to purchase previous owners had problems of water leaks through the sun room leak and that this has subsequently re-occurred in the last week or so after the first inspection.

Various significant works have been undertaken to help prevent this from re-occurring and it is reported that the amount of water penetration which was present recently is significantly less than previously had occurred.

1.12 Weather

At the time of inspection the weather was dry and sunny.

1.13 Planning

Various planning applications have been submitted to South Hams District Council for alterations and extensions to the property. These generally appear to have been undertaken in 2001, 2002 and 2003 under the name of Holbeton House with the 2003 applications being the application which perhaps most closely resembles the existing layout though again it is not entirely the same and it appears that less work has been undertaken than the application included.

Interesting points to note from the application documentation is that the first floor originally had vertically hung concrete tiles and that the consents obtained changing this to vertically hung slates. This was not undertaken and these timber framed walls are now finished with a render and also that the first floor extension forming a fourth first floor bedroom was not undertaken towards the front of the property over the living room.

We are not aware that the property falls within a Conservation Area but it does fall within an Area of Outstanding Natural Beauty and we believe it also falls within a Coastal Protection Zone.

1.14 General Items For Your Solicitor

Confirmation of the ownership and maintenance liabilities of the boundaries.

Confirmation that all planning conditions have been met though these are probably now so far in the past to be irrelevant.

1.15 Contamination, Mining Activity and Flooding

We walked the site and checked for signs of discoloured surface water, dead or discoloured soil, grass, unusual smells and gas bubbles, uneven levels of land and the presence of underground and/or over ground tanks for holding liquids which were manifestly apparent to determine whether contamination, pollution, seepage or other unusual soil conditions were present.

It is our view that our investigations have revealed nothing which would reasonably put us on the notice as to the existence of contamination, pollution or seepage or other unusual soil conditions. In arriving at a conclusion set out in this Report no soil tests or other specific investigations have been carried out and we have assumed that the property and all neighbouring and adjacent properties are free from contamination, pollution, seepage and other unusual soil conditions and that the existing buildings are in all respects suitable for the site.

There are no indications of any potential problems associated with flooding as surface water can easily be discharged away from the building.

SECTION TWO - EXTERNAL INSPECTION

2.00 Chimney Stacks

The property is provided with a single chimney stack structure located on the south side of the building serving the sitting room. This structure is of rendered blockwork construction and provides a single flue. The design is intentionally heavy built to fit in with the general appearance of the property. Lead flashings are provided at the junction of the side of the stack with the adjacent pitched roofs.

There are no indications of any particular defects being present to this stack and no need to undertake any repair.

We would always recommend that the flue is swept prior to re-use upon occupation.

2.01 Roof Coverings

The roof areas are for the most part pitched and are provided with concrete interlocking tile coverings. Original coverings are present on the main roof with new flat concrete tiles present on the extensions. As a general comment these tiles were in a good condition with no indication of any obvious defect or damage.

To the rear and at roof junctions lead lined valley gutters are provided.

The roof to the rear sun room has also a concrete tile covering with various Velux roof lights and large lead covered sections where the roof has been made flat to enable access to the first floor windows.

This design and arrangement has required significant areas of relatively complicated and detailed lead work and we understand that it is this leadwork which has in the past caused particular problems and that much of this has been replaced by the current owners.

Leadwork around the windows and below the windowsill levels whilst looking tidy is not necessarily fully in accordance with good building practise and the Lead Development Association guidelines. In particular the upstand of the lead cover flashing below the windowsills is not of a sufficient height. This should be a minimum of 75mm and currently this appears to be in the region of 50mm. In an exposed location such as this an increased height of lead flashing would normally be desirable but obviously in this instance this has not been achievable as would have a significant detrimental impact on the general design of this extension. The general workmanship of the leadwork is perhaps not quite as good as it could be but on the whole it is satisfactory and there were no indications of water penetration generally in association with these window opening details.

The subsequent water leak inspected on the 19th November occurred at the junction of the sun room roof with the parapet wall to the south side of the balcony.

Here we understand that subsequent works were undertaken recently by the current owners which have included potentially removal of the parapet wall and for its reconstruction, replacement of leadwork etc.

However it does not appear to be the case that all the leadwork has been replaced and the original lead flashing built into the parapet wall is still in place and exhibits signs of previous bitumen mastic. This lead flashing is also slightly uneven and again the general height of the upstand is not in excess of 75mm.

The cover flashing which extends across the flat face or surface of the tiles is of a significant width but again may not be adequately fixed down so that water may be possible to penetrate underneath the leadwork during periods of high winds.

In order to prevent this problem from continuing we would recommend that the leadwork in this area at the junction of the parapet wall all the way down the sunroom roof is replaced with new and this includes redressing in a new flashing into the wall and for re-forming the leadwork at its junction with the main house.

Bearing in mind problems that previous owners have had this work will need to be undertaken by a specifically qualified leadwork contractor.

We would estimate that this work would cost in the region of £2,000 plus VAT and that it should be possible using correct lead detailing to prevent this problem from continuing or re-occurring.

The balcony flat roof is provided with a timber deck over what appears to be a mastic asphalt flat roof covering. This covering could not be inspected closely but generally mastic asphalt has a long life expectancy and internally there are no indications of any water penetration from this roof.

The pattern of dampness internally at the junction of the sun room with the dining area would suggest leaking to the leadwork adjacent to the parapet wall and does not necessarily indicate a water leak in this flat roof area but it would perhaps be beneficial prior to undertaking leadwork replacement to lift the timber deck to facilitate a more detailed inspection of the roof covering in this area to ensure that it is not part of the problem.

2.02 Roof Spaces and Roof Structures

Access was possible to a small roof void area which would have formed part of the original property. The roof here is of traditional cut timber construction consisting of horizontal purlins which are themselves supported on internal partitions and timber struts. These purlins provide support to the rafters which form the roof slopes. Bitumen roofing underfelt can be seen below the tile covering in this area.

The remainder of the roofs over the extensions could not be inspected as these are hidden behind sloping ceiling finishes. However we would anticipate these will also be in timber. A laminated timber ridge beam is present and visible in Bedroom 1. The beam end is supported on a steel bracket than hangs down off the roof apex. This arrangement is satisfactory but does cut across the window.

Timbers in the original roof were in a satisfactory condition and there are no indications of any active beetle attack, decay or over stressing or structural defect.

Similarly from the level of inspection we were able to undertake the roofs of the extensions also appear to be satisfactory.

2.03 Rainwater Goods

White square section uPVC gutters and square rainwater pipes are provided. These would all appear to have been replaced at the time of the extensions and are consequently in the region of ten years in age or so.

Currently these appear to be in a satisfactory condition and there are no indications of any obvious leak or particular defect.

The general arrangement of the gutters and rainwater pipes appears to be effective and there does not appear any need to undertake any improvements or alterations.

2.04 Walls

A variety of external wall construction methods have been used.

The ground floor walls of the original 1960s building we understand have walls of cavity construction. These walls have a thickness of approximately 300mm and are now only forming external walls on the south side of the sitting room and potentially on the rear elevation of the dining area and hallway above. Externally these walls are finished with a stippled or textured render which appears to be new and introduced at the time of the extensions.

These walls may not contain any thermal insulation material unless improvements have been undertaken subsequent to their construction. There are no indications of any particular defects being present to these walls.

External walls at ground floor level forming the main front wall are again of cavity blockwork construction and these walls are part of the recent extension work. These walls will contain thermal insulation within the cavities and are solid plastered internally. There are no indications of any particular defects being present.

The front wall of the kitchen has however been lined with plasterboard and skim finished possibly indicating that here thermal insulation has been introduced to improve perhaps an original wall in this location. Again this is satisfactory.

The north side elevation is again new forming part of the extension and is in rendered cavity blockwork and is satisfactory. A similar comment applies to the rear elevation of the extension forming the garage and study area.

The ground floor of the sun room is mainly glazed with masonry piers between the glazing sections. These piers suggest further cavity construction but the overall level of structure here is quite minimal and this does raise a slight question as to whether these walls are sufficient to withstand the outward pressure of the roof structure as there is no obvious prevention of what is called roof spread. A slight crack is present at the junction of the rear wall with the ceiling but the extent is not significant and generally with this structure being in place for approximately ten years any roof spread would probably have occurred by now if it was going to.

At first floor level the external wall construction of the original building then changes to timber framing. On the face of it this would seem an unusual arrangement but when viewed with the original design and elevations of the building in the planning applications the previous appearance of the building is confirmed and its general style would again suggest timber framing as a regular item.

Previously these timber framed walls would have had vertically hung concrete tiles and this has now been removed and replaced with a new render.

This work again was undertaken within the last ten years and it is assumed that at the time of this work being undertaken that thermal insulation material would have been introduced into these walls and that also the required vapour barriers provided externally below the render finish.

Historically timber framed buildings dating from the 1960s did not have satisfactory levels of thermal insulation or vapour barriers. This tended to cause problems of condensation within the structure causing decay of the timber framing. Decay would then cause cracking and the need for significant repair.

In this instance there are no indications of such problems being present but obviously we were not able to undertake a visual inspection of any of the timber framing.

Externally the render finish does appear to be in a good condition with no indication of any cracking or particular defect which would allow water penetration to occur.

Obviously being timber framed these walls will be more susceptible to problems if water penetration is allowed to occur and it is essential that the external parts of these walls are kept in a good condition.

On the front elevation the window openings have been provided with new lead flashings below the sills being undertaken at the time of the extensions and it may well be the case that these windows were replaced also at this time.

Leadwork below the window sills on the rear elevation where it abuts the new sun room roof have also been replaced but elsewhere perhaps one or two windows the old lead flashings are present below the sills. These are showing distinct signs of age and wear and tear but are probably satisfactory.

5 **Damp Proof Course**

A damp proof course will have formed part of all parts of the property as these have been part of standard construction for the last one hundred years or so.

However these could not be identified due to the presence of external render and other finishes.

We would also anticipate to find a damp proof course in the chimney stack structure but again this is hidden behind render finishes.

6 **External Joinery**

The front entrance door is of timber construction with a timber screen to one side. The door does bind slightly on closing and a minor adjustment or planing is required.

A pair of uPVC framed fully glazed in double glazing patio doors lead from the dining room to the rear garden. These generally appear to be satisfactory also.

A further set of uPVC doors lead from the sun room again to the rear garden and these also appear to be in good working condition.

The other external door is a uPVC fully glazed door leading to the balcony from the master bedroom and again this is satisfactory though may require some maintenance for the hinges to open smoothly and for the latch to lock perhaps more adequately.

Adjacent to this door is a large uPVC framed and double glazed picture window with opening casements serving the master bedroom. This item appears to be satisfactory and elsewhere windows are also uPVC framed and double glazed. These all appear to be in a good condition. There were no indications of any damaged or inoperable windows and no suggestion of condensation in the double glazed units.

The balcony is provided with a solid balcony wall to one side and a timber handrail and spindles to the rear elevation and these appear to be securely fixed and adequate.

The sun room is provided with three Velux roof lights. These were in satisfactory working condition.

The roof eaves lines are provided with uPVC fascia boards and soffits.

On the original part of the building the soffits are provided with ventilation openings on the rear elevation only and these are no present on the front. Generally speaking a cross-flow of air is required within the roof void areas achieved by eaves vents. This ventilation helps prevent problems of condensation forming on the roof timbers. There were no indications of condensation being a problem in this instance and consequently it is not essential at this stage to undertake any improvements or for the introduction of eaves vents on the front slope.

It may be the case that the soffit boards to the eaves are formed in a building board containing some asbestos fibre and this may have prevented the introduction of vents into this area.

The newer roof areas are not provided with vents to the eaves and it is assumed that these areas are provided with a breathable roofing underfelt below the tile finish. This is current standard practise for new buildings. Fascia boards in the new parts are also uPVC and are satisfactory.

2.07 External Decorations

Currently decorations of the render and of the timber front door are satisfactory and redecoration here should not be required for some time.

It may be the case that the external render is pre-coloured and consequently it may well not require decoration at all other than occasional cleaning down. In this instance however the colour does tend to fade.

2.08 Foundations

Whilst we did not excavate to expose the foundations there is nothing to suggest that the foundations were in any way inadequate.

For a property of this type both for the older parts and the extensions concrete strip foundations are likely to be in place and these will have been designed to specifically deal with the existing ground conditions.

SECTION THREE - INTERNAL INSPECTION

3.00 Dampness

Using a Protimeter moisture meter we undertook random tests of the ground floor walls. At no point during the original inspection did we record any high moisture readings.

In the second visit subsequent to a small roof leak high moisture readings and damp staining were visible above the opening between the dining room and sun room and also on the internal partition which was previously the external wall between the sun room and the stairwell area in the corner associated with the water leak. Moisture readings were recorded towards the lintel line of this opening and only very small areas of damp staining were visible. It should be possible subsequent to repairs of the roof to allow this wall section to merely dry out and then to be redecorated. You may find it necessary to introduce a stain seal to prevent staining from reappearing through emulsion paintwork.

We understand that internal plaster finishes and plasterboard linings have been removed previously in this area at the time of previous roof leaks and these areas have now been completely reformed.

3.01 Fungal Decay/Timber Infestation

We did not note any active wood beetle attack to any of the roof timbers we were able to inspect and again there were no indications of any decay present to any visible timbers.

With the problems associated with the roof leak in the sun room roof and its proximity to the base of the timber frame of the first floor there is obviously potential for some decay to occur or to have occurred in the past. Consequently it is essential that this roof leak is rectified as soon as possible and that regular water penetration is prevented from occurring. The intermittent water leak which apparently is now present only it is probably unlikely that any decay will have occurred due to this.

3.02 Security

External doors are provided with integral locking mechanisms generally including mortise deadlocks and these were satisfactory. Windows are also provided with locks to the opening latches and again these are satisfactory.

3.03 Thermal Insulation and Energy Efficiency

Within the roof void fibreglass quilt insulation to a satisfactory depth is provided other than where the floor is decked out for a small section of storage.

Elsewhere where ceilings follow the roof slopes it is assumed that insulation material is present within the roof structures which would have been required in accordance with building regulations at the time of construction.

We are not able to confirm whether thermal insulation material is present within the cavities of the external walls for the original building both for the ground floor and for the timber framing at first floor level. Elsewhere insulation will be present in the walls of the extensions and for these parts in their floors also.

Double glazed windows are provided throughout the property will have improved the thermal qualities generally.

The boiler is a Worcester Danesmoor boiler. These tend to have an efficiency rating approximately around 90% and consequently these are satisfactory in efficiency terms.

.04 Fire Protection

Means of escape from the first floor is direct to the staircase which leads to a hallway directly to the outside and consequently no improvements to the means of escape would appear to be necessary.

Battery powered smoke detectors are provided but these were not tested.

.05 Deleterious and Harmful Materials

We did not note any harmful materials within the property.

It may be the case that the soffit boards in the original part of the building contain asbestos fibre but this could not be confirmed and in their current location thee do not represent a health risk.

Radon gas is a problem found throughout the West of England. Its presence can only be detected by the use of sensors placed in the building for a number of months and therefore we cannot comment upon its presence within this report. A copy of the radon map for UK and Devon are enclosed in the appendices to provide some indication of the high level of radon gas present to this part of Devon. In addition further advice can be obtained from the Health Protection Agency.

Radon proof membranes will be present within the extensions but not within the original building.

.06 Ventilation

As previously indicated natural ventilation within the roof void has perhaps not been achieved to its full potential and this could be improved though the lack of any cross flow of air has not caused any particular indication of condensation at present.

Mechanical extract ventilation is provided to the bathrooms generally and to the kitchen and this is satisfactory.

3.07 Ceilings

Ceilings throughout the property are formed in plasterboard which has received a plaster skim finish. Generally ceiling finishes were satisfactory and there were no items of significant repair required.

Some minor joint cracking was visible in the kitchen ceiling and cracking also present in the sun room at the junction of the ceiling with the external walls. Minor joint cracks were also noted in the first floor landing.

3.08 Walls

Within the ground floor much of the original external wall structures are now internal forming dividing partitions.

The partition now separating the sitting room from the sun room has obviously undergone significant alteration to create vertical internal windows and a double door opening. These alterations were satisfactory.

Internal partitions throughout the ground floor are however for the most part of masonry construction and obviously undergone further alterations with large openings formed creating the kitchen and dining area, the large opening into the sun room and also removal of much of the front wall to create the living room extending towards the front. These alterations generally appear to have been undertaken satisfactorily with no resultant cracking or particular sign of defect.

The internal face of the external walls within the ground floor has for the most part been finished with plaster applied directly to the masonry though in the kitchen the walls are plasterboard lined possibly indicating introduction of additional thermal insulation.

There is some hollow plaster in the ground floor cloakroom with slight cracking present to this and plaster repairs may be required in the future.

Within the sun room the wall steps out above door head level up to its junction with the sloping ceiling. We assume that this stepped wall contains a boxing housing pipework for the first floor bathroom.

At first floor level the timber framed walls are lined internally with plasterboard and skim finished and generally these walls are again satisfactory internally with no indication of any cracking or particular defect. Internal partitions generally throughout are also timber studwork finished with plasterboard and skim finished and generally also satisfactory.

The external walls to bedroom 1 are also plasterboard lined though the wall thickness being approximately 350mm does not indicate timber framing.

3.09 Floors

The ground floors both for the original and new parts would appear to be all of ground bearing concrete construction. These have been provided with carpet or a variety of finishes. The floor structures generally all appear to be satisfactory with no particular signs of undulation, unevenness or water penetration.

The sitting room floor is set at a lower level than that of the sun room and a small ramp is formed between the two which does making closing of the door slightly difficult. There must consequently be a slight slope in the floors around the kitchen and dining area into the hall as this ramp is not repeated.

Within the shower room off the study a crack is present at the junction of the internal partition between the shower room, the study and the floor. This wall is formed in concrete blockwork. There is no particular indication that this crack is present due to any structural movement and it may merely be an original gap rather than a crack indicating movement.

The first floor structure is of suspended timber construction with either chipboard decking or softwood floor boarding. Floor structures were satisfactory with no particular bounce or deflection noted to them and no indication of any particular problems of decay or over stressing.

3.10 Joinery

The staircase is of timber construction. Balustrades and handrails are securely fixed and generally the staircase is in a good condition.

Internal doors are of timber construction generally being four panelled in design. These appear to be of a good quality and were all in satisfactory working condition.

Timber skirting boards and architraves are generally provided throughout the house and these were also present and in a good condition.

3.11 Chimney Flues and Fire Surrounds

The sitting room is provided with a fireplace which is now fitted with a wood burning stove. A slate hearth and stone surround are provided and the flue pipe has a register plate present within it. Generally these items are satisfactory.

3.12 Fittings

The kitchen is provided with a range of units. This includes a large gas range with oven and extract fan and acrylic sink. Fittings were generally in working condition though showing some slight signs of wear and tear.

The ground floor cloakroom is provided with a WC and wash hand basin though no extract fan. The tap location needs to be adjusted to be able to turn the tap on easily.

Within the ground floor shower room a WC, wash hand basin and shower are provided together with an extract fan. The WC cistern appears to continuously overflow into the WC pan and consequently some adjustment here is required.

The first floor main bathroom contains WC, wash hand basin, bath and shower and extract fan and generally these items were satisfactory.

The en-suite bathroom has WC, wash hand basin, bath and shower. A small water leak is present adjacent to the head of the bath and the screen and seals here need to be replaced and a minor area of redecoration undertaken.

An extract fan is present within the en-suite bathroom but there are also indications of condensation being present in this room and consequently the fan settings may need to be adjusted or perhaps the fan changed so it is controlled by a humidistat as well as being on the light switch.

3.13 Internal Decorations

Decorations are currently in a good condition and other than some minor areas to make good redecoration throughout is not essential.

SECTION FOUR - SERVICES

4.00 Electrical Installation

The property is connected to the mains electricity supply. The distribution board is located in the garage and contains miniature circuit breakers and a residual current device.

We anticipate the majority of the property was re-wired within the last ten years and consequently the electrical installation is likely to be generally satisfactory.

There are no indications of any particular dangerous or harmful wiring and no areas where significant improvements would appear to be necessary or essential.

Wiring regulations are generally updated quite regularly and consequently the system is unlikely to fully comply with current regulations. If this is an area of concern we recommend the system is tested and a quotation obtained for any upgrading necessary.

4.01 Cold Water

The property is connected to the mains cold water supply. Cold water pressure was satisfactory. All fittings are direct fed off the mains and there was no cold water storage present within the roof void areas.

4.02 Hot Water

The oil-fired boiler provides hot water throughout the property which is also stored in an insulated hot water cylinder. The cylinder is satisfactory as is the boiler and hot water pressure throughout the property was also satisfactory.

There is perhaps a slight dip in pressure when two or more taps are switched on at the same time.

4.03 Central Heating

Pressed steel radiators are provided throughout the property and these are served by the oil-fired boiler. Radiators are fitted with thermostatic valves and there is also an over-riding thermostat within the hallway. Radiators all appear to be in a good condition with no indication of any rust or particular defect and they all appear to be of an adequate size for their rooms respectively.

4.04 Oil and Gas

The boiler is oil-fired and located in the garage. As a matter of course we recommend that the boiler is serviced upon occupation of the property to ensure that it is in safe and efficient working condition. However there were no indications that the boiler was defective and it was operating at the time of inspection.

A uPVC oil storage tank is provided in the front garden and this appears to be in a good condition.

4.05 **Waste Drainage**

The property is provided with a private drainage system with a septic tank in the rear garden. The tank could not be inspected.

Where manhole covers could be lifted the below ground drainage does appear to be free-flowing with no obvious indication of any particular defect. There are no obvious signs of defects to the above ground waste pipework.

4.06 **Surface Drainage**

Rainwater pipes tend to discharge to a below ground drainage system which we assume leads to soakaways in the garden areas. There are no particular areas of concern with regard to surface water.

SECTION FIVE - EXTERNAL ITEMS

5.00 Garage

A double garage is provided and this is integral to the house.

Currently the garage is used for storage, laundry and a gym.

The ceiling in the garage is plasterboard and skim finished and we assume provides the right fire protection.

External walls are of painted blockwork and the floor is of ground bearing concrete.

The garage door is timber affect uPVC roller shutter and this is electrically operated. This was not operated during the inspection.

The garage is also provided with a range of units and a stainless steel sink and drainer with an external door leading to the rear garden down a side passageway.

5.01 Gardens and Boundaries

The property is provided with large garden areas both to the front and rear.

To the front is a large gravelled driveway providing ample additional car parking space. Boundaries to the front consist of low level stonework walls, masonry posts supporting timber gates and mature shrubbery.

To the rear a timber shed is provided which appears to be currently used as a children's playroom. This is quite interestingly tied down with fabric straps presumably due to the general windy location. This rather unusual arrangement does appear to be satisfactory.

Boundaries consists of generally hedging with some fencing and generally satisfactory.

SECTION SIX - CONCLUSION

6.00 Repairs

Immediate repairs required are the investigation and repair of the leadwork to the sunroom roof at its junction with the balcony to the side. This we would suggest would require removal of the existing leadwork and for its complete replacement and for dressing in a new lead flashing. Care would need to be taken in its design and installation and we recommend a specialist leadworker is employed to undertake this work. We would estimate that the cost of this work would be in the region of £2,000 plus VAT. At this stage it does not appear necessary to undertake any investigation works internally but obviously if this were to be necessary further additional costs would be incurred in terms of reinstatement of plaster finishes etc.

Other minor repairs may be required to the door leading to the balcony and the front door and potentially to perhaps improve ventilation in the older roof void.

6.01 Further Inspections Before Purchase

Whilst not necessarily essential you may wish to commission an electrical test and a test of the boiler.

6.02 Conclusion

On the whole the property is presented in a good state of repair and obviously has been well maintained over recent years.

A small water leak which has recently occurred provides some indication of the problems historically with the building with regard to water penetration due to its exposed location. This exposure will make it essential that the rear elevation in particular is kept well maintained and mastic seals around windows and around some parts of the leadwork would need to be inspected probably annually and any repairs undertaken.

The presence of timber framing from a 1960s building always raises some concerns but it is assumed that as part of the works undertaken approximately ten years ago that these timbers would have been inspected and the necessary vapour barriers and insulation introduced. However this could not be confirmed.

INACCESSIBLE PARTS

We were unable to inspect parts of the property that were covered, unexposed or inaccessible and therefore cannot report that such parts are free from wet or dry rot, wood beetle attack or any other defect.

THIRD PARTIES

The report is intended for the sole use of the person to whom it is addressed and his/her immediate advisors and no liability can be accepted in respect of it or any part of to a third party.

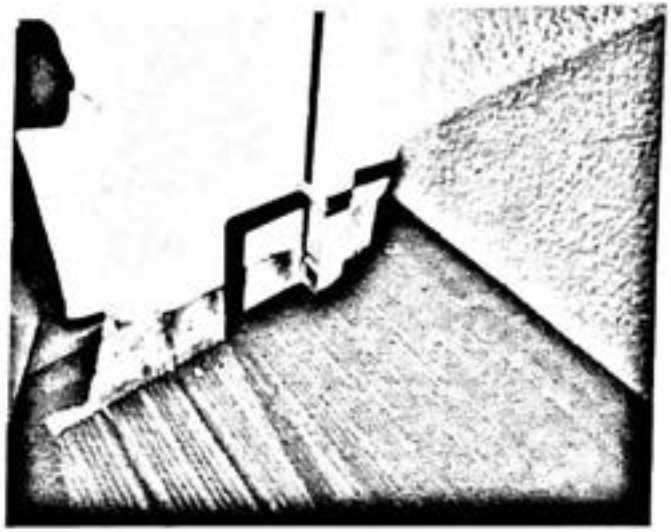
Signed .....

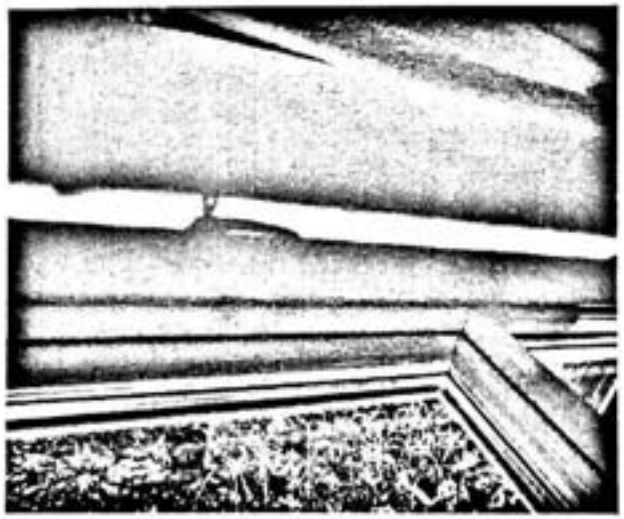
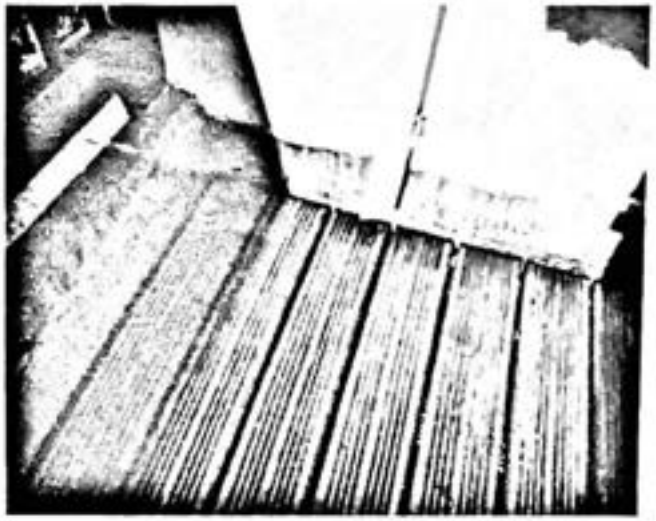
GUY A SPEED BSc (Hons) MRICS
SPEEDs

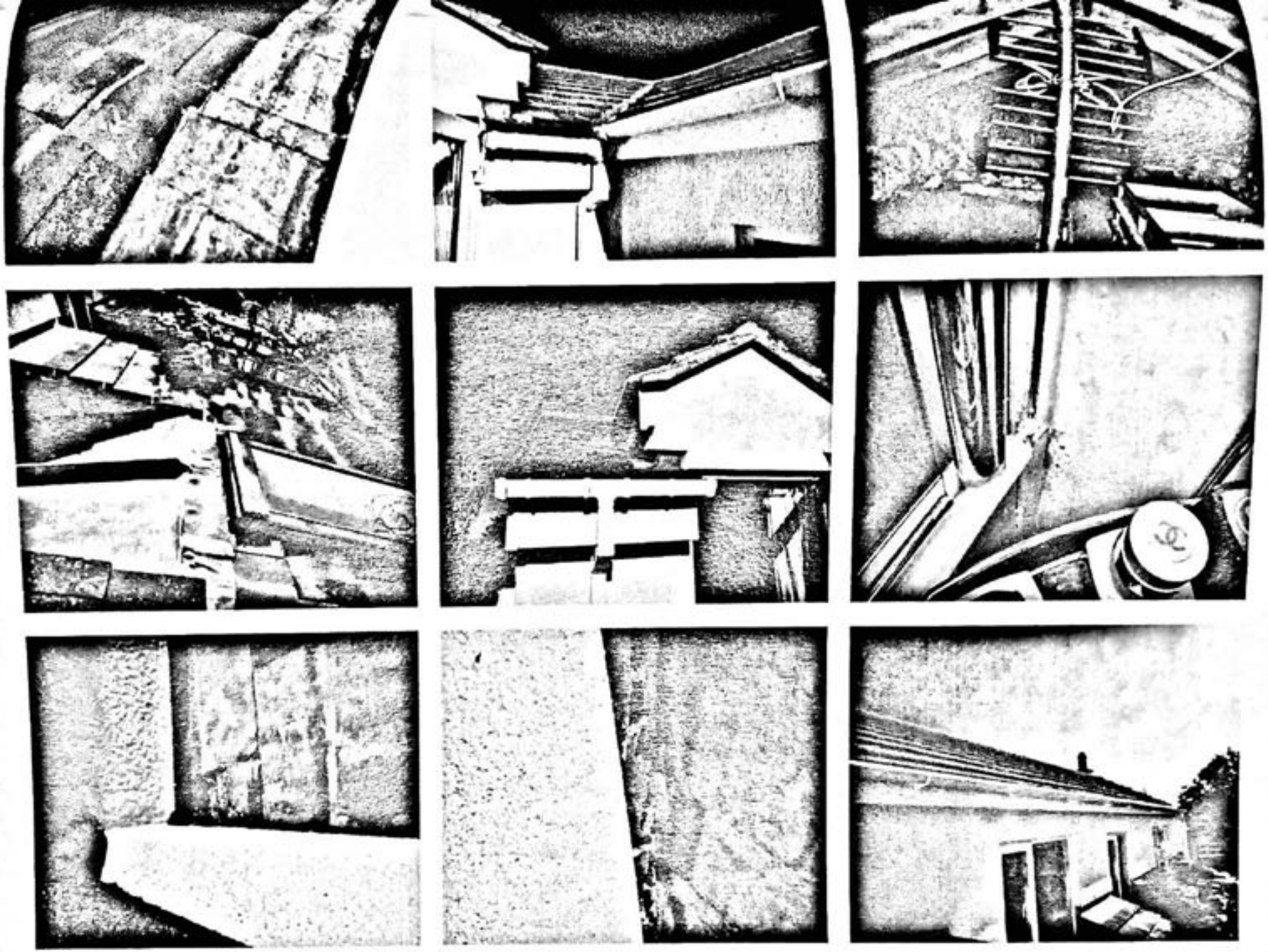
Date 22/11/19

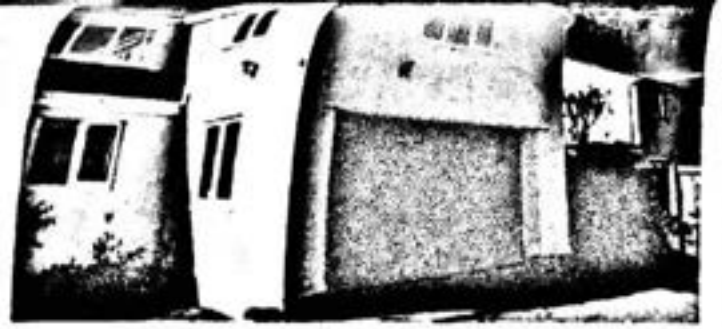




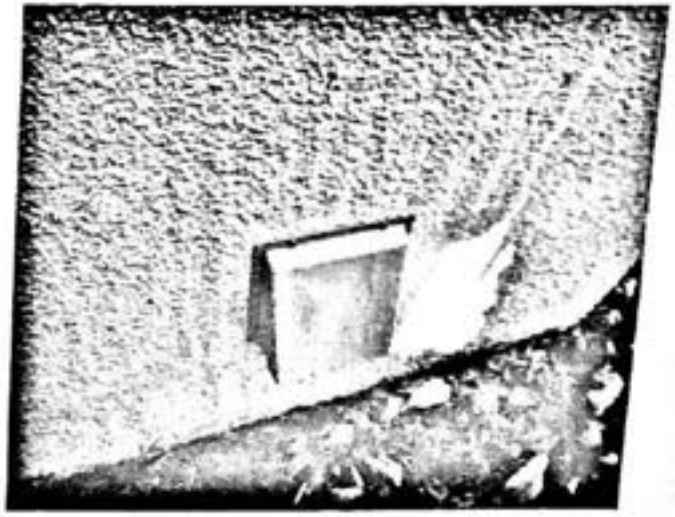








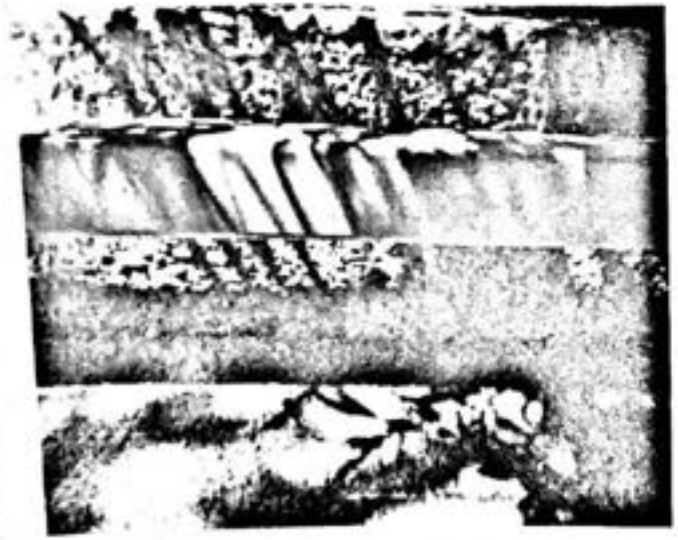


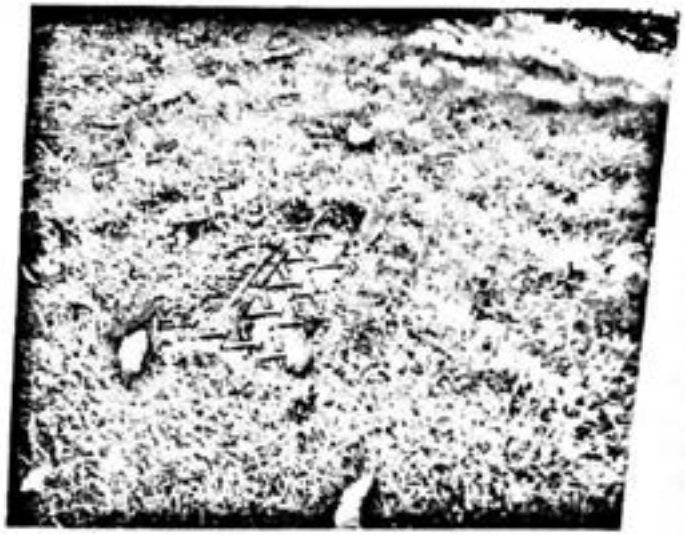




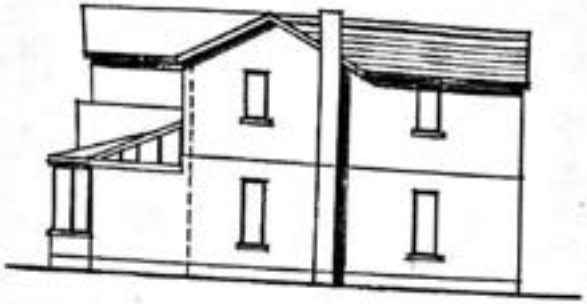






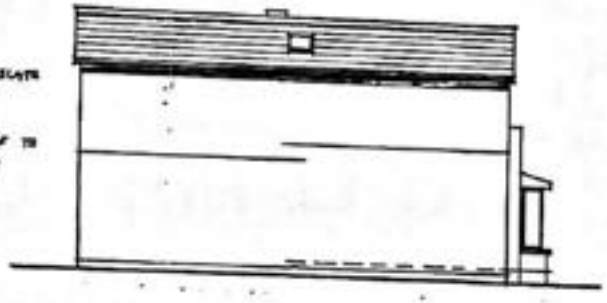


FRONT ELEVATION



SIDE ELEVATION

REAR ELEVATION



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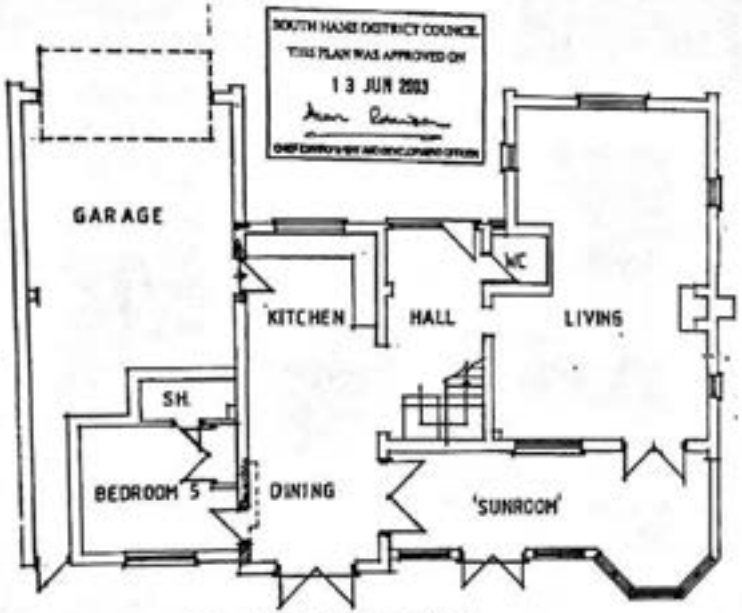
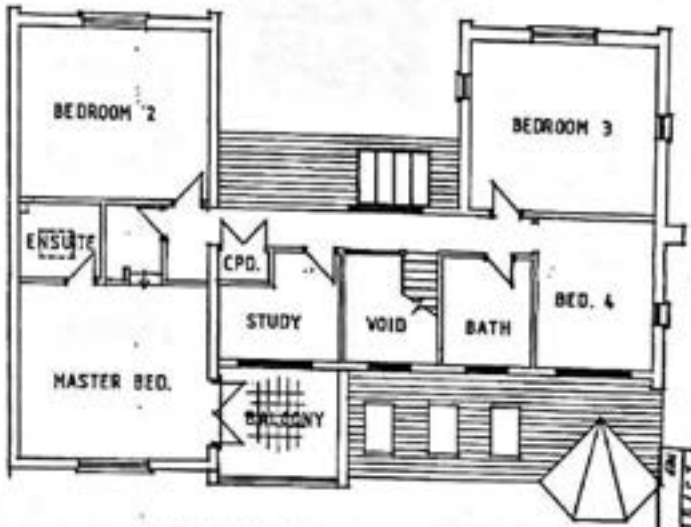


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

SCHEDULE OF EXTERNAL FINISHES
ROOF - TO MATCH EXISTING.
WALLS - PAINTED RENDER TO MATCH EXISTING (EXCEPT WHERE INDICATED AS SLATE HANGING).
WINDOWS - WHITE TO MATCH EXISTING.

C	26/9/03	AS DISCUSSED
	Date	Revision

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Client
Mr and Mrs A Ireland

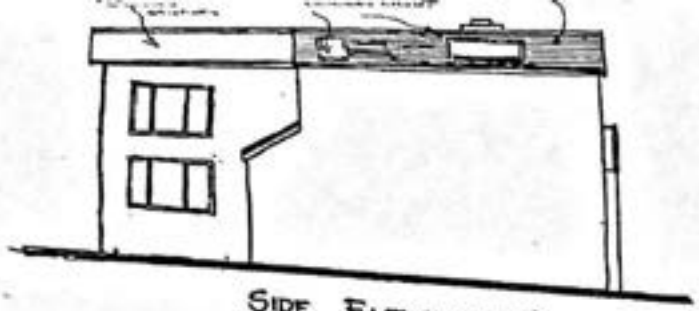
Job Title
Extensions & Alterations :-
Holbeton House
Battisborough Cross
Holbeton

Drawing Title
SCHEME PROPOSALS

Scale 1:100

Date APR '03 | Drawn by SG.

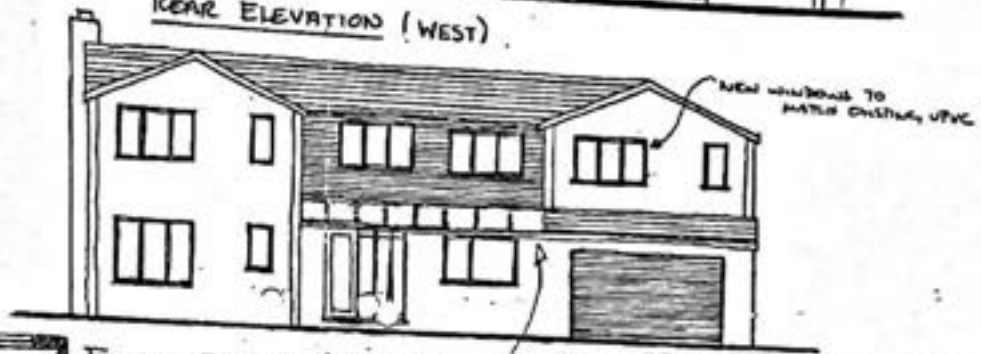
Dwg. No. ACL/268/01 | Rev. C



SIDE ELEVATION (NORTH FACING)

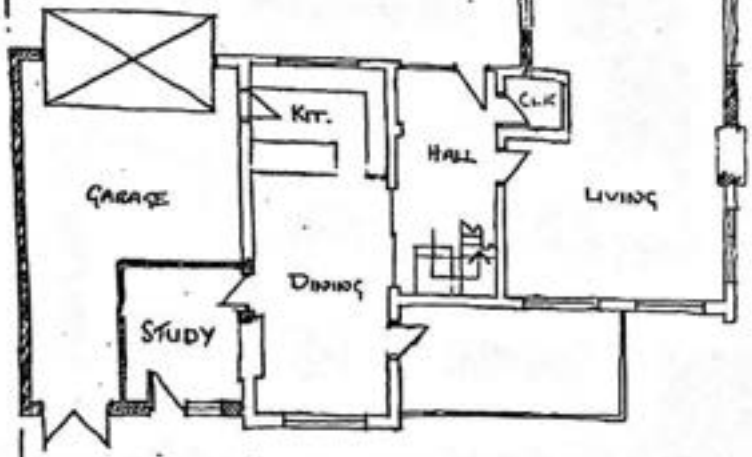
REAR ELEVATION (WEST)

SIDE ELEVATION (SOUTH FACING)



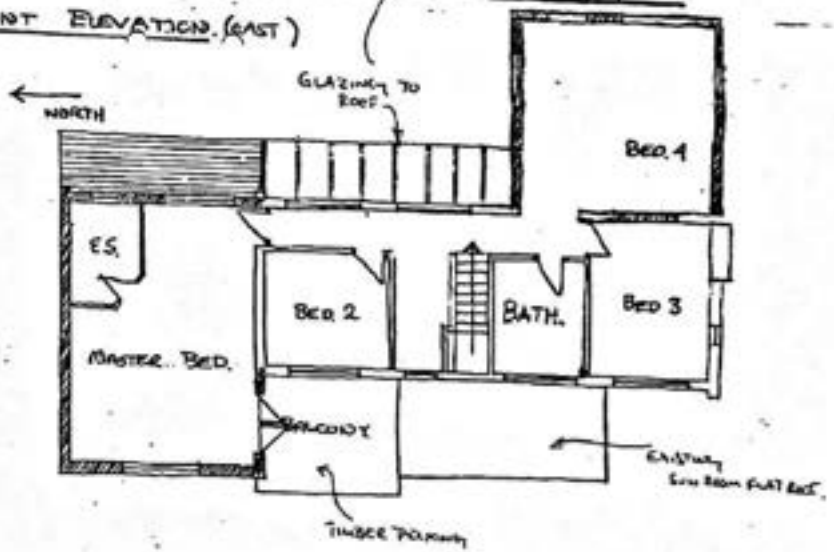
FRONT ELEVATION (EAST)

NORTH



GROUND FLOOR PLAN.

NORTH



FIRST FLOOR PLAN.

NOTE ALL NEW MATERIALS AND FINISHES TO MATCH EXISTING.

SOUTH HAMS DISTRICT COUNCIL
THIS PLAN WAS APPROVED ON
18 SEP 2002

	Date	Revisions

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Client
MR. & MRS. A. WELLAND.

Job Title
HOLBETON HOUSE,
BATTISBOROUGH CROSS

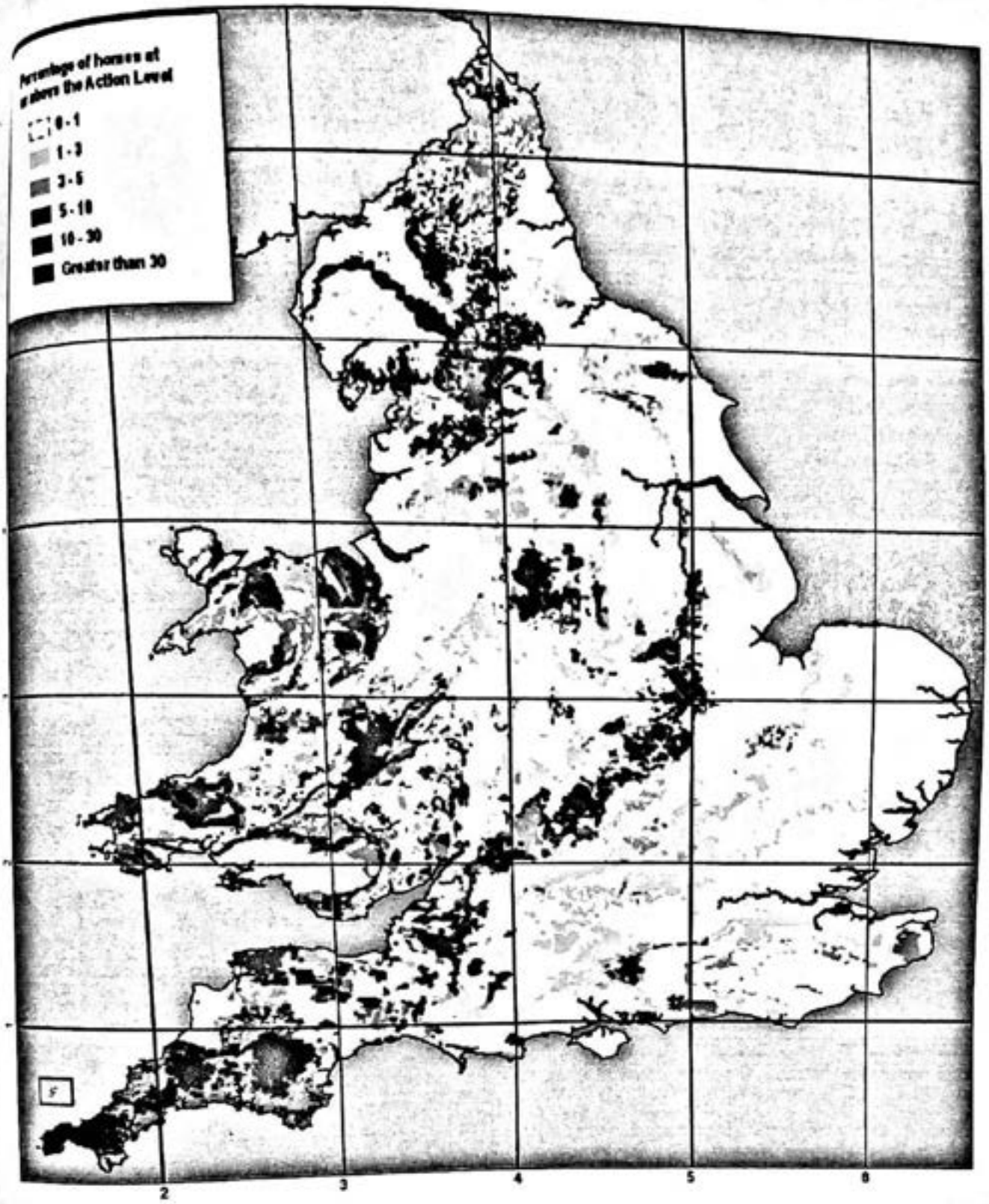
Drawing Title
SCHEME PROPOSALS.

2 AUG 2002

Scale 1:100

Date JULY 2002 Drawn by ACL.

Dwg. No. ACL/268/01 Rev.



Overall map of radon Affected Areas in England and Wales (axis numbers are the 100-km coordinates of the national grid)

The colours show the maximum percentage band within each 1-km grid square of the national grid (see page 4). The best estimate for an individual property in a coloured square can be obtained for a small charge from www.ukradon.org. The white squares, the 0-1% band, contain no Affected Areas as defined by the HPA.

Percentage of homes at or above the Action Level

- 0 - 1
- 1 - 3
- 3 - 5
- 5 - 10
- 10 - 30
- Greater than 30

Settlements

- Torquay
- Bodmin
- Bude
- Hartland

Roads

- Motorways
- Primary Roads
- A Roads
- B Roads

National Grid

- 100-km
- 10-km

Other Features

- LOCAL ADMINISTRATIVE DISTRICT
- Water features

Map 2 East Cornwall and west Devon, 100-km grid squares SS and SX (axis numbers are the coordinates of the national grid)