

CONDITION REPORT

Of the property known as:

**146 Southampton Street
Reading
Berkshire
RG1 2RD**



PROPERTY CONSULTANTS

Chatsworth House

29 Broadway

Maidenhead

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Taken By: Peter Ciesielski BSc (Hons) MRICS ACI Arb MPTS

Date of Inspection: 29th July 2025

Weather Conditions: Overcast but dry

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Registered office: Chatsworth House | 29 Broadway | Maidenhead | Berkshire | SL6 1LY

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Ref:	Element:	Description:	Condition:
1.00	Main Roof:		
1.01	Roof	Double pitched, covered with slates.	Missing and slipped slates to front and rear roof slopes. Remaining slates are weathered and stained. Missing ridge lead cappings, daylight visible via the ridge from within the roof void, most likely causing water ingress into the roof void.
1.02	Front parapet gutter	Lined with felt.	Original lead linings have been replaced with felt. Where visible, the felt linings are in satisfactory condition.
1.03	Chimney stacks	2 No chimney stacks, constructed with brickwork, clay chimney pots.	Spalled brickwork and eroded and missing pointing to both chimney stacks. Localised cracking to flaunching to both chimney stacks. Localised cracking to clay chimney pots.
2.00	Left Projection Roof:		
2.01	Roof	Mono-pitched, covered with felt and battens, partially over covered with tarpaulins / plastic sheeting.	Original roof coverings have been replaced with loosely fitted felt, which is partially secured with timber battens. Sections of roof are over covered with tarpaulins / plastic sheeting, which have been secured with timber battens. Original lead flashings have been removed. Temporary plastic sheeting flashings have been secured with timber battens. The junction of the roof and the party wall shared with No 148 Southampton Street is exposed. Evidence of water ingress internally, confirm that the temporary roof coverings are not watertight.
3.00	Kitchen Projection Roof:		
3.01	Roof	Mono-pitched, covered with slates.	Slates on roofing battens have been fixed over existing slates. Along the front section of roof, section of upper slates are missing / removed. Broken and missing slates. Roofing battens and plastic sheeting has fallen from the left projection roof onto the kitchen projection roof. Flashings that cover the junction of the kitchen projection roof and the party wall shared with No 148 Southampton Street are partially disturbed / disturbed, partially missing.
4.00	External WC & Link Roof:		
4.01	Roof	Part pitched, part flat, at least partially covered with lead, over covered with thin gauge metal (exact material unknown, believed to be aluminium).	Condition of original lead coverings unknown. Material used to over cover the original roof has been hammered into shape. The standard of workmanship is generally poor and the roof coverings are aesthetically unappealing, albeit they remain watertight. Timber boarding / decking with timber framework is loose laid on the flat section of roof.
5.00	Rearmost Outbuilding Roof:		
5.01	Roof	Mono-pitched, covered with modern polycarbonate twin-wall sheets.	Polycarbonate twin-wall sheets are stained and dirty but remain intact.
6.00	Front Elevation:		
6.01	Brickwork	Solid construction.	Localised eroded and missing pointing. Localised redundant holes in pointing and brickwork. Partially overgrown with vegetation. Stained at low level.
6.02	Parapet wall	Rendered, with projection detail.	Projection detail has mostly spalled / cracked away. Render over masonry is affected by cracking and localised spalling. All remaining render is stained.
6.03		Coping stones, modern, concrete.	Intact, stained. Evidence of localised open / missing mortar joints.
6.04	External porch	Rendered walls and soffit, painted.	Evidence of previous, poor quality, repairs. Spalled and cracked sections of render. All paint coatings are weathered and flaking.
6.05	Windows	Timber framed, single glazed, sash windows.	1 No window has been boarded up externally. 1st floor right side window is shared with No 144 Southampton Street and is boarded up internally. 1st floor level central window is a later replacement unit, with non-matching framework and beading. All timber elements are weathered. All paint coatings are weathered and flaking. All windows are out of adjustment. All glazing is intact.
6.06		Stone and concrete window sills.	All window sills are cracked and spalled.

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Ref:	Element:	Description:	Condition:
6.07	Doors	Left side door, timber, painted, over boarded externally. Overhead decorative fanlight.	Original door, visible from the inside has been impact damaged and a section of the door is cracked. Paint coatings are weathered. Ironmongery no longer in use. Fanlight is intact, glazing is intact.
6.08		Right side door, timber painted. Overhead fanlight.	Door is intact. Paint coatings are weathered. Fanlight is intact, glazing is intact.
7.00	Rear Elevation:		
7.01	Brickwork	Solid construction, painted at ground floor level. Original window opening has been infilled, externally finished with clay roof tiles bonded to mortar. Pattress plate is fixed to elevation at 1st floor level. Lean-to structure has been removed from the elevation, associated flashings remain.	Localised eroded and missing pointing. Paint coatings are weathered and partially missing. Roof tiles used to cover infilled window opening, 4 No tiles are spalled. Pattress plate is located in-line with the party wall with No 144 Southampton Street and the associated tie rod is not visible internally. Redundant flashings hand loose.
7.02	Windows	Timber framed, single glazed, sash windows.	2 No 1st floor level windows are later replacement units, with non-matching framework and beading. All timber elements are weathered. All paint coatings are weathered and flaking. All windows are out of adjustment. All glazing is intact.
7.03		Stone and concrete window sills.	Generally intact, weathered.
7.04	Door	Timber, painted.	Door that serves the right side of the house has been screwed shut. Door is intact. Paint coatings are weathered.
7.05	Rainwater goods	Cast iron gutter, drains into gutter that forms part of No 144 Southampton Street.	Surface corrosion. Paint coatings are weathered.
8.00	Left Elevation:		
8.01	Brickwork	Forms part of elevation and 2 No chimney stacks.	Localised spalled bricks. Localised eroded and missing pointing.
8.02	Window	Timber framed, single glazed, sash windows.	All timber elements are weathered. All paint coatings are weathered and flaking. All windows are out of adjustment. All glazing is intact.
8.03		Tiled window sill.	In good condition.
9.00	WC & Link Projection:		
9.01	Brickwork	Single skin construction, part painted.	Localised spalled bricks. Localised eroded and missing pointing. Paint coatings are weathered.
9.02	Side wall	Timber framed, with exposed chipboard linings.	Unprotected / exposed chipboard linings are affected by swelling and staining.
9.03	Door	Timber, painted.	Ironmongery has been removed. Paint coatings have been stripped. Door has been cut internally, to accommodate lock mechanism. Door is bowed.
9.04	Window	Timber framed, single glazed.	Paint coatings are weathered. Glazing is intact.
9.05	Rainwater goods	Cast iron gutter with outlet, drains into cast iron hopper, both painted. Rainwater downpipe is missing.	Localised surface corrosion. Paint coatings are in fair condition.

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Ref:	Element:	Description:	Condition:
9.06	Internal	Timber boarded and painted ceiling, rendered walls, tiled floor. WC with overhead cistern.	Paint coatings to ceiling boarding are weathered. Render is partially missing. Render that remains is weathered. Floor tiles are uneven and heavily stained. WC and cistern are in poor condition.
10.00	Kitchen Projection:		
10.01	Brickwork	Solid construction.	Localised missing and spalled bricks. Localised eroded and missing pointing.
10.02	Rear gable	Over covered with thin gauge metal (exact material unknown, believed to be aluminium).	Material used to over cover the gable has been hammered into shape. The standard of workmanship is generally poor and the linings are aesthetically unappealing, albeit they remain watertight.
10.03	Windows	Side window is metal framed, single glazed. Rear window is timber framed.	Side window, framework is intact, putty is cracked, paint coatings are weathered. Rear window, framework is rotten, partially missing, glazing has been removed.
10.04		Stone window sill.	Generally intact, weathered.
10.05	Door	Timber, painted.	Door is intact. Paint coatings are weathered. Ironmongery no longer in use.
10.06	Rainwater goods	Cast iron gutter, hopper and rainwater downpipe.	Localised surface corrosion. Paint coatings are weathered. Sections of metal have been arranged within the hopper to direct rainwater from the gutter outlet into the hopper.
11.00	Rearmost Outbuilding:		
11.01	Structure	Timber framed, painted. All glazing has been removed.	Timber elements are intact. Paint coatings are weathered.
11.02	Brickwork	Single skin construction.	Poor quality construction. Localised spalled bricks. Localised eroded and missing pointing.
11.03	Door	Timber, painted.	Door is intact. Paint coatings are weathered.
11.04	Internal	Floor is part suspended timber, part solid concrete. Timber shelving.	Section of timber floor has been lifted. Concrete floor is uneven.
11.05	Party wall	Shared with No 148 Southampton Street. Solid construction brickwork.	Extensive spalling of brickwork throughout.
12.00	Rear Garden & Boundary Structures:		
12.01	Patio	Unmade ground.	Covered with debris, including rubble. Weed growth.
12.02	Structures	Steps and paths, constructed with brickwork, flint, concrete blockwork, concrete lintels.	Brickwork is spalled and cracked, part missing. Sections of flint infills are missing. Concrete blockwork and lintels remain mostly intact but elements are stained.
12.03	Garden	Trees and vegetation.	Overgrown. Weed growth.
12.04	Left boundary	Shared with No 148 Southampton Street. Solid construction brickwork wall. To rear, side elevation of building that forms part of No 148 Southampton Street.	Brick wall has mostly collapsed. Remaining section of wall is leaning towards No 146 Southampton Street.
12.05	Rear boundary	Low level single skin brickwork wall.	Poor quality construction. Section of boundary is open. Overgrown with vegetation. Where visible, localised eroded and missing pointing.
12.06	Right boundary	Shared with No 144 Southampton Street. Low level solid construction brickwork wall.	Sections of brickwork have been dismantled. Wall is leaning towards No 144 Southampton Street.
13.00	Front Garden & Boundary Structures:		
13.01	Path	Concrete surface.	Uneven throughout, with localised cracking.

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Ref:	Element:	Description:	Condition:
13.02	Garden	Trees and vegetation.	Overgrown. Weed growth.
13.03	Left boundary	Solid construction brick wall.	Localised eroded and missing pointing. Central and rear sections of wall are leaning towards No 146 Southampton Street. Where the wall is leaning, the brickwork is supported on rudimentary timber structure, which is attached to a tree stump situated in the front garden of No 148 Southampton Street.
13.04	Front boundary	Left side, brick pier with concrete coping. Solid construction brick wall, acting as retaining wall. Gate removed, 2 No timber posts remain, painted.	Pier, localised spalled bricks. Localised eroded and missing pointing. Wall is affected by localised vertical cracking, which has occurred due to lateral pressure imposed by higher ground level within the front garden. Localised spalled bricks along upper section (coping) of wall. Timber gate posts are rotten, paint coatings are weathered.
13.05	Right boundary	Defined by vegetation.	In good condition.
14.00	All Internal Areas - Ceilings:		
14.01	Ceilings	Lath and plaster, painted or lined.	In localised areas, sections of plaster have been removed / dropped off, leaving exposed laths. Where plaster remains attached, there is localised cracking to plaster. Paint finishes are stained. Linings are stained, in some locations torn and debonded. In localised areas, original lath and plaster ceilings have been over covered / replaced with modern plasterboard linings.
14.02		1st floor front left room, ceiling has been replastered.	Extensive water ingress staining noted to central sections of the ceiling, which confirm that the temporary roof coverings are not watertight.
14.03		Within the ground floor right side front room and 1st floor left side front room, ceiling linings have been completely removed.	Floor / ceiling joists are exposed.
14.04		Within the ground floor left side rear room and within the kitchen, the ceiling is covered with timber boarding, painted.	Sections of boarding are missing. Localised staining. Paint coatings are damaged and weathered.
15.00	All Internal Areas - Walls:		
15.01	Walls	Perimeter walls feature plaster on masonry, partitions timber framed with lath and plaster, sections of walls feature paint on brickwork.	Within the ground floor left rear room, the ground floor front right room, the ground floor right corridor, the 1st floor stairs and landing, the 1st floor rear room, the 1st floor front left and right rooms, sections of wall plaster / plaster have been removed, leaving exposed masonry and laths. Where plaster remains attached, there is localised cracking to plaster. Paint finishes are stained. Linings are stained, in some locations torn and debonded.
15.02	Skirting boards	Majority of skirting boards have been removed. Skirting boards that remain are timber, painted.	Paint coatings to remaining sections of skirting boards are damaged and weathered.
16.00	All Internal Areas - Internal Doors:		
16.01	Doors	Timber, painted.	All doors are in state of disrepair, with localised impact damage and cracking. Some doors do not fully open and shut. Ironmongery is partially missing, some of the remaining ironmongery is defective. Paint coatings are damaged and weathered.

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Ref:	Element:	Description:	Condition:
17.00	All Internal Areas - Floors & Stairs:		
17.01	Ground floor	Along the left side of the house, via the front corridor, left side front and rear rooms and within the kitchen, the floors are of solid construction, partially covered with tiles, partially with exposed concrete slabs.	Within the ground floor left rear room, where the solid construction floor abuts the suspended timber floor, sections of the solid concrete floor have slipped / collapsed. Associated floor tiles are missing or are debonded or cracked. Within the kitchen, the concrete slab is uneven.
17.02		Along the right side of the house, the original floors were / are of suspended timber construction.	Within the ground floor left rear room, the original floor boarding has been replaced with modern chipboard boarding. Sections of the chipboard boarding is holed. The floor joists underneath the chipboard boarding deflect under load. Within the ground floor right side front and rear rooms, all floor boarding and associated floor joists have been fully removed. Within the ground floor right side corridor, timber floor boards creak underfoot.
17.03	Upper floors	All upper floors are of suspended timber construction. At 2nd floor level, vinyl coverings remain.	Within the 1st floor rear room, the original floor boarding has been replaced with modern chipboard boarding, which has been painted black. Within the 1st floor front right room, the original floor boarding has been replaced with chipboard boarding, some of which has been dismantled and is now loose laid. Remaining vinyl coverings are heavily worn. In all areas, timber floor boards creak underfoot. Sections of original floor boards have been opened up and left with boarding removed or loosely laid.
17.04	Ground to 1st and 2nd floors stairs	Timber construction, with timber panelling, steps and risers and timber balustrading, painted.	At all levels, timber floor boards creak underfoot. All sections of stairs are uneven. Paint coatings are damaged and weathered.
18.00	All Internal Areas - Original Features:		
18.01	Fireplaces	Ground floor left rear room.	Fireplace has been removed.
18.02		Ground floor right front room.	Original fireplace has been replaced with modern fireplace mantle.
18.03		Ground floor right rear room.	Original fireplace mantle and firebox remain, both are damaged. Hearth has been removed.
18.04		1st floor rear room.	Original fireplace mantle and firebox remain, both are damaged.
18.05		1st floor front right room.	Fireplace has been removed.
18.06	Fitted cupboards	Kitchen	Rear wall, modern, timber fitted storage cupboard.
18.07		1st floor front left room.	Left wall, modern, timber fitted storage cupboard.
18.08		2nd floor landing.	Left wall, modern, timber fitted storage cupboard.
19.00	All Internal Areas - Kitchen:		
19.01	Fittings	Stainless steel sink, with modern section of worktop and timber base unit beneath.	Sink is stained and dirty. Base unit is partially missing / dismantled.
19.02	Partitioning	Timber studwork remains.	Redundant studwork remains, partition linings have been removed.
20.00	All Internal Areas - Service Installations:		
20.01	Electrical installations	Situated within the ground floor front left room, modern incoming main, meter, distribution board and modern double electric socket.	Installations not operated at time of inspection.
20.02		Situated within landings at 1st and 2nd floor levels, old fuse boxes.	Installations not operated at time of inspection.

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Ref:	Element:	Description:	Condition:
20.03		Majority of electric sockets have been removed. 1 No double electric socket remains at 2nd floor level.	Installations not operated at time of inspection.
20.04		Majority of electric cabling has been removed or is concealed. Remaining exposed wiring is modern PVC insulated wiring.	Installations not operated at time of inspection.
20.05	Lighting installations	Switchgear comprises mostly of Bakelite light switches, also some modern light switches.	Installations not operated at time of inspection.
20.06		Light fittings mostly comprise of pendants and old suspended fittings.	Installations not operated at time of inspection.
20.07	Heating installation	None fitted.	Not applicable.
20.08	Fire alarm installation	None fitted.	Not applicable.
20.09	Ventilation installations	None fitted.	Not applicable.

A handwritten signature in black ink, appearing to read 'P. Ciesielski', with a long horizontal stroke extending to the right.

Peter Ciesielski BSc (Hons) MRICS ACI Arb MPTS
FOR KEMPTON CARR CROFT

29th July 2025