REES THOMAS
BUILDING SURVEYORS

BUILDINGS SURVEY REPORT

MAIN HOUSE,
MAIN ROAD,
MAINTOWN.

CARDIFF OFFICE
UNIT 2, TALBOT GREEN BUSINESS CENTRE,
TALBOT GREEN BUSINESS PARK, PONTYCLUN,

BRISTOL OFFICE
29, GREAT GEORGE
STREET, BRISTOL.

INDEX:

4. SERVICES:

4.1 Gas
4.2 Electricity
4.3 Cold water
4.4 Hot water
4.5 Space heating
4.6 Sanitary fittings
4.7 Drainage
4.8 Other facilities

5. THE SITE:

5.1 Garage
5.2 Substantial outbuildings
5.3 The site and local factors
5.4 Trees
5.5 Boundaries
5.6 Wayleaves, easements and rights of way
5.7 Planning and environmental matters

6. MATTERS TO BE REFERRED TO YOUR SOLICITORS

7. LIMITATIONS.

8. CONCLUSIONS.

9. ADDITIONAL ADVICE / INFORMATION

10. VALUATION

11. BUILDINGS INSURANCE

12. OVERALL OPINION

1. GENERAL INFORMATION:

1.1 Instructions:

We are acting on your written instructions as confirmed by our standard conditions of engagement.

In accordance with our Conditions of Engagement, we have not at this stage arranged for any specialist tests or reports on the services installations but comments on the need for specialist tests are included.

You are reminded of the general limitations of the inspection described in the standard conditions of engagement, a copy of which is reproduced at the end of this report.

This report should be construed as a comment on the overall condition of the property and is not an inventory of every single defect, some of which would not significantly affect the value of the property. For further details please refer to the conditions of engagement.

1.2 Property address:

Main House,
Main Road,
Maintown.

1.3 Name and address of clients:

Mr & Mrs Client.
First Avenue,
The Avenues,
Aventown.

1.4 Inspected by:

Mr. Jeremy Thomas DipSurv
Building Surveyor

1.5 Date of inspection:

02nd April 2018.

1.6 Weather:

The weather at the time of my inspection was wet and overcast following a period of generally changeable weather conditions.

1.7 Tenure and occupation:

We understand that the house is being sold with an unencumbered absolute freehold title and with vacant possession. Your legal adviser should be able to confirm this. You should also ask your legal adviser to confirm who is liable for the various boundary fences by reference to the title plan.

At the time of my inspection the property was occupied and mostly furnished.

1.8 Directions and room locations:

The property faces approximately North West. All directions are given as if facing the front of the property and looking towards the rear.

2.0 GENERAL DESCRIPTION

2.1: Type and Age:

The subject property is a two storey detached dwelling house, estimated to have been built sometime circa 1980.

2.2: Location:

The property is situated in an established residential area comprising a variety of property types.

I am not aware of any adverse environmental factors likely to have a significant impact on the subject property.

Generally, property of this type and size in this area tends to sell reasonably well under normal market conditions.

2.4: Accommodation:

The accommodation is arranged over two floors and briefly comprises:

Ground Floor:	Entrance hallway, Lounge, Sitting room, Shower room with wc, Two bedrooms
Lower Ground Floor:	Kitchen, Dining room, Utility room
First Floor:	Landing, Two bedrooms, Bathroom with wc
Outside:	The property is situated on a sloping plot with areas of garden to the front and the rear together with driveway parking to the side of the property.

THE EXTERIOR:

3.0 CONSTRUCTION AND CONDITION.

The property is of conventional traditional construction. The main roof is timber framed pitched and tiled. The walls are of solid masonry construction with rendered elevations. Floors are a combination of solid construction and of suspended timber joist construction.

3.1: Chimney stacks, flashings and soakers:

There are two brick built chimneys with lead flashings and clay pots.

The chimneys at the property are in a poor condition and this is evidenced by water ingress which is present inside the property.

The chimneys will need works of repair and these should be undertaken as soon as possible. The brickwork will need at least some repointing, the render will need repair and the flashings will require renewal.

The extent of the water ingress is significant and there will also be a need to replace some of the adjoining roof timbers inside the roof space which have been damaged by the water penetration.

Fitting of a rainwater cowl may also be considered necessary to the chimney pots at the property depending on how you intend to use the fireplaces.

Rainwater down an open chimney pot will soak into the internal chimney brickwork as well as reaching further down the flue where it will mix with old soot. The ensuing staining to chimney breasts will appear the same as that caused by condensation. Even where a flue has been relined, the problem may appear to get worse. Furthermore, rainwater which was previously soaked up by old lime mortar parging may now dribble straight down the new flue liner which acts like a downpipe creating small puddles in the fireplace. If you do not intend to use the fireplaces then I recommend that rainwater caps, cowls or hoods are fitted to the chimney pots.

3.2: Roofs and valleys:

The roof has a modern covering of overlapping tiles which is supported by a framework of softwood timbers. This is a normal layout of roof timbers for a house of this type and age.

Overall, the roof is considered to be in a generally poor condition for a roof of this type and age. Some immediate repair and some ongoing maintenance should be anticipated and this is more than what I would normally expect to encounter in a property of this type and age. Some expenditure should be anticipated upon occupation.

Some minor surface unevenness was noted to the roof as a result of a combination of general wear and tear together with some ongoing ageing of the property. This is, however, no more than what I would normally expect to encounter in a property of this type and age.

Some minor moss growth is beginning to accumulate to the main roof and this will soon require some clearing away to prevent the rainwater fittings and roof valleys from becoming blocked which in turn will lead to some water ingress.

There is an area of flat roof at the property. This roof has a covering of bituminous roofing felt and is in a reasonable condition. However, this type of roof does have a limited lifespan and you are advised to expect to incur some expenditure with regard to the maintenance and eventual resurfacing of this area of roof.

3.3: Parapets:

None.

3.4: Roof void:

The roof space/void is reached via an access hatch.

I inspected within the roof void where possible but my inspection was limited to some extent by insulation material. The roof is considered to be in a generally poor condition with no underfelt and areas being noted where daylight is clearly visible. This will lead to water ingress and the deterioration of the roof timbers. Some significant expenditure should be anticipated with regard to works of repair to the roof and some of the supporting roof timbers are likely to require replacement.

3.5: Main walls:

The main walls are of traditional masonry construction with rendered elevations.

Overall, the walls are considered to be in a generally reasonable condition with the standard of original workmanship considered to be generally reasonable.

Some surface cracking was noted in various parts of the property. This is most likely due to normal shrinkage and/or thermal movement i.e. the expansion or contraction of building materials due to changes in temperature and/or humidity. No ongoing structural movement is however anticipated in the property.

Cracks occur for all sorts of reasons. It is important to recognise that they are the visible symptom of possible problems, not the actual problem itself. The great majority of cracks tend to be superficial and benign so it is necessary to understand the properties of cracks, and why they have happened. This offers the key to understanding what the level and extent of necessary repair works might amount to. As a mechanism for releasing stresses that have built up within the structure, cracks will naturally exploit inherent weaknesses in the buildings' design. It is not uncommon therefore to see cracks running from the corners of window and door openings and to observe fractures in associated lintel and sill stones.

Using the width of the crack is an indication of its severity, cracks might be categorised into five groupings:

Negligible It can be generally assumed that hairline cracks, with a dimension of less than a millimetre in width, are of little concern apart from the aesthetic and nuisance consequences they create. Simple redecoration may be all that is required to deal with the problem.

Slight: Over a period of time, if the structural movement has stopped and stabilised, cracks that are between 1 and 5 mm in width can normally be dealt with through filling the open voids and carrying out redecoration on the interior of buildings, and re-pointing the affected area on the exterior.

Moderate: Extending in a range between 5 and 15 mm in width, moderate cracks will generally require some builder work to remedy. The related circumstances could also require the involvement of a professional to establish the real cause of the cracks, and to help identify the associated remedial work that needs to be carried out. In this width range, associated problems are also likely to emerge, perhaps requiring some localised replacement of fractured elements such as window sills, door lintels etc. Work may also be required to remedy any associated concerns regarding the weather tightness of the building. This may have been compromised through disturbance to roof coverings or rainwater goods as a result of the movement.

Severe: Cracks extending in width up to 25 mm Cracks extending in width up to 25 mm usually indicate that extensive structural repair works will be required. Involving the possible replacement of affected sections of the building, cracks of this dimension may also be accompanied by a variety of lesser dimensioned cracks. Professional advice should always be sought on the cause of the failures and the extent of remedial work. The installation of interim temporary support scaffolding or propping may also be necessary
until the remedial works are carried out.

Very severe: Cracks in excess of 25 mm in width will generally indicate very severe structural damage. This will normally require major repair works that could well involve the partial or complete rebuilding of the affected area. Structural underpinning may also be necessary due to the danger of associated collapse and instability. Obtaining early professional advice will be essential in addressing the associated issues. The installation of interim temporary support work will most likely be necessary until the remedial works are carried out.

In addition to considering the dimension of cracks, their shape and profile can give a strong indication as to what has caused them to occur in the first place.

Fine hairline cracks running across the face of a wall could simply indicate that a small degree of shrinkage has occurred in the fabric. As most of the walls constructed in pre-1919 buildings used lime mortar, the structure can readily accommodate such fine defects without undue concern. Indeed, hairline cracks may be seasonally driven, appearing and disappearing dependent upon the prevailing climatic conditions. A diagonally running stepped crack, with the appearance likened to that of a stair when viewed edge on, can indicate that structural settlement is happening, possibly due to upheaval at foundation level or some other form of slippage. Usually starting off as a hairline this pattern of crack tends to follow the alignments of the horizontal beds and vertical joints in the built structure. If foundational settlement continues the crack can consequently grow in width and individual stones or bricks can become loose and dislodged. e advice of a professional should be sought at an early stage.

Vertical, or near vertical, cracks can also be a sign of serious trouble. If the cracks are wide at the top and tight at the bottom this can mean that one or both ends of the buildings' foundation are dropping, or that the middle of the foundations are rising. Vertical cracks also usually mean that the stresses have been sufficiently severe to crack individual stones or bricks in the wall to such an extent that could make the broken pieces also unsafe. If the cracks are wider at the bottom and tighter at the top then the opposite effects could be occurring. Parallel sets of vertical or near vertical cracks can also display variations on these symptoms which indicate complex foundational movements are taking place. Again, professional advice should be sought at an early stage in the discovery of this form of movement, and temporary support work may also be required.

Continuous horizontal cracks which follow the masonry beds between the stones or brickwork should also to be treated with some concern. They could indicate that walls are in an early stage of failure, particularly if the wall is also acting in a retaining capacity. Such crack patterns might also be found on parapet walls. These should be investigated at an early stage due to the added risk and safety problems that would be created if the parapet became loose and dislodged as a result of the structural failure, and the real risk that the crack could be allowing rainwater to enter the building interior.

With regard to the settlement, cracking and the slight unevenness of the floors that has occurred to the property then this is reasonably straightforward to deal with as it is clearly the result of some long term settlement that has previously occurred at the property. No ongoing structural movement is present nor considered likely to develop.

I did not dig any inspection pits in order to examine the foundations but normally this type and age of house was constructed with conventional shallow strip foundations. I examined the walls both externally and internally where possible and found no evidence of any unusual movement or settlement to the main walls at the time of my inspection.

I did, however, find evidence of some downward settlement of the internal partition walls in parts of the property. This has resulted in some distortion to the door openings. Such matters are common in properties of this type and age. There is no evidence of any recent cracking or of any significant movement at this point. The settlement noted is not related to the foundations. No specific remedial action is considered to be necessary in relation to the distorted door openings at first floor level but you could, if you wish, have these door openings straightened up by adjusting the door frames and re hanging the doors prior to the next redecoration.

It is assumed that window and door openings were provided with lintels at the time of construction to support the masonry above. Most of the lintels are considered to be in a generally reasonable condition as no signs of any ongoing defect were noted. If, for any reason (e.g. repairs to the render) lintels are exposed then the replacement of these may be required once a further and more detailed examination is possible.

The walls have been rendered to the external surfaces. The render itself is in a generally serviceable condition with no significant patches of hollowness being noted and no areas being noted where the render has come away from the main wall surface beneath. Some very isolated areas of hollowness were noted in isolated parts of the property but no more than what I would normally expect to encounter in a property of this type and age. Some routine maintenance of the rendered surface will soon be required and the complete redecoration of all rendered surfaces will need to be undertaken at least once every 5 years. Some repairs will also need to be undertaken upon occupation with regard to the render which is cracked. Any cracks will need to be filled in with a flexible mastic type sealant.

3.6: Damp proof course:

A damp-proof course (DPC) is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising.

The outer leaf of external walls appears to incorporate an original DPC which probably extends to the inner leaf and to internal partitions.

3.7: Rainwater goods:

Inadequate disposal of rainwater can cause serious problems in a building including damp, timber decay and structural movement. Keeping gutters and down pipes (and the drains to which they connect) clean and in good condition is always important.

Gutters and down pipes, which are of plastic, appear to be old and may leak at the joints. Temporary repairs may limit the problem, but you should expect to have to renew them within the next few years.

3.8: External joinery:

The windows are of modern PVCu double glazed type construction and are in a generally serviceable condition throughout.

Often, a problem arises due to condensation forming between the glass units within such double glazed windows and when this happens, the only remedy is to re-glaze the windows and this can be expensive. There was some evidence of condensation between the glass at the subject property at the time of my inspection but condensation problems in double glazing are very common and tend to come and go to some extent, depending upon the temperature of the glass and various other factors. I would therefore recommend enquiries are made with the vendor to ascertain when the double glazing was installed, who did it and whether or not it is covered by a long term transferable guarantee backed by insurance.

If the double glazing was installed after April 2002, the works should have been undertaken by a FENSA approved contractor, or they should have received specific consent from the local authority under Building Regulations. Your legal adviser should confirm whether either circumstance is applicable in this case.

The outside doors are partly modern upvc units and are in a generally serviceable condition with no signs of any defects being noted. Only normal routine maintenance need be anticipated.

The other outside doors are wood units and are in a generally serviceable condition with no signs of any defects being noted. Only normal routine maintenance need be anticipated.

There is a double glazed conservatory to the rear of the property which is in a generally reasonable but basic condition. No immediate expenditure need be anticipated but normal routine maintenance will be required.

The fascia boards and the soffits at the property have been all clad with PVCu sheeting. The surface of this sheeting material is in a generally serviceable condition but some ongoing maintenance and cleaning will be required. I have assumed that the joinery beneath is the original joinery but was unable to ascertain the condition of this. I have, however, assumed that the joinery beneath does remain in a serviceable condition and that no extensive timber rot or decay is present. I saw no indications in any one part of the property to suggest that this is the case.

The other remaining outside woodwork is mainly painted softwood and the general condition is poor. Comprehensive overhaul and at least some renewal will be necessary. You are advised to obtain quotations for necessary work.

3.9: External decorations

The external paintwork has been poorly maintained to date. Some expenditure should be anticipated upon occupation with regard to works of ongoing maintenance and decoration. This is more than what we would normally expect to encounter in a property of this type and age and you are advised to obtain a quotation for this work prior to exchange of contracts.

3.10: Other:

There are other minor defects in parts of the property. These are not urgent and individually will not be costly to repair and are no more than what I would normally expect to encounter in a property of this type and age. However, in due course some expenditure will be required.

THE INTERIOR:

3.11: Ceilings:

The ceilings throughout the property are a combination of the original lath and plaster ceilings together with modern plasterboard type ceilings.

The ceilings are in a generally serviceable but basic condition throughout. Some surface cracking was noted in parts together with some slight unevenness also being noted. This is, however, no more than what I would normally expect to encounter in a property of this type and age. These cracks are all considered to be long-standing, and mostly surface cracks and are not considered to be a sign of any ongoing structural movement.

The life of lath and plaster ceilings will depend, to some extent, on the quality of the original workmanship together with the degree of exposure to dampness and vibration. The ceilings at the property are now approaching some 60-70 years of age and may be close to the end of their economic life so when rooms are next decorated, a point should be made of carefully probing and checking the ceiling plaster which should be replaced or underlined with modern plasterboard before any new decorations are applied. Similar considerations apply to the lath and plaster stud partitions. It is not always necessary to take down the old lath and plaster ceilings in these circumstances since plasterboard can be applied from underneath using longer nails and then re-skimmed.

3.12: Internal walls and partitions:

The internal walls throughout the property are a combination of solid construction, assumed to be of brick, with a smooth plaster finish together with walls which are made of more lightweight timber stud partitioning with a plaster finish.

Overall, the internal walls are in a generally serviceable condition with no signs of any significant deficiency being noted in any one part of the property.

Some surface cracking was noted in parts but again no more than what I would normally expect to encounter in a property of this type and age.

No internal load bearing walls have been removed inside the property.

Normal ongoing maintenance in the form of occasional plaster repairs and periodic redecoration will be required with the need for general resurfacing in plasterboard eventually when the lath and plaster becomes excessively loose and off key.

3.13: Fireplaces, flues and chimney breasts:

The fireplace in the living room is fitted with a cast iron stove. It is not known whether the flue has been lined as would be recommended. No evidence of significant defect was found in the fireplace or chimney-breast.

3.14: Floors:

The floors throughout the property are a combination of suspended timber joist construction and of solid concrete construction.

Overall, the floors are considered to be in a generally basic condition and some expenditure should be expected with regard to works of general repair and replacement in parts.

Some general unevenness and looseness was noted to the timber flooring which is more than what I would normally expect to encounter in a property of this type and age.

Generally, a solid concrete floor should incorporate a damp proof membrane, contiguous with the damp proof courses in the surrounding walls in order to keep the floor surface dry. If there is a timber floor this would normally have an air space beneath which requires ventilation and in these instances the ventilation vents need to be kept clear at all times. If there is a timber floor which is unventilated, there is a possibility of rot or other defects in the timbers. In this instance the likelihood of some timber rot and decay being present in the under floor areas is highly likely.

The solid areas of the ground floor are in a generally reasonable but somewhat basic condition. Some general unevenness was noted in parts as a result of some previous settlement/compaction of the floor. This is more than what I would normally expect to encounter in a property of this type and age and some expenditure should be anticipated with regard to the re-levelling of these floors if not the complete renewal of sections of these floors.

3.15: Internal joinery and kitchen fitments:

The kitchen fittings and appliances are old, dated and showing signs of general wear and tear. They should be completely replaced.

Standard quality architraves, skirtings, panelled doors and other interior woodwork is provided together with a range of cupboards and worktops in the kitchen.

Overall, the standard of the internal joinery is generally poor throughout and some expenditure should be anticipated upon occupation with regard to works of general repair and renewal in parts.

You will, however, no doubt wish to examine the various interior fixtures and fittings yourself in order to confirm whether they meet your requirements and you should allow in your budget for any improvements needed to suit your own tastes.

3.16: Internal decorations:

The standard of internal decoration is generally poor and clearly the property would benefit from works of complete redecoration throughout upon occupation.

3.17: Cellar & basement:

There is no cellar at the property.

3.18: Dampness & condensation:

A damp-proof course (DPC) is a waterproof layer built into, or formed within, the walls to prevent ground dampness from rising.

The outer leaf of external walls appears to incorporate an original DPC which probably extends to the inner leaf and to internal partitions. The DPC is at an adequate height above external ground level, and nothing was found to suggest it will not be effective. Internally, no evidence of significant rising damp was found.

Although the building appears to have an original DPC, evidence of apparent rising damp was found in various parts of the property. It will be necessary to install a new damp proof course at the property. You are advised to obtain quotations for necessary work.

Rising damp often leaves salts in the inside wall plaster. These can continue to cause dampness by drawing moisture out of the air, even when the original problem has been dealt with. As well as eliminating the rising damp, plaster may need to be replaced, often requiring other works such as renewing skirting-boards.

Some further low level moisture readings were also obtained in parts but on current evidence, I would attribute these to condensation.

Condensation can be a problem in older type houses especially when double glazing is installed which makes the structure effectively airtight and it is important to maintain the correct balance of background heating and ventilation. The temptation to dry launder etc on the radiators should be avoided and some form of extract ventilation should be used from the bathroom and kitchen notwithstanding that these rooms may have windows.

Some condensation build up was noted in parts of the property. This is not considered to be excessive or indeed over and above what I would normally expect to encounter in a property of this type and age. Other than some minor surface decoration and taking steps to ensure that these areas are kept well ventilated, no immediate or significant action is required.

3.19: Timber decay and infestation:

Woodworm and other timber defects are commonly found in houses of this age in this area. Local treatments and repairs to timbers may be required from time to time. This should be regarded as normal ongoing maintenance. Timbers are less likely to suffer such defects if kept dry in a centrally heated house and if the sub-floor ventilation remains unobstructed.

I found scattered flight holes of the common furniture beetle (woodworm) to the timbers in the property and there has probably been the normal history of furniture beetle activity in this property in the past.

No new flight holes or bore dust were found in the areas as seen.

I do, however, recommend that enquiries be made with the vendor to ascertain if the timbers in the house have been treated for furniture beetle activity and if this is covered by a long term transferable guarantee issued by a reputable specialist contractor, backed by insurance.

If there is no evidence of successful past timber treatment then you should expect to find that there will be some further evidence of furniture beetle activity and other defects in other parts of the timber to the property, the extent of which can only be confirmed by exposure and at this stage, pending confirmation of the position, you would be advised to allow contingency provision in your budget in case further treatments or repairs are required.

The best advice is that the excessive use of chemicals for timber treatments in houses should be avoided and treatment should be targeted to areas of obvious activity where new flight holes and bore dusts are apparent. The wholesale precautionary treatment of timbers in houses should be avoided.

The dampness in the property has resulted in timber rot and decay developing to the adjacent timbers. There will be a need for some significant expenditure with regard to the replacement of these timbers as well as any other affected timbers.

The floors to these areas are particularly uneven and “springy” and this is clear indication that there is some timber rot and decay in this area. Replacement is the only remedy and you are advised to obtain quotations for this work prior to exchange of contracts.

The air bricks providing ventilation to the sub floor voids are blocked and preventing a clear flow of air to this area.

A lack of ventilation in the voids beneath suspended timber floors (the sub-floors) can allow the relative humidity to rise to high levels, and the dangers this causes can be two-fold: firstly it can place the floor joists in danger from rot; and secondly, although there may well be an effective damp proofing course in the house walls, definite symptoms of rising dampness can be recorded. These latter may simply be high moisture meter readings or in severe cases, distress to plaster finishes, skirting boards and décor etc.

A logical approach to this problem is to increase sub-floor ventilation: either by unblocking years of dirt and removing vegetation from the existing airbricks; replacing old terracotta or masonry ones with modern ones or installing extra ones. Not only will this bring the 'rising dampness' under control, it will also improve the environment for any timber within the sub-floor void, which by itself is a very effective way of reducing the risk of dry rot.

3.20: Thermal insulation:

The double glazed windows throughout the property offer reasonably good thermal insulation properties.

The roof space is adequately insulated but the installation of extra insulation within this area would be considered to be advantageous.

The property appears to have had cavity wall insulation installed. You are advised to obtain copies of any guarantees relating to this installation as sometimes, penetrating dampness can develop as a result of cavity wall insulation.

4.0: THE SERVICES:

4.1: Gas:

Mains gas is connected.

The gas meter is located in a meter box. I recommend that the gas service, together with any gas appliances included in the sale, be inspected and tested by a Gas Safe registered contractor. Particular attention should be paid to the boiler, boiler flue and ventilation requirements.

4.2: Electricity:

The mains supply connects to a wiring system which is of some age. However, it looks as if it has been upgraded recently. There is no sign of a problem, but you are advised to arrange for the system to be tested by an electrician as soon as possible after purchase as a precautionary measure.

4.3: Cold water:

The property is connected to the mains water supply.

I have not seen the underground mains supply type but if this is an original lead pipe, it will now be due to replacement in modern polypropylene and this will involve digging up the front pathway. I recommend that enquiries be made with the vendor to ascertain what is known of the age and type of the main water supply pipe. If it turns that this is lead then replacement is advised and until such time as it is replaced, it would be advisable to run the kitchen cold tap for a short time in the morning before filling kettles etc so that the water is not being drunk that has stood in a lead pipe overnight. This advice applies particularly if there are small children in the house.

The remainder of the plumbing is in copper pipework where seen with outlets to bath, basin, WC and sink and is considered to be in a generally reasonable condition.

4.4: Hot water:

Hot water and central heating are provided by an oil fired boiler.

The boiler is clearly old but the vendor stated that it has been regularly serviced. Prior to exchange of contracts you are advised to obtain a copy of the servicing records for the boiler. Given the age of the boiler, some future expenditure should be anticipated with regard to ongoing maintenance and repair as well as the eventual renewal of the boiler.

4.5: Space heating:

Please see comments 4.4

4.6: Sanitary fittings:

The bathroom fittings are in a generally reasonable condition.

Only some ongoing maintenance should be anticipated with regard to the upkeep of the sealant around the fixtures and fittings but no more than normally encountered in a property of this type age.

4.7: Drainage:

The bathroom fittings are in a generally reasonable condition.

Only some ongoing maintenance should be anticipated with regard to the upkeep of the sealant around the fixtures and fittings but no more than normally encountered in a property of this type age.

4.8: Other facilities:

None.

5.0: THE SITE.

5.1: The garage:

There is a garage at the property.

The garage is in a reasonable condition with no signs of any significant defects or essential repairs being noted. Some ongoing maintenance should be anticipated but no more than normally encountered in a garage of this type and age.

The garage has a cement asbestos roof. Whilst there is not known to be a risk if it is left undisturbed, any work to this material (for example, drilling, sawing or removal) can pose a hazard to health. You should take specialist advice before undertaking any work to cement asbestos. If it is to be removed, it should be disposed of in accordance with current regulations.

5.2: Substantial outbuildings:

None.

5.3: The site and other local factors:

The property is situated on a generally sloping plot. We can see no special difficulty with regard to the ground conditions.

However, Japanese knotweed is growing within the boundary of the propert as well as just outside the boundary of the property. Further investigations are recommended. Japanese knotweed is an invasive plant that can damage footpaths, driveways, patios and in the worse cases, it can get into the property itself. It is very difficult to get rid of this plant and you should ask an appropriately qualified person to inspect and remove this plant. This can take a number of years and may affect future saleability, mortgageability, and value of the property.

5.4: Trees:

There are no trees within the boundaries of the property that are likely to have an adverse effect on the subject property.

5.5: Boundaries:

Your maintenance and repairing responsibilities in respect of boundaries, walls and fences should be established before any works to them are carried out.

You are also advised to ask you legal advisors to clarify the exact extent of the boundaries.

The boundary fences and the boundary walls are in a generally reasonable condition but will need some ongoing maintenance and some repair upon occupation.

5.6: Wayleaves, easements and rights of way:

There do not appear to be any adverse easements, servitudes or way leaves that affect the property but your conveyancer should be asked to verify the situation.

5.7: Planning and environmental matters:

Connection to any shared drainage should be established via enquiries before purchase and your conveyancer should verify the maintenance and repairing responsibilities in respect of any shared drains/sewers.

If the property is connected to a private and independent foul waster system then this will need to be inspected by a specialist drainage company. If there is a cesspit on site then this should be emptied and checked prior to exchange of contracts.

The property is not believed to be adversely affected by highway or development proposals but your conveyancer should check in the normal pre-contract enquiries.
We are not aware of any adverse environmental factors likely to have a detrimental effect on the property but again your legal advisors should carry out an Environmental Search.

Prior to exchange of contracts you are advised to obtain copies of any Planning Permission and Building Regulation Approval relating to any alterations that have been carried out at the property. If available, the guarantees or at least receipts for the works carried out should also be obtained.

6.0: MATTERS TO BE REFERRED TO YOUR LEGAL ADVISORS.

We advise that you raise the following matters with your conveyancer and seek sufficient clarification prior to entering into any legally binding contract for purchase:

6.1: That the highway is adopted by the Local Authority.

6.2: That there is adequate provision for all reciprocal rights in respect of shared drainage and other services and for the maintenance thereof where these are shared with neighbouring property or are not independent connections to mains serving this property.

6.3: Confirm where possible, the position of the boundaries and responsibility for the maintenance thereof where these are shared with neighbouring property.

6.4: Ensure that there are no outstanding statutory, public health, legal or other notices affecting the property.

6.5: Ensure that there are no outstanding debts in respect of credit agreements relating to the property.

6.6: Obtain copies of any serving records relating to the electrical wiring system.

6.7: Ensure that there are no road improvement or development proposals which could be detrimental to the property.

6.8: Ensure that there are no onerous covenants.

7.0: LIMITATIONS:

You are reminded that access was limited during the inspection and it is not possible to confirm that unseen areas are free from defect.

The presence of floor coverings throughout prevented a full inspection.

This report is for the private and confidential use of the client for whom the report is undertaken and for the use of their professional advisors and should not be reproduced in whole or in part or relied upon by third parties for any purposes without the express written authority of the surveyor.

Our inspection of the property covered all those parts of the building that could be seen either from ground level externally or from the interior including accessible roof spaces.

Many parts of a building such as foundations and sub-floor areas are concealed during construction and we did not disturb these. It follows for practical reasons, that we have not inspected woodwork or other parts of the structure that are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

Similarly we cannot always establish whether a property has had wall cavity insulation provided and we may not be able to comment on the type or suitability of the insulation material unless the vendor can provide specific information about it.

Where a house is occupied and fully furnished and has extensive floor coverings this again limit’s the inspection possible particularly of floor surfaces.

As far as the service installations are concerned, our inspection was a limited visual one and in the absence of specific tests we cannot give a warranty as to their condition, design or efficiency.

Underground pipes from rainwater down pipes or gullies were not traced or tested.

In completing this report we have limited comment to the more material matters and we have not listed individually minor items of general repair which are required in parts.

8.0: CONCLUSIONS:

Where I have recommended further investigations or reports from specialists in this report, these should be obtained together with estimates for the necessary work, prior to legal commitment to purchase.

In the various foregoing pages of this report, I have mentioned various items for repairs that are considered necessary and advise that, prior to commitment to purchase, you obtain estimates from local building contractors for the work as required.

I have not carried out tests to ascertain whether any deleterious or hazardous materials or techniques have been used in the construction of this building or have been incorporated subsequently. Neither have I conducted tests to ascertain if the land is contaminated.

For the purpose of this report, I have assumed that there are no easements, covenants, restrictions or other outgoings of an onerous or unusual nature that would materially affect the value of the property.

Your legal advisers should confirm that the property is insured from the moment of exchange of contracts for a sufficient sum against all usual perils including fire, impact, explosion, storm, tempest, flood, burst pipes and tanks, subsidence, landslip and ground heave.

The main matters arising from my inspection are as follows:

- **CARRY OUT WORKS OF ONGOING MAINTENANCE AND REPAIR OF CHIMNEY STACKS TO INCLUDE RE-POINTING OF BRICKWORK, RE-FIXING OF FLASHINGS AND THE FITTING OF A RAINWATER COWL.**

- **CARRY OUT WORKS OF ONGOING MAINTENANCE AND REPAIR OF MAIN ROOF TO INCLUDE CLEARING OFF MOSS GROWTH AND THE REFIXING & REPLACEMENT OF ANY LOOSE, SLIPPED OR BROKEN ROOF TILES**

- **OBTAIN QUOTATIONS FOR THE INSTALLATION OF ROOFING UNDER FELT WITHIN LOFT SPACE.**

- **FILL IN VARIOUS MINOR CRACKS TO RENDERED SURFACES AND DECORATE OVER TO KEEP WALLS WEATHER PROOF.**

- **IMPROVE SURFACE WATER DRAINAGE TO BASE OF MAIN WALLS AT THE PROPERTY.**

- **OBTAIN QUOTATIONS FOR THE RE-NEWAL OF ANY DAMAGED LINTELS AT THE PROPERTY.**

- **CUT BACK PLANT GROWTH THAT IS ADJACENT TO THE MAIN WALLS.**

- **OBTAIN QUOTATIONS FOR THE COMPLETE RENEWAL OF ALL RAINWATER FIXTURES AND FITTINGS.**

- **OBTAIN QUOTATIONS FOR THE COMPLETE RENEWAL OF ALL EXTERNAL JOINERY.**

- **CARRY OUT REPAIRS TO DOUBLE GLAZED UNITS WHERE SEALS HAVE DETERIORATED.**

- **OBTAIN QUOTATIONS FOR THE COMPLETE REDECORATION OF ALL PAINTED SURFACES AT THE PROPERTY.**

- **CARRY OUT WORKS OF ROUTINE MAINTENANCE, REPAIR AND DECORATION OF CEILINGS.**

- **CARRY OUT WORKS OF ROUTINE MAINTENANCE, REPAIR AND DECORATION OF INTERNAL WALLS.**

- **ENSURE THAT FIREPLACES AND CHIMNEYS ARE SWEPT BY A SPECIALIST CONTRACTOR PRIOR TO USE**

- **CARRY OUT WORKS OF ROUTINE MAINTENANCE AND REPAIR OF FLOORS.**

- **OBTAIN QUOTATIONS FOR THE REPLACEMENT OF THE DAMAGED TIMBER FLOORS.**

- **OBTAIN QUOTATIONS FOR THE COMPLETE OVERHAUL OF ALL INTERNAL JOINERY**

- **OBTAIN QUOTATIONS FOR THE COMPLETE REDECORATION OF THE WHOLE OF THE PROPERTY**

- **OBTAIN QUOTATIONS FOR THE INSTALLATION OF A NEW DAMP PROOF COURSE AND ASSOCIATED WORKS TO THE AREAS OF THE PROPERTY AFFECTED BY RISING DAMP.**

- **INSTALL IMPROVED VENTILATION IN ORDER TO REDUCE THE BUILD UP OF CONDENSATION**

- **OBTAIN QUOTATIONS FOR THE ERADICATION OF WOOD WORM.**

- **OBTAIN QUOTATIONS FOR THE TREATMENT/REPLACEMENT OF TIMBERS DAMAGED BY TIMBER ROT & DECAY**

- **TEST ALL GAS AND ELECTRICAL INSTALLATIONS AND APPLIANCES PRIOR TO USE**

- **OBTAIN QUOTATIONS FOR THE REMOVAL OF LEAD PIPING FROM THE COLD WATER SUPPLY**

- **OBTAIN COPIES OF THE SERVICING RECORDS FOR THE GAS BOILER**

- **CARRY OUT WORKS OF ONGOING MAINTENANCE AND REPAIR TO BOUNDARY FENCES AND WALLS.**

9.0: ADDITIONAL ADVICE:

9.1 In a property of this type and age there is a slight risk that some asbestos may have been used in its construction (e.g. the use of asbestos fibres in any Artex would have been likely). Asbestos is considered a health hazard in certain circumstances and although commonly used in building in the past, its use now is severely curtailed and is only permitted in specialised and controlled conditions.

Its use in asbestos cement products is not considered hazardous if the products are left undisturbed. However, anyone who carries out repairs and renovations should be advised of its presence so that they may take appropriate safety precautions.

Further advice on this topic may be obtained from the environmental health office of your local council. Normally the removal of asbestos products has to be carried out by especially licensed firms operating to stringent safety standards which can prove expensive to exercise.

10.0: BUILDINGS INSURANCE:

10.1: £225,000

Two hundred and twenty five thousand pounds.

10.2: This is the minimum sum recommended and the policy should be index linked. No investigation or allowance has been made for any remedial works which might be required by the Local Authority under legislation relating to contaminated land as it is beyond the extent of the report and this should be drawn to your Insurers attention.

10.3: The figure is based on the current BCIS Guidance Notes but should nevertheless be regarded as a general guide only.

11.0: VALUATION:

11.1: The Market Value on 02.04.2018 of the Freehold interest in this property, as inspected, was considered to be **£247,500** (Two hundred and forty seven thousand and five hundred pounds).

11.2: This opinion of Market Value is based upon the following assumptions:

No significant defects or cause to alter the valuation would be revealed by an inspection of those parts which have not been inspected.

No hazardous or damaging materials or building techniques have been used in the property; there is no contamination in the ground and the ground is not land filled.

The property is connected to and that there is a right to use the reported mains services.

The valuation takes no account of furnishings, removable fittings and sales incentives of any description.

The property is sold with vacant possession.

No laws are broken by the condition of the property or by present or intended use.

The property is not subject to any particularly troublesome or unusual restrictions; it is not affected by any problems which would be revealed by the usual legal inquires and all necessary planning permissions and building regulations consents have been obtained and complied with.

12.0: OVERALL OPINION:

12.1: This property is in a generally basic condition throughout for a property of this type and age. Some expenditure will be required upon occupation with regard to works of ongoing maintenance, modernisation and general repair. However, the works required are no more than what I would normally expect to encounter and the property is being purchased at a price that reasonably reflects current market conditions. I can see no reason why the property should not represent a viable proposition for purchase.

12.2: Providing that the property is reasonably well improved and then maintained I can see no special difficulty upon resale under normal market conditions.

We trust that this report is satisfactory for your requirements but if you require any further information or explanation of any point raised in this report, then please do not hesitate to contact us.

May we also take this opportunity to thank you for your instructions in this matter and hope that your purchase proceeds as smoothly as possible.

Yours faithfully

Mr. Jeremy Thomas DipSurv
Building Surveyor