

36 Broadway, Lincoln, LN2 1SH
Lincoln: 01522 247008
Grantham: 01476 327001
Stamford: 01780 347011
www.lincolnshiresurveyors.com



BUILDING SURVEY REPORT

IN RESPECT OF PREMISES KNOWN AS

**72 Princes Avenue
Hull
HU5 3QJ**

PREPARED ON BEHALF OF

Hullensian Property Ltd



**BY
Lincolnshire Surveyors**

**Date of Report
20th August 2024**

**Report Reference
LS6267**

REPORT CONTENTS

1	INTRODUCTION	5
1.01	Scope of Instructions	5
1.02	Property Address	5
1.03	Clients Name and Address	5
1.04	Date of Survey	5
1.05	Weather	5
1.06	Limitations of Inspection	6
1.07	Information Relied upon in this Report	6
2	DESCRIPTION OF THE PROPERTY	7
2.01	Type and Age	7
2.02	Accommodation	7
2.03	Tenure and Occupation	7
2.04	Orientation and Exposure	8
2.05	Further Comments	8
3	LOCATION	8
3.01	Location	8
3.02	The Site and Surrounding Area	8
3.03	Local Factors	8
4	SURVEYOR'S OVERALL ASSESSMENT	9
4.01	Surveyor's Overall Opinion	9
4.02	Additional Areas of Concern	9
4.03	Summary of Repairs	9
4.04	Further Investigations	10
5	CONSTRUCTION AND CONDITION	10
5.01	The Constructional Principles	10
5.02	Structural Frame	10
5.03	Main Roofs	10
5.03.01	Coverings	11
5.03.02	Main Roofs External – General Remarks and Comments	11
5.03.03	Valley Gutters, Box Gutters or Parapets	11
5.03.04	Roof Windows	11
5.03.05	Parapets	12
5.03.06	Flashings	12
5.04	Other Roofs	12
5.05	Chimneys	12
5.06	Rainwater Fittings	13
5.06.01	Gutters	13

5.06.02	<i>Downpipes</i>	13
5.07	<i>External Walls</i>	14
5.08	<i>Damp Proof Courses</i>	15
5.09	<i>Floor Ventilation</i>	16
5.10	<i>External Joinery</i>	16
5.10.01	<i>Barge Boards, Fascia Boards and Gutter Boards</i>	16
5.10.02	<i>External Doors</i>	16
5.10.03	<i>Windows</i>	16
5.11	<i>External Decoration</i>	16
5.12	<i>Roof Spaces</i>	17
5.13	<i>Ceilings</i>	18
5.14	<i>Internal Walls and Partitions</i>	18
5.15	<i>Floors</i>	20
5.16	<i>Fireplaces and Chimney Breasts</i>	21
5.17	<i>Internal Joinery</i>	21
5.17.01	<i>Internal Doors</i>	21
5.17.02	<i>Skirtings, Architraves and Frames</i>	22
5.17.03	<i>Stairs</i>	22
5.17.04	<i>Kitchen</i>	22
5.18	<i>Internal Decorations</i>	22
5.19	<i>Basements and Cellars</i>	22
5.20	<i>Dampness</i>	22
5.20.01	<i>Rising Damp</i>	22
5.20.02	<i>Penetrating Dampness and Leaks from Defective Pipe Work and Fittings</i>	22
5.20.03	<i>Condensation</i>	23
5.21	<i>Timber Defects</i>	23
5.21.01	<i>Fungal Decay</i>	23
5.21.02	<i>Wood Boring Beetle</i>	24
5.22	<i>Structural Movement</i>	24
6	SERVICES	24
6.01	<i>Electrics</i>	24
6.02	<i>Gas</i>	24
6.03	<i>Water Supply and Plumbing</i>	25
6.03.01	<i>Sanitary Fittings</i>	25
6.04	<i>Private Water Supplies</i>	25
6.05	<i>Space Heating and Hot Water</i>	25
6.05.01	<i>Hot Water</i>	25
6.05.02	<i>Space Heating</i>	25
6.06	<i>Other Energy Sources (including feed in tariffs)</i>	25

6.07	<i>Drains</i>	26
6.08	<i>Other Services</i>	26
7	<i>OUTBUILDINGS, GROUNDS AND BOUNDARIES</i>	26
7.01	<i>Gardens and Grounds</i>	26
7.01.01	<i>Trees and Hedges</i>	26
7.01.02	<i>Boundaries</i>	26
7.01.03	<i>Retaining Walls</i>	26
7.02	<i>Garages</i>	26
7.03	<i>Conservatories</i>	26
7.04	<i>Other Buildings</i>	27
7.05	<i>Shared Areas</i>	27
8	<i>ENVIRONMENTAL AND OTHER ISSUES</i>	27
8.01	<i>Thermal Insulation and Energy Efficiency</i>	27
8.02	<i>Ventilation</i>	27
8.03	<i>Noise and Disturbance</i>	27
8.04	<i>Means of Escape</i>	27
8.05	<i>Other Health and Safety Concerns</i>	27
8.06	<i>Hazardous Materials</i>	27
8.07	<i>Security</i>	28
9	<i>MATTERS FOR LEGAL ADVISERS' ATTENTION</i>	29
9.01	<i>Statutory</i>	29
9.02	<i>Rights of Way, Easements and Shared Services</i>	29
9.03	<i>Boundaries</i>	29
9.04	<i>Environmental</i>	29
9.05	<i>Guarantees/Warranties</i>	29
9.06	<i>Management Arrangements</i>	29
9.07	<i>Other</i>	29
10	<i>ADDITIONAL SERVICES</i>	29
10.01	<i>Insurance and Rebuilding Cost Assessment</i>	29
10.02	<i>Valuation</i>	30

1 INTRODUCTION

1.01 *Scope of Instructions*

We are acting on your instructions dated 22nd July 2024 and our confirmation enclosing our Conditions of Engagement dated 24th July 2024 to prepare a Building Survey report together with fire insurance and open market valuations.

Following your instructions we have not, at this stage, arranged for or had sight of any specialists' reports on the drainage, heating, electrical or plumbing installations. We have, however, made brief comments on these installations, where appropriate.

Most clients find it useful to first read the Surveyor's overall assessment given in Section 4 to gain a general "overview" of the most significant matters. It is, however, essential that the whole report is read and considered in detail prior to exchange of contracts, you should conclude all of the further investigations we have recommended and have these all the repairs priced so that you are fully aware of the financial commitment you will be entering into when purchasing the property.

A copy of the report should be passed to your legal adviser with a request that the points mentioned within the report, particularly those under Section 9 are researched as necessary, together with normal searches.

This report has been prepared solely for the benefit of the named client. No liability is accepted to any third party.

No formal enquiries have been made of the Statutory Authorities or investigations made to verify information as to the tenure and existence of rights or easements.

1.02 *Property Address*

72 Princes Avenue
Hull
HU5 3QJ

1.03 *Clients Name and Address*

Hullensian Property Ltd
Via email

1.04 *Date of Survey*

The property was inspected on 7th August 2024.

1.05 *Weather*

The weather conditions were overcast but dry at the time of inspection.

As it was not raining at the time of inspection we cannot confirm if gutters and downpipes are sound.

1.06 *Limitations of Inspection*

This report reflects the condition of the various parts of the property at the date of our inspection. It must be accepted that defects can arise, particularly from weather conditions and vandalism, between the date of our inspection and your taking occupation of the property.

Comment cannot be given on areas that are covered, concealed or not otherwise readily visible. There may be detectable signs of concealed defects, in which case recommendations are made in the report. In the absence of any such evidence it should be assumed in producing this report that such areas are free from defect. If greater assurance is required on these matters, it will be necessary to carry out exposure works. Unless these are carried out prior to exchange of contracts, there is a risk that additional defects and consequent repair costs will be discovered at a later date.

All floors were concealed by fitted coverings.

Each room has been inspected in detail. Damp meter readings have been taken where possible without moving heavy furniture. Fitted carpets have not been raised unless reasonably practicable at the edges.

It should also be appreciated that some service pipes and cables are covered, and any opening access panels cannot be opened without disturbing decorations. Therefore, a full inspection was not possible. Also, some service pipework is below flooring, making inspection impracticable. In such circumstances the discovery of leakages, if any, may not be possible.

Services have not been tested but where appropriate, specific advice has been made as to the advisability of having services inspected by a specialist contractor.

It should be appreciated that parts of the property are estimated at 100 plus years old. Accordingly, such parts of the structure and fabric should not be expected to be "as new" and due regard has to be given to natural deterioration due to the elements and usage. Restoration to a condition "as new" particularly of brickwork, stonework, ironwork, joinery and roofing materials can prove uneconomic. The report has been prepared having due regard to the age and type of building.

1.07 *Information Relied upon in this Report*

We have relied upon information provided by the vendor, the vendor's agents, and any appropriate websites.

2 DESCRIPTION OF THE PROPERTY

2.01 *Type and Age*

A traditionally constructed mixed-use premises comprising ground floor commercial and first and second floor residential, thought to have been built about 120 years ago.

The accommodation is clearly set out in the agent's particulars.

The ground floor commercial area is currently leased on a five-year term from the 10th of November 2022 at £9,000 per annum.

The first and second floor residential accommodation is also leased on a five-year term with provision for review at the end of the fifth term to a maximum of a 3% increase. All of the above information should be confirmed by your legal advisors.

The property is situated in the heart of Hull City amongst similar calibre properties.

Pedestrian access is from Princes Avenue. There is rear vehicular and pedestrian access from Park Grove.

The local authority of which the property lies in Hull City Council.

2.02 *Accommodation*

The accommodation consists of:

Commercial

Ground floor: Established butchers retail area, rear preparation room with cold store, toilet, rear entrance lobby and additional storage.

Residential

Ground floor: Entrance hall.

First Floor: Lounge, kitchen, bathroom, separate toilet, bedroom.

Second Floor: Two bedrooms.

External: Attached garage, rear parking area.

2.03 *Tenure and Occupation*

We understand the property is being sold freehold subject to the two tenancies in place.

The residential section of the property was furnished and occupied with floors covered throughout.

The commercial area is fully fitted out for an established butcher.

2.04 *Orientation and Exposure*

The front of the property has a north-westerly aspect.

2.05 *Further Comments*

The retail area was closed for vacation and access was gained via the vendors.

The tenants were present within the first floor residential area and have been in occupation for 35 years plus.

3 LOCATION

3.01 *Location*

Princes Avenue is located within The Avenues area - north-west of the centre of Hull.

The Avenues are formed by main tree lined straight avenues running west off the north-north-east/south-south-west running Princes Avenue.

The Avenues area was originally built as a middle class housing in the late 19th century and has remained a popular residential area.

Princes Avenue was a popular urban shopping street during the 20th century. In the 21st century it has remained commercial with increasing number of specialist shops, restaurants and other food outlets.

3.02 *The Site and Surrounding Area*

The property is situated on a principally level site.

The front of the property is situated directly onto the adopted pavement.

There is a small rear area providing vehicle hard standing and access to a garage off Park Grove.

3.03 *Local Factors*

The Government Agency website indicates the property to be at low risk of surface water flooding and low risk of flooding from rivers and seas.

The UK radon map does not indicate the property to be located in an area with high radon gas levels.

We have not consulted any geological or ordnance survey maps and have been unable to establish any details as to previous use of the site. We are unable to comment within the terms of this report, which is restricted in its scope, as to whether there are any hidden problems with the ground upon which the property is built. Nor are we able to comment on the possibility or otherwise of the property being affected by any other matters. Your solicitor should check this point.

4 SURVEYOR'S OVERALL ASSESSMENT

4.01 *Surveyor's Overall Opinion*

The property comprises a mixed use three story mid terraced unit located in this residential/commercial area.

The property has been maintained to fair standards for its age and type, however its style and construction dictate that ongoing maintenance costs will be inevitable.

Providing the property is repaired and maintained to a good standard, we see no reason why there should be any special difficulty arising on resale in normal market conditions.

4.02 *Additional Areas of Concern*

There is evidence the property have suffered movement noted by tilt evidence to floors, windows and door heads being out of square. The movement is believed to be of a longstanding nature with no evidence of recent or progressive movement.

4.03 *Summary of Repairs*

1. Areas of ridge tile require repointing/rebedding.
2. Leaded flat roofs are deteriorating and will require future upgrade and replacement.
3. Downpipes should be connected to surface water drainage connection.
4. Areas of external repair and ongoing maintenance will be required to rendered and brick external facings.
5. The vegetation growing out of the side single story extension roof requires removal and any repairs to be undertaken.
6. Areas of repair will be required to the internal ground floor commercial area, especially where affected by dampness.
7. Removal/upgrading of toilet cisterns which will more than likely incorporate an asbestos content.

4.04 *Further Investigations*

1. Ensure that there are electrical test certificates for both areas of the property.
2. Ensure that the gas fired central heating boiler has been serviced and checked to the residential area in the past 12 month.
3. Obtain copies of Planning and Building regulations approval in relation to the recovering of the roofs.
4. Obtain guarantees to double glazed windows and doors.
5. Obtain copies of asbestos management plans for the commercial area.

5 CONSTRUCTION AND CONDITION

5.01 *The Constructional Principles*

At the time the property was constructed it would not have benefited from modern techniques and there will be no footings or foundations below ground level.

Areas below ground would have been constructed in a stepped out/corbelled fashion to spread the loading of the external walls which are solid brick elevations.

The roof has been recently stripped and re-covered. Following re-covering movement occurred due to inadequate additional supports being provided for the heavier concrete tile loading. The vendor advises that a separate contractor was instructed to insert such which now appears to be performing satisfactorily.

5.02 *Structural Frame*

There is evidence the property has suffered movement noted by tilted evidence to floors and windows and door heads being out of square. The movement is believed to be of a long-standing nature with no evidence of recent or progressive movement.

There is vertical cracking at the head of the stairwell where the two-storey off-shot meets the three-storey accommodation. We believe this is caused by differing material of masonry and plasterboard suffering from thermal shrinkage.

The gap has been currently taped over but additional repairs should be undertaken.

There is evidence that some cracking has occurred due to the re-roofing works although we understand that additional strengthening timbers have now been inserted and copies of any guarantees should be obtained.

5.03 *Main Roofs*

(Roof slopes which cannot be seen have been specifically excluded although attention is drawn to their presence. The roof slopes have been viewed using binoculars and have been inspected within the limits of a 12ft ladder).

5.03.01 Coverings

The roofs are of conventional construction and properly designed to allow rainwater to run off into the gutters.

The roof has been stripped and re-covered with a heavier concrete tile loading than the original timbers were designed to carry.

The initial contractor did not insert such timbers, but retrospective works have now been undertaken.

The roofs suffer from very slight distortion/deflection but within acceptable tolerances.

The front elevation incorporates a retrospective Velux roof light. There are two similar Velux's to the rear roof plate.

There are bay windows to both front and rear elevations. These have flat leaded roofs which shall be discussed under section 5:04.

5.03.02 Main Roofs External – General Remarks and Comments

The roofing works now appear to have been completed to a satisfactory standard.

There are some minor areas of ridge tile which require repointing/re-bedding to prevent their displacement during high winds.

The small extension attached to the rear two storey off shot has a flat roof covering.

There is vegetation growing out of this roof covering which should be removed immediately.

Replacement of such roof coverings would have required building regulations approval and copies of this paperwork should be obtained.

5.03.03 Valley Gutters, Box Gutters or Parapets

There are no valley gutters, box gutters or parapets.

5.03.04 Roof Windows

There are three Velux style roof lights.

These have been reinstated as part of the recent roof covering.

They appear to be in generally satisfactory order.

The Velux incorporates sealed unit double glazed panes which often fail due to deterioration of the edge seals. Future replacement of sealed unit double glazed panes cannot be entirely ruled out.

5.03.05 Parapets

There are no parapets.

5.03.06 Flashings

(Lead or cement weather proofing around the chimney/s and where roof meet walls, where at high level have been observed from the ground using binoculars)

The flashings at the base of the chimney stack and the junction of the main roof are formed in lead. These appear to have been upgraded and replaced in more recent times.

Upstanding flashings where large sections of roof meet adjoining flank walls are formed in felt and lead. Currently these appear to be in generally satisfactory order.

5.04 Other Roofs

The bay windows have leaded roofs. These are showing signs of ageing and deteriorating. The edges which are clearly visible are generally in poor condition.

We anticipate that the lead work will require replacement in the foreseeable future.

The flat roof to the small extension to the rear two storey off shot has vegetation growing out of this. This needs to be removed immediately and areas exposed to ensure that they are free of any wet or dry rot.

5.05 Chimneys

(As observed from the ground using binoculars, indication is given where parts of exposed chimney stack/s could not be inspected due to lack of visual access).

There are two chimney stacks serving the subject property.

The main chimney stack is a party chimney stack constructed in masonry brickwork.

The chimney stack incorporates ten flues, five serving each property.

The flues serving the subject property have had pots removed and stainless steel appliances installed which will allow ventilation to the disused flues but prevent rainwater penetration.

There are television aerials attached. Television aerials attached to chimneys can, in extreme cases, put undue strain on a chimney stack and you are advised to have a periodic inspection made of the fixing brackets and brickwork.

There are areas of brickwork which show signs of spalling and ageing mortar pointing which will require future upgrading.

The rear single flue chimney stack is constructed in masonry brickwork.

This is a tall chimney stack and surmounted by a bishop style pot.

The brickwork currently appears fair.

Future maintenance will more than likely be required.

5.06 *Rainwater Fittings*

(Unless it was raining at the time of inspection it might not be possible to state whether or not the rain fittings are watertight or properly aligned. The gutters have been inspected within the limits of a 12ft ladder).

Defective rainwater goods are a very common cause of dampness which can lead to deterioration in building fabric and the development of rot in timbers. Regular inspection and adequate maintenance are therefore essential if serious problems such as dry rot are to be avoided.

It was not raining at the time of inspection. Therefore, the watertightness of the joints of the rainwater goods could not be checked. The gutters and downpipes should be observed during rain and any leaking joints resealed or replaced as necessary.

The gutters and downpipes have been upgraded and now comprise replacement PVC units.

5.06.01 *Gutters*

The guttering to the front two storey section is constructed in PVC.

They appear to be installed satisfactorily.

The gutters are supported on plastic gutter clips.

The rear guttering is also PVC which appears to have been upgraded in more recent times.

Gutter joints do deteriorate with age, and you must expect to find some joints will need resealing as part of future routine maintenance.

5.06.02 *Downpipes*

There are two downpipes to the front.

One of them discharges directly onto the ground which is poor practice. We believe this is allowing dampness into the retail shop area.

Alterations need to be made.

The second downpipe along the left hand party wall line discharges below ground level.

The rear downpipes discharge into gullies which appear to be flowing freely.

We have of course been unable to inspect downpipes below ground level but no evidence of significant defects has been noted.

5.07 *External Walls*

(The main outside walls have only been inspected from ground level. In the absence of instructions to fully expose the foundations you must accept the risks of unseen defects. However, unless mentioned below the surveyor has not noted any above ground defects which have been caused by defective foundations. Nor has the surveyor noted any above ground defects likely to affect the foundations, nor signs of defective foundations).

The foundations have not been exposed. Whilst there is a risk of unseen defects, there are no above ground signs of defective foundations.

The external walls are of solid brick elevations.

Solid brick walls have to be carefully maintained to preclude dampness.

General Remarks, Repairs and Maintenance:

The wall surfaces are as follows:

Front elevation

The front elevation incorporates a mixture of masonry paint, solid brickwork and areas of render.

The elevation incorporates bay windows at ground floor and first floor. The ground floor bay incorporates the entrance into the retail area.

There is an additional doorway which gives access to the flat.

Masonry paint finishes are beginning to show signs of ageing.

The render continues to the ground which will be bridging the damp roof course. The lower sections should be cut off to make a gap to prevent dampness by capillary action.

Rear elevation

The main rear elevation has the two storey elevation offshoot.

The elevation incorporates ground floor door and one window to the kitchen.

It would appear a new concrete lintel has been installed over the door.

Crude cement facing has been undertaken where pipe work has been altered.

Areas of open mortar joints and spalled brickwork would benefit from upgrading.

Two storey off shot inner courtyard elevation

This has the modern cavity brick extension to lower sections. The upper areas incorporate two windows, soil stack and external appliance for the chiller.

Extensive repointing has been undertaken however additional areas of spalled brickwork have been crudely cement faced. Future repairs will be necessary.

Two storey gable off shot

This incorporates the bay window. The lower sections are behind the integral store/garage area.

The sections of brickwork over the flat roof to the first floor bay are rendered which is deteriorating.

The lower sections of bay are clad with PVC boarding.

Conclusion

The external walls are fair for a property of this type and age. Ongoing maintenance and repairs will be required.

5.08 Damp Proof Courses

(Comment is made as to whether apparent and effective)

Walls require a damp proof course to prevent moisture travelling up through the structure which can lead to internal dampness, perished plaster, spoilt decorations and rot in skirting boards and other timbers.

Damp can penetrate if there is no damp proof course or if the damp proof membrane in the flooring is not properly bonded to the wall damp proof course at the edges.

There is no evidence of a damp proof course. This is concealed within construction.

There are areas of high moisture meter readings noted internally. However, such is not always caused by rising dampness. The most prevalent causes are condensation and penetrating dampness.

We have previously referred to render continuing to the ground floor which could be bridging damp proof course levels.

Areas of repair are required to lower brickwork.

5.09 Floor Ventilation

The ground floors are of solid construction and therefore require no subfloor ventilation.

5.10 External Joinery

As frequently found in properties of this age. The external joinery will have been extensively upgraded. Many areas have now been replaced with PVC elements.

5.10.01 Barge Boards, Fascia Boards and Gutter Boards

Gutter boards are a mixture of PVC boarding and timber boarding. The timber boardings are ageing and have shown signs of deterioration.

Such boards are often affected by wet rot and woodworm and repairs will be necessary in the foreseeable future.

The PVC boarded areas appear generally satisfactory.

5.10.02 External Doors

The entrance door to the commercial areas is PVC framed, panelled and glazed and appears satisfactory.

The entrance door to the residential ground floor entrance hall is PVC framed, panelled and glazed and appears satisfactory.

The door leading from the preparation room to the ground floor ancillary areas is generally poor and should be upgraded or replaced.

There is an additional PVC panelled door leading from the toilet/storage area which is in generally satisfactory order.

5.10.03 Windows

The windows have all been upgraded, replaced and comprise PVC frames with inset sealed unit double glazing.

Sealed unit double glazed windows do have limited life due to the deterioration of the edge seals. Copies of guarantees for these units should be obtained if available.

5.11 External Decoration

External decorations are not required to PVC materials.

The timber elements have been decorated in more recent times although areas will require upgrading as part of future maintenance.

External decorations should be renewed on a bi-annual basis to reduce the dangers of timber decay.

5.12 Roof Spaces

ACCESS TO THE LOFTS

(Internal roof spaces have only been inspected where there are access hatches which are reasonably accessible. If this was not possible this has been indicated).

There is a small access hatch in the second floor ceiling which has allowed a minimal inspection of the roof frame.

RESTRICTIONS ON THE INTERNAL INSPECTION OF THE PITCHED ROOF STRUCTURE/S

The majority of the roof frame is concealed within construction where ceilings are vaulted i.e. plasterboard fixed directly to the underside of rafters.

Our comments are based on those very limited areas examined.

There is no visibility of any of the roof frame to the two storey off shot.

CONSTRUCTION OF THE PITCHED ROOF/S (As seen in the loft/s)

The roofs are of traditional construction comprising evenly spaced rafters secured to ridge board, perimeter wall plates and ceiling joists at the point of passing.

Intermediate horizontal timbers (purlins) support rafters.

The roof has been stripped and re-covered with a heavier concrete tile loading than the original timbers were designed to carry and originally the initial contractor did not provide strengthening timbers although we understand that a second contractor had to strip areas of the roof to insert such timbers.

These have not been seen and therefore we cannot comment on the adequacy of the timbers inserted.

At the time of inspection, the roof frame does appear to be performing satisfactorily.

We recommend that you obtain guarantees that may be available.

INSIDE THE LOFT: GENERAL REMARKS AND RECOMMENDATIONS

Flooring in the loft

To the small areas of loft there is no boarding.

Ventilation in the loft

The lofts are ventilated with a breathable style membrane.

Timber infestation

There is no evidence of woodworm in the timbers we were able to inspect although this as reported above is a minimal area inspected.

Roof leaks

There has been past roof leaks although currently the roof coverings are performing satisfactorily.

Roof felting

The roofs are underdrawn with a breathable membrane.

Loft insulation

The areas examined appear to be adequately insulated.

INSIDE THE LOFT: REPAIRS AND MAINTENANCE

The loft areas that have been inspected are satisfactory.

5.13 Ceilings

(These have been inspected from floor level, but suspended and false ceilings have not been removed).

The ceilings are a mixture of lath and plasterboard.

Areas of ageing and deterioration have been noted by unevenness below papered coverings.

Old lath and plaster ceilings do have a limited life as they often suffer from the ageing process where the plaster loses key with the underlying lath. Future areas of upgrade will be necessary.

At time of inspection the ceilings are fair to both areas. Future areas of repair cannot be entirely ruled out.

5.14 Internal Walls and Partitions

(These have been inspected from floor level but furniture, pictures, mirrors etc. have not been moved).

The walls and partitions have been inspected within the rooms and no opening up has been undertaken. The precise composition of the wall structures linings and finishings cannot be ascertained without damage being caused.

Where necessary all of the internal walls are of adequate load bearing capacity and there is no evidence of any lack of strength or support where load bearing walls are in place.

The Construction of the Internal Partition Walls

The internal walls are of solid construction plastered and decorated solid construction dry lined, and lightweight stud construction plastered and decorated.

STRUCTURAL MOVEMENT

Evidence of movement has been noted internally with tilted evidence to floors and windows and door heads being out of square.

The movement is believed to be long-standing and non-progressive.

Under normal circumstances the ground floor partition walls are supported on foundations or on a thickened area of the concrete ground floor. Without extensive and disruptive investigations, we cannot confirm the walls are properly supported. There is no evidence to indicate weakness in the inside walls on the ground floor.

Similarly, the partition walls on the upper floor should be built either immediately above lower load-bearing walls or the floors below the walls properly strengthened to carry the weight. We cannot confirm the walls on the upper floor are adequately supported without extensive and disruptive investigations. There is no evidence to indicate any over-stressing of the floors.

WALL TILING

Tiled surfaces are fair.

DRY LINING

(Walls which have been lined out internally).

Extensive areas are dry lined.

The ground floor commercial areas are lined in accordance with particular regulations with PVC boarding. The works appear to have been completed satisfactorily.

There is no evidence of dry lining to the upper residential accommodation.

THE CONDITION OF THE INTERNAL WALL SURFACES

The internal wall surfaces are fair.

The commercial areas incorporate some areas of dampness to plastered sections.

Localised areas of plastering should be undertaken.

In view of the age of the property you must expect to find areas of wall plaster which will need upgrading as the ageing process causes the plaster to lose key with the underlying masonry surface.

The residential areas are mixed solid plastered walls and lightweight stud.

Vertical cracking has been noted at the changes of material on the landing which require repair.

The tongue and grooved boarding to the rear bay will require upgrading.

We believe that this area is not insulated and therefore could create a cold room.

Stud partitioning has been erected in the attic area to create two bedrooms which is generally satisfactory.

5.15 Floors

(Floor surfaces not covered with fixed coverings have been inspected where possible. Fixed floorboards have not been lifted. Fitted coverings have not been lifted but where possible corners have been lifted sufficiently to identify the type of the floor beneath).

At the time of inspection areas of the floor were covered with various materials laid edge to edge and tightly fastened down in most areas. This has restricted the examination of the upper surfaces of floors to very limited accessible areas.

Ground Floors:

The ground floors are of solid construction.

Areas of flooring within the commercial areas are deteriorating and will require upgrading and repair.

The flooring in the ground floor areas of the residential area is tiled which is generally satisfactory.

First Floors and Second Floors:

The first and second floors are timber board on joist.

The floors suffer from tilt consistent with the historic movement.

There are areas of loose and creaking floorboards below carpet coverings. This is often caused by boards being lifted for the upgrading of utilities and not being properly re-secured or being damaged when lifted. We anticipate that future repairs will be necessary.

5.16 *Fireplaces and Chimney Breasts*

(Normally flues to open fireplaces should be swept prior to occupation. It is not possible to indicate the condition of the flues or the presence of the flue liners. No assumption has been made as to the practicality of using the chimneys. Any defective chimney breast within roof spaces have been referred to under Section 5.12)

It is not possible within the limits of this report to assess the internal condition of the flues or flue liners and we can give no assurances as to the practicalities of using the fireplaces. It is recommended that all flues be checked prior to use. A competent chimney sweep would be able to sweep the flues and carry out a smoke test.

Old chimney flues are prone to gradual deterioration, and it is possible for smoke and fumes to escape through gaps in the mortar joints, often at floor level or in roof spaces where the surfaces are unplastered. It has been known for smoke to permeate between adjoining dwellings. No tests have been made but if this problem occurs, it will need to be rectified. There are modern specialist techniques for restoring old flues by lining with concrete, which can be done without disturbing the structure. Such specialist work, however, is expensive.

The chimney breast in the front retail area has been removed.

The chimney breast within the rear section remains in situ but the original fireplace opening blocked off.

The chimney breasts remain within the first floor and second floor accommodation.

The kitchen fireplace has been removed and the opening blocked off.

The living area incorporates provisions for a gas fire. This will need regular servicing.

There are areas of hollow plaster to chimney breasts which is indicative normally of dampness. We have noted that improvement works have been undertaken with the installation of stainless steel terminals which will prevent damp penetration to the main chimney stack.

The rear single flue stack should also be capped off.

5.17 *Internal Joinery*

(Doors have been opened and closed where possible. Doors which could not be opened are noted below).

5.17.01 *Internal Doors*

The internal doors are fair.

5.17.02 Skirtings, Architraves and Frames

The skirtings, architraves and door frames are suffering from wear and tear.

5.17.03 Stairs

Both sets of stairs are of conventional construction easy to ascend and descend, no defects have been noted.

5.17.04 Kitchen

The kitchen into the residential area fittings is fair. There is a single bowl, single drainer stainless steel sink which is served by a Monobloc mixer tap.

The remaining appliances are free standing and believed to be tenant ownership.

5.18 Internal Decorations

Both areas of internal decorations are fair only.

5.19 Basements and Cellars

(General comments only are made).

Not applicable.

5.20 Dampness

5.20.01 Rising Damp

(Damp meter readings have been made where appropriate and possible to the external and internal walls, floors etc. without moving heavy furniture, wall hangings, fixtures and fittings or dry linings).

Rising dampness is caused by the natural effect of moisture from the ground rising up through a structure by means of capillary action. This will occur where there is failure or lack of a damp proof course. Rising dampness will inevitably lead to spoilt decorations, defective plaster, and rot to timbers, and creates an unhealthy environment in which to live.

We have previously reported that high moisture meter readings have been noted to the ground floor commercial areas.

Areas of replastering should be anticipated.

5.20.02 Penetrating Dampness and Leaks from Defective Pipe Work and Fittings

(Damp meter readings have been made where appropriate, without moving furniture, wall hangings, fixtures and fittings or dry linings).

There is no evidence of penetrating dampness and leaks from defective pipe work and fittings at time inspection.

5.20.03 Condensation

(Comment on the absence or presence of condensation, the reasons for it and recommendations for remedial measures).

The property has the benefit of full sealed unit double glazing. It must be recognised if severe condensation is avoided both adequate and continual heating and ventilation will be necessary.

Extractor fans should be fitted within bathroom and kitchen areas and utilised when showering and bathing.

The control of condensation is of vital importance and the following notes are provided for assistance.

- 1 Ventilate rooms to the outside during and immediately after cooking, washing or bathing, or whenever the windows show signs of misting.
- 2 Restrict the drying of washing indoors only to rooms with open windows and closed internal doors.
- 3 Avoid the use of flue-less oil and gas heaters.
- 4 Adequate insulation should be provided to help prevent the occurrence of condensation on cold internal surfaces.
- 5 Adequate heating will help prevent surface condensation.
- 6 Adequate ventilation will help remove to the outside air the water vapour being produced, particularly in the kitchen and bathroom areas. Mechanical ventilation by extractor fans is recommended.
- 7 Internal wall and ceiling surfaces should be made as airtight as possible to reduce the passage of water vapour into the walls and roof spaces.

Condensation can occur as a result of certain climatic conditions outside the property, as a result of lack of ventilation and/or inadequate heating in the property, and/or as a result of defective construction or design. Whilst there is no visible evidence of condensation at present, future changes in the property such as double glazing, additional insulation or restriction of ventilation may create conditions under which condensation may occur.

5.21 Timber Defects

5.21.01 Fungal Decay

We have referred to dampness previously. Such damp conditions can promote outbreaks of wet and dry rot. None was noted at time inspection.

Whilst we have taken all reasonable care in our investigations it could be present in areas we were unable to inspect.

5.21.02 Wood Boring Beetle

There is no evidence of a woodworm infestation in timberwork we were able to inspect.

Experience indicates that properties of this type at age, such is often present and spreads through flooring, staircasing and roof timbers. If identified at any point in the future it will need to be appropriately treated.

5.22 Structural Movement

(Movement of the structure sometimes causing cracking of the walls. Walls leaning in or out, or openings to windows, doors and bay windows being out of square).

There is evidence the property has suffered movement noted by tilted evidence to floors and windows and door heads being out of square. The movement is believed to be of a long-standing nature with no evidence of recent or progressive movement.

There is vertical cracking at the head of the stairwell where the two-storey off-shot meets the three-storey accommodation. We believe this is caused by differing material of masonry and plasterboard suffering from thermal shrinkage.

The gap has been currently taped over but additional repairs should be undertaken.

There is evidence that some cracking has occurred due to the re-roofing works although we understand that additional strengthening timbers have now been inserted and copies of any guarantees should be obtained.

6 SERVICES

(The inspection of the services, any water storage tanks, hot water cylinders and mains and distribution pipework has been limited to those areas which are visible. No comment can be made as to the soundness of any pipework, wires or fittings which are not visible, and you must recognise the risks of defects in such hidden areas).

6.01 Electrics

We recommend that both areas, commercial and residential, are inspected by a suitably qualified electrician preferably NICEIC registered prior to exchange of contracts so that you are aware of the need for any upgrading and associated costs.

6.02 Gas

The gas is supplied from mains to meter and fittings.

The meter is of a modern style and no undue defects have been noted.

6.03 *Water Supply and Plumbing*

The water is supplied from the mains. Adequate pressure was available at the taps where tried.

6.03.01 *Sanitary Fittings*

The ground floor commercial area incorporates a separate toilet with boxed in cistern. We believe the cistern incorporates asbestos products and should be upgraded and replaced.

There are provisions for hand washing within the operation room and rear storage areas. Electric water heaters were dated and should be checked.

The family bathroom for the residential area incorporates a panel bath. The bath and kitchen areas incorporate splash backs. The grouting and mastic joints are poor.

There is a high flush WC where the cistern is believed to incorporate asbestos content and this should be upgraded and replaced.

6.04 *Private Water Supplies*

Not applicable.

6.05 *Space Heating and Hot Water*

6.05.01 *Hot Water*

The hot water to the commercial areas is from independent water heaters which have not been tested as part of the scope of this report.

The residential area hot water is provided by the same combination boiler where a sample of fittings were tried which performed satisfactorily.

6.05.02 *Space Heating*

There are no provisions for heating as far as we are aware within the commercial area.

The residential area incorporates a combination boiler.

You should ensure the boiler has been serviced and checked in the past 12 months.

6.06 *Other Energy Sources (including feed in tariffs)*

Not applicable.

6.07 Drains

(Our inspection of the outside plumbing and drainage was limited to those areas which are visible. No comment can be made as to the soundness of pipework and fittings which are not visible and you must recognise the risk of defects in such hidden areas. In the absence of a test and report by a drain testing contractor you must accept that there may be defects in those parts of the foul and storm water drainage installations which are covered up and cannot be inspected).

The property is connected to the mains.

The soil stack to the rear two storey off shot requires the upper sections to be reinstated. The cast pipe work is deteriorating.

No evidence of drainage failure has been noted.

6.08 Other Services

Not applicable.

7 OUTBUILDINGS, GROUNDS AND BOUNDARIES

7.01 Gardens and Grounds

There is a rear hard standing area which is fair.

7.01.01 Trees and Hedges

The property is not affected by any trees or hedges.

7.01.02 Boundaries

Ownership of boundaries needs to be established.

7.01.03 Retaining Walls

Not applicable.

7.02 Garages

There is an attached garage. The vendor did not have access to the garage. The roof requires ridge tiles to be re-bedded.

Areas of external timberwork are in poor condition and require upgrading and repair.

The garage is affected by graffiti.

7.03 Conservatories

Not applicable.

7.04 *Other Buildings*

Not applicable.

7.05 *Shared Areas*

Not applicable.

8 ENVIRONMENTAL AND OTHER ISSUES

8.01 *Thermal Insulation and Energy Efficiency*

Solid walls are below the standard of modern cavity walls and heat loss can be high.

Double glazed windows and doors and insulation in roof voids will assist in reducing heating bills.

8.02 *Ventilation*

Adequate ventilation is provided.

8.03 *Noise and Disturbance*

The property is situated in a mixed residential and commercial area and associated noises should be anticipated.

8.04 *Means of Escape*

Fire is always a danger, but we see no extraordinary risks.

8.05 *Other Health and Safety Concerns*

None noted.

8.06 *Hazardous Materials*

DANGEROUS MATERIALS

The toilet cisterns are believed to incorporate asbestos content and should be upgraded and replaced by a suitably qualified plumber.

With the exception of the above there is no evidence of the use of asbestos or other potentially dangerous materials at this property however bearing in mind its original date of construction it is quite possible that asbestos could be present in areas we were unable to inspect.

RADON GAS

You may have heard about this naturally occurring radioactive gas which has no taste, smell or colour and the following notes are provided to give you a little more information.

A Government survey has shown that the majority of homes in the U.K. do not have significant radon levels. For most people the risk from radon is insignificant compared to other risks of everyday life such as fatal accidents. However, some houses in some parts of the country have higher than average levels.

Exposure to radon can, but not necessarily, increase over many years the risk of developing lung cancer. If you are worried that your house may have a high radon level, and it is more prevalent in Cornwall, Devon, parts of Yorkshire and Derbyshire and Scotland you should write to the NRPB, Chilton, Didcot, Oxon, OX11 0RD.

LANDFILL GAS

As far as we are aware without specific investigation, the property is not situated significantly near a landfill site an area used for disposal of household or trade waste. Such sites can produce landfill gas, the quantity of gas generated can vary enormously and is extremely difficult to predict. The gas, if present, can at least be a nuisance and in some cases cause damage to people, property and vegetation.

It can be controlled to reduce any problems. Most local authorities are currently identifying and investigating landfill sites, and your legal advisers should make enquiries in this respect.

DRAUGHT-PROOFING

Draught-proofing measures can improve the living conditions for the occupier provided there is still an adequate supply of fresh air to the room and its occupants. If full draught-proofing measures are taken without consideration for the ventilation requirements of that particular room fuel burning appliances may not function properly, air borne contaminants may not clear, condensation and subsequent mould growth may become a problem.

8.07 Security

The rear timber door is generally poor and consideration should be given to its upgrading.

The remaining windows and door locks would meet with most insurers requirements.

9 MATTERS FOR LEGAL ADVISERS' ATTENTION

9.01 *Statutory*

The property comprises a mixed commercial and residential unit.

Roof coverings have been replaced which would have required building regulations approval.

9.02 *Rights of Way, Easements and Shared Services*

None noted.

9.03 *Boundaries*

Ownership of boundaries should be established.

9.04 *Environmental*

The Government Agency website indicates the property to be at low risk of surface water flooding and low risk of flooding from rivers and seas.

The UK radon map does not indicate the property to be located in an area with high radon gas levels.

9.05 *Guarantees/Warranties*

- Double glazed windows
- Double glazed doors
- Replacement roof

9.06 *Management Arrangements*

These need to be confirmed.

9.07 *Other*

It should be ensured there is an asbestos management plan for the commercial area.

10 ADDITIONAL SERVICES

10.01 *Insurance and Rebuilding Cost Assessment*

The minimum fire reinstatement value will be in the region of **£460,000 (Four hundred and sixty thousand pounds)** inclusive of allowances for architects, surveyors' fees, demolition, site clearance and extra re-building costs. This insurance reinstatement figure has been calculated in accordance with the tables prepared by the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

10.02 Valuation

In present condition with vacant possession, taking into account the limitations noted in the report, in the region of **£150,000 (One hundred and fifty thousand pounds)**.

Signed



Name and Qualifications

M E Waterfield, FRICS

Office Address

**Lincolnshire Surveyors Limited
36 Broadway
Lincoln
LN2 1SH**

Email: info@lincolnshiresurveyors.org.uk

Telephone Number: 01522 247008

Date of Report: 20th August 2024