



1. Front View



2. Rear View.



3. Annex - Front View.



4. Annex - Side View.



5. Several replacement tiles to the front slope.



6. Separation of tile courses, near to the left hand verge. (Seen from the rear.)



7. Damaged tiles on the inglenook surfaces.



8. Tiles on the roof of the single storey side extension.



9. Concrete tiles on the roof of the two storey extension (left side).



10. Limited view of the right hand side.



11. Missing tile on the left hand slope.



12. Broken tile on the right hand (pediment) slope.



13. Verge pointing is becoming weathered in parts.



14. Lead flashing.



15. Mortar fillets adjacent to the valley linings are beginning to crumble.



16. Leaves require clearing from valley gutters and rainwater fittings.



17. Old, reclaimed tile covering on the roof of the drive-through.



18. Split within the asphalt, at the rear edge of the roof terrace. NB also lead flashing absent.



19. Ventilators are provided in the four corners.



20. Roof space (extended section).



21. Roof frame within the original section of the roof space, with bituminous paper sarking.



22. Original roof framing.



23. The original chimney stack.



24. 'Inglenook' chimney.



25. A loose tile on a high-level ledge is a potential hazard.



26. Flue fan on the rear/left chimney stack.



27. Sloping brick surface should be clad with lead sheet.



28. Ivy on the left hand flank wall; wrapped around the rainwater pipe and reached gutter level.



29. Leaves within the guttering and disconnected downpipe.



30. No rainwater gully is provided.



31. Broken downpipe, adjoining the roof terrace.



32. No proper gully is provided here.



33. Water staining, where no rainwater fittings are provided



34. Inner leaf of the cavity wall, with lead cavity tray; seen from the roof space.



35. Ivy growth on the left hand flank wall.



36. Marking on the wall surface.



37. Rusting angle bead.



38. Internal cracking to the left hand flank wall in the main reception room.



39. Filler repair; part painted.



40. Trees on the left hand side of the front garden.



41. Tree on the right hand side - possibly a beech.



42. Leaning tree adjoining the right hand boundary (possibly a silver birch).



43. Minor external crack.



44. Water damage in the utility room.



45. Water damage in the dining room.



46. Pump has been leaking in the cylinder cupboard.



47. Rot within a window frame on the left side of the main reception room.



48. Rot within one of the posts forming the bedroom 2 bay frame.



49. Obstructed airbrick at the rear of the reception room.



50. Electrical hazard in the cylinder cupboard.



51. Sunken ball valve in the feed and expansion tank.



52. Root penetration into the drainage system.



53. Roots within the interceptor chamber. NB also missing rodding eye stopper & rat droppings.



54. Drainage connection from the annex. NB also incoming water supply pipe.



55. Planter, alongside the right hand boundary.



56. Rodding access.



57. Sleepers forming the planter; on top of a brick or block wall.



58. Gas pipe drainage pipes are squeezed between the immovable section of the planter wall and the tree.



59. Sagged waste pipe connection to the 'soil and vent' pipe at the front.



60. Log cabin.



61. Felt covered roof and poor detailing.



62 Retaining structure to the right hand boundary.



63. Buckled flat roof surface, on the annex.



64. Patched felt.



65. Dormer projection, with concealed 'soakers' at the abutment with the tiling.



66. Lead covering on the dormer flat roofs - not installed to the highest standard.



67. Lead flashings on one particular dormer.



68. Timber framing and insulation forming the mansard are partially visible from the bathroom.



69. Missing soffit board at the front/left corner.



70. Droppings within the mansard void suggest possible squirrel infestation.



71. Signs of knawing.



72. Signs of gutter leakage.



73. Scratch (first)-coat render to the right hand flank.



74. Planter 'bridges' the dpc.



75. Sink top installation has not been completed correctly.



76. Mouse droppings underneath the freezer.



77. Consumer unit with a cable hanging in front.



78. Loose supply cables to 13 amp sockets in the garage.



79. Clock is retained by tape.



80. Loose central heating pipework (and electrical cables).



81. Poor quality WC installation.



82. Aluminium/rubber gasket should be fitted behind the tiling.