



**Peter Barry**  
*working harder for you*

**BUILDING SURVEY ON:**

**111 ARCACIA AVENUE  
LONDON  
N14 ABC**

**IMAGE HAS BEEN  
REMOVED**

Our ref: PBS1035

## YOUR BUILDING SURVEY

### IMPORTANT

In this report your attention may have been drawn to some areas of the property we were unable to inspect. For reasons explained in detail we may have recommended further investigations before your purchase proceeds or at least made you aware of matters which you should fully consider before you purchase. It may well be that further investigations may reveal the need for additional repairs which could alter the figure at which you should purchase the property.

We strongly recommend that you read all the report and then consider, with our help if you wish, the wisest course of action. Personal circumstances and the nature of the property under consideration are very often relevant in the purchase decision.

Our aim has been to give you as much information as we are able at this time to allow you to make up your mind, possibly to bring some matters to the attention of your solicitor and to help you to keep the property in good condition if you decide to purchase.

**01.00 CONTENTS**

- 02.00 Introduction: the scope of the survey
- 03.00 General items for your solicitor

**OUTSIDE THE PROPERTY**

- 04.00 Chimneys
- 05.00 Flashings
- 06.00 Pitched roofs - outside
- 07.00 Pitched roofs - roof spaces
- 08.00 Flat roofs - outside
- 09.00 Valley, box and parapet gutters, parapets
- 10.00 Gutters, downpipes and gullies
- 11.00 Main outside walls
- 12.00 Damp proof course and sub-floor ventilation
- 13.00 Settlement, structural movement, deflection
- 14.00 External joinery

**INSIDE THE PROPERTY**

- 15.00 Ceilings
- 16.00 Walls and partitions
- 17.00 Rising dampness
- 18.00 Penetrating dampness
- 19.00 Condensation
- 20.00 Floors
- 21.00 Doors, door surrounds, skirtings, etc.
- 22.00 Fireplaces, flues, chimney breasts
- 23.00 Cellars and basements
- 24.00 Kitchen layouts and fittings
- 25.00 Bathroom fittings
- 26.00 Storage cupboards
- 27.00 Stairs
- 28.00 Internal decorations
- 29.00 Dry rot, woodworm and wet rot
- 30.00 Thermal and noise insulation
- 31.00 Means of escape from fire and security
- 32.00 Other matters
- 33.00 Attached structures
- 34.00 Services
- 35.00 Heating
- 36.00 Outside plumbing and drainage
- 37.00 Garden areas
- 38.00 Indicative costings
- 39.00 Recommended additional inspections
- 40.00 Conclusions
- 41.00 Observations and comments
- 42.00 Valuation

**2.00 INTRODUCTION**

**2.01 CLIENT'S NAME**

Mr & Mrs Brown

**2.02 CLIENT'S ADDRESS**

113 Arcacia Avenue, London, N14 ABC

**2.03 THE PROPERTY DISCUSSED IN THIS REPORT**

111 Arcacia Avenue, London, N14 ABC

**2.04 SURVEYED BY**

Justin Burns BSc MRICS

**2.05 DATE OF INSPECTION**

The property was inspected on Tuesday, 10th March 2009

**2.06 INSTRUCTIONS**

We are acting on your verbal instructions and our confirmation letter stating our Conditions of Engagement dated 7<sup>th</sup> March 2009 to prepare a building survey report with indications as to the likely cost of essential repairs.

**2.07 LIMITATIONS AS TO THE CONDITION AT THE TIME OF OUR 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.

**2.08 OCCUPATION**

The property was occupied, furnished and carpeted at the time of our inspection.

**2.09 TYPE OF LEGAL TITLE**

We understand the property is to be sold Freehold with vacant possession free from onerous restrictions or liabilities.

**2.10 ACCESS**

Access was obtained through the vendor's agent.

## **2.11 A GENERAL DESCRIPTION**

The property comprises a two storey detached house constructed, we judge in about 1935, but with a single storey side, lean-to, extension and a canopy roof over the rear patio area added in recent years. The property is approached via a gated carriage drive.

The property is situated in an established residential location amongst similar properties approximately two-thirds of a mile from Southgate Piccadilly Line Underground Station. There are a good selection of shops and other amenities available a similar distance away on Chase Side in Southgate.

The property faces approximately north

The property is located in the London Borough of Enfield and is in Council Tax band G.

## **2.12 ACCOMMODATION**

### **INTERIOR**

Ground floor: entrance hall, 2 reception rooms, kitchen/ diner, lean-to/utility room, cloakroom.

First floor: 4 bedrooms, bathroom including WC.

### **EXTERIOR**

Front and rear gardens.

There is a single garage attached to the side of the property.

## **2.13 THE SITE**

The property is built on a level site which narrows from front to rear.

## **2.14 FLOODING**

There is a low likelihood of flooding under normal conditions.

## **2.15 LOCATION FACTORS**

There are no factors connected with the location which would adversely affect the value and future saleability assuming of course that you are interested in the property for your own long term owner occupation.

## **2.16 DIRECTIONS**

All directions and room locations are given as facing the property from the front elevation.

## **2.17 WEATHER AT THE TIME OF OUR INSPECTION**

The weather was wet at the time of our inspection.

## **3.00 GENERAL ITEMS FOR YOUR SOLICITOR**

The following points should be checked with your solicitor to ensure retention of any rights or guarantees which should be reserved for you and to clarify any liabilities you may have to others.

- (a) The ownership of the perimeter fences, hedges, walls and clarification of the boundaries.
- (b) Rights for you to enter onto the adjacent property to maintain the flank wall of the garage, any structures situated near or on the boundaries, any fire escape rights and any similar rights your neighbour may have to enter onto your property.
- (c) Obtain any guarantees for the double glazed window units.
- (d) Obtain copies of the relevant planning and building regulation approvals relating to the extensions. The property has been extended and if your solicitor is unable to confirm that the necessary building regulations and /or planning approvals were obtained then you must accept the risk that the work was carried out without supervision. It may not conform to safety standards and you should seek further specialist advice.
- (e) Obtain copies of the approved plans for the extension.
- (f) Establish if there is or has been a boiler maintenance contract and if there are any heating installation guarantees.

## **OUTSIDE THE PROPERTY**

### **4.00 CHIMNEYS**

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

There are brick built chimney stacks on either side of the property, in line with the original outer walls.

Brickwork to both chimneys has suffered from frost damage which has caused the outer layer of some of the bricks to break away. The process is known as "spalling" and is a common problem with chimney stacks built with "soft" bricks. It is a difficult defect to remedy as cutting out the affected bricks is very time consuming. The most common remedy is to make good the brick with mortar which is coloured to match the surrounding bricks.

Localised re-pointing is also required to each of the chimneys.

### **5.00 FLASHINGS**

(Lead or cement weather proofing around the chimneys and where roofs meet walls)

The flashings are run in lead and zinc and appear to be in satisfactory order where visible.

### **6.00 PITCHED ROOFS – OUTSIDE**

(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 3 metre ladder)

The main roof is of pitched timber frame construction laid with small plain clay tiles. Roofs to the rear canopy and side lean-to extension are also of timber construction but laid with small plain concrete tiles.

The main roof is of conventional construction and properly designed to allow the rainwater to run off into the gutters. There is no obvious evidence to indicate any weakness in the timbers making up the roof structure.

There is a design flaw to the roof over the side extension which has resulted in rainwater pooling in the box gutter at its base. Although water is not penetrating through the lead covering the fact that it is wet for long periods will shorten its lifespan.

There are a couple of slipped tiles to the main roof and two more to the roof of the side extension. Otherwise, the tiles are suffering from minor

weathering and general regular repairs must be anticipated as individual tiles and slates slip and crack.

As the roof does not have felt below the tiles to act as a secondary barrier to rain penetration it is important that slipped and cracked tiles are replaced promptly.

The lower section of the roof to the side extension is clad in lead sheeting and is in acceptable condition.

## **7.00 PITCHED ROOFS – ROOF SPACES (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).

### **7.01 ACCESS TO THE MAIN LOFT**

Entry is made through a properly formed access hatch complete with a proper cover situated on the first floor landing.

No fixed ladders are fitted.

### **7.02 CONSTRUCTION OF THE PITCHED ROOFS**

(As seen in the lofts)

The roofs are of timber construction of typical design for a property of this type and age and are made up with evenly spaced rafters secured to purlins and hip boards and to the perimeter wall plates and ceiling joists at the point of passing. The rafters have been overlaid with close boarding.

The rafters and other roof timbers and ceiling joists appear to be of adequate size and spacings to carry the normal loads likely to be imposed on them.

### **7.03 INSIDE THE LOFT : GENERAL REMARKS**

#### Flooring

There is flooring provided to the central part of the loft area to allow some storage.

The roof space should only be used, if at all, for light storage and most importantly none of the timbers should be cut as this could considerably reduce the structural strength.

#### Ventilation

The loft appears to be adequately ventilated to dispel moisture laden air rising from the rooms below.

### Timber infestation, woodworm, etc.

There was no evidence of woodworm infestation where we made an inspection but we cannot dismiss the possibility of some being present in a property of this age.

### Roof leaks

There are no signs of current roof leaks where we were able to make an inspection but the evidence of efflorescence to roof timbers indicates some past water penetration to the main roof area.

### Roof felting (A weatherproof layer below the roof)

No felting has been provided to the underside of the tiling as a secondary barrier against rainwater penetration. Felting should be laid beneath tiling if the existing tiling is replaced.

### Electrical fittings and wiring

There is an electric light in the loft.

### Insulation

The loft has been insulated with a 100mm thick thermal blanket. Current Building Regulations recommend a minimum of 250mm.

## **8.00 THE FLAT ROOFS**

(Flat roofs which cannot be seen have been specifically excluded although attention is drawn to their presence).

There is a small flat roof over the oriel bay window to the front of the property.

### **8.01 RESTRICTIONS ON THE INTERNAL INSPECTION OF THE FLAT ROOF STRUCTURES.**

Not applicable.

### **8.02 CONSTRUCTION OF THE FLAT ROOFS**

Not applicable.

### **8.03 THE CONDITION OF THE FLAT ROOFS**

Only the edges of the roof covering could be viewed from ground level but it appeared to have been clad in lead sheeting. There were no internal signs of problems with the roof covering.

## **9.00 VALLEY GUTTERS, BOX GUTTERS, PARAPET GUTTERS, PARAPETS**

VALLEY GUTTERS (The 'V' shaped junctions between roofs)

There are valleys to the main pitched roofs which appear serviceable.

BOX GUTTERS (Flat gutters between roofs)

There are no box gutters

PARAPET GUTTERS (Hidden flat gutters at the edges of the roof slopes)

There is a parapet gutter to the base of the side extension roof. As previously mentioned water is pooling in this area as a result of a design defect.

## **10.00 GUTTERS, DOWNPIPES AND GULLIES**

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

### **10.01 GUTTERS**

The gutters are run in polythene.

They were not tested but no apparent repairs are required. We were not able to fully inspect the high guttering.

### **10.02 DOWNPIPES**

The downpipes are run polythene and appeared to be in acceptable condition.

## **11.00 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 risk of hidden 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 or signs of defective foundations).

### THE MAIN OUTSIDE WALLS

These are thought to be of solid brick construction plastered internally and partially rendered externally with a pebble dashed finish.

Rendered surfaces are patchy where the chippings have fallen away over the years. The stability of the render does not appear to be suspect.

Some making good was carried out to the rendered surfaces when the replacement uPVC glazing was installed.

Some re-pointing has been carried out to the lower part of the rear main wall. The new pointing is a much greyer colour than the existing. The pointing may have been done to make good cracking to this area. There is a further crack to the side wall of the property below the hall window. (see 13.00 SETTLEMENT, STRUCTURAL MOVEMENT AND DEFLECTION).

Further localised re-pointing is required to the brickwork of the front, side and rear walls.

The rendered plinth to both to the front side and rear of the property is intermittently cracked with hollow sections below the middle back door and to the wall adjacent to the front door. Other parts of the rendered plinth are pulling away from the wall slightly. This will allow moisture to penetrate and accelerate the deterioration.

Hanging tiles to the front bay are in acceptable condition.

The external wall surfaces appear to be in satisfactory condition.

## **12.00 THE DAMP PROOF COURSE AND SUB FLOOR VENTILATION**

(Comment is made as to whether apparent and effective).

### **12.01 THE DAMP PROOF COURSE**

We were unable to ascertain the presence or absence of a damp proof course due to external rendering covering the brickwork. We would expect a damp proof course to be present and there is no evidence of rising dampness internally as confirmed later in this report (See 18.00 PENETRATING DAMP)

### **12.02 SUB FLOOR VENTILATION**

The ground floors appear to be of solid construction.

## **13.00 SETTLEMENT, STRUCTURAL MOVEMENT AND DEFLECTION**

(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).

### **13.01 SETTLEMENT AND SUBSIDENCE**

(Movement of the structure sometimes causing cracking of the walls)

From our knowledge of the area we would expect the sub soil to the foundations to be clay, which is particularly susceptible to drying and

shrinkage in times of extreme drought. This risk applies to virtually all of the properties within the London clay belt and is normally accepted by the majority of purchasers.

As mentioned earlier in this report there is some possible cracking to the lower section of the rear wall of the property and a crack to the right hand side wall below the hall window. The cracking appeared to be the result of some minor settlement and followed the mortar joints rather than cutting across bricks. There was no corresponding cracking evident to the internal surfaces. Movement of this type is to be expected in older style properties and we saw nothing during our inspection to indicate that it was recent or progressive.

You should ensure that your House Insurance Policy covers any movement that may occur in the future.

### **13.02 DEFLECTION**

(Walls leaning in or out, or openings to windows, doors and bay windows being out of square)

There has been some distortion to the first floor partitions although this appeared to be within acceptable limits.

### **14.00 EXTERNAL JOINERY INCLUDING WINDOWS AND DOOR FRAMES**

(These have been examined as far as possible).

BARGE BOARDS, FASCIA BOARDS (GUTTER BOARDS) SOFFITS  
(closing off sections between the fascia boards and property walls)  
VERGE CAPPINGS (timber battens on the edges of the roofs)

The barge, fascia boards and soffits are of painted softwood and appear to be in satisfactory condition but fascia boarding behind gutters is often affected by wet rot and woodworm and repairs must be anticipated.

#### EXTERNAL DOORS

The front door is of part glazed timber type and the rear doors of uPVC type. All appear serviceable.

#### WINDOWS

Windows are a combination of original timber casements and uPVC double glazed casements in timber frames.

There is some softness to the joints of the hall window to the side of the property. When wet rot gets in to the joints of a timber casement it is difficult to repair. Replacement of the defective sashes is the best option.

Original timber casements to the side of the property have been sealed shut.

### THE EXTERNAL DECORATIONS

There is flaking to decorations, particularly to the original timber windows and general redecoration is required.

All exterior timberwork should be carefully checked for decay whenever redecoration is carried out and repairs undertaken as found to be necessary. The external paintwork should be maintained to a good standard to reduce the dangers of timber decay.

## **INSIDE THE PROPERTY**

### **15.00 CEILINGS**

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

The ceilings are a mixture of lath and plaster and plasterboard. It must be recognised that the old lath and plaster ceilings have a limited life and replacement must be anticipated to at least some areas in the fullness of time. Repairs to such ceilings are difficult to carry out and replacement is often necessary.

There is extensive cracking to the bathroom ceiling. The cracks may date back to when the bathroom was refurbished as they do not appear to be the result of any significant movement in the area. Another possibility is that some weight was applied between the joists above. The stability of the ceiling does not appear to have been affected so repair by raking out the cracks, filling and sanding should be possible.

There is extensive drying out cracking around the cornice to the front reception room and along the lines of the plasterboard joints to the kitchen ceiling. This type of cracking is not considered serious and is usually remedied during routine re-decoration.

There is an old water stain to the hallway ceiling. We tested the area and it is currently dry. Old water stains should be sealed over with a proprietary stain sealer or an oil based paint prior to general re-decoration.

General making good will be required to ceilings when decoration is carried out but unevenness and defects to ceilings cannot be effectively eliminated unless the ceilings are replaced.

### **16.00 WALLS AND PARTITIONS**

(Furniture and wall hangings have not been moved).

#### THE CONSTRUCTION OF THE INTERNAL PARTITION WALLS

The internal walls are of brick and timber studwork construction covered in plaster.

There is water damage to the internal partition in the smaller of the two rear bedrooms (see picture below). The problem appears to have originated from a defective seal to the shower on the opposite side of the wall. There is a line of hollow tiles just above the shower tray.

**PICTURE HAS BEEN  
REMOVED**

#### STRUCTURAL MOVEMENT

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 but there is no evidence to indicate weakness in the inside walls on the ground floor.

Similarly the partition walls on the upper floors 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.

As previously mentioned there is evidence of differential movement to internal partition walls at first floor level as indicated by distortion to the door frames but this is not unusual in a property of this age and we do not consider it cause for concern.

#### WALL TILING

As mentioned above some of the tiles to the shower cubicle in the bathroom have lost their key to the wall behind. The loose tiles should be reset and re-sealed to the shower tray. Other tiled surfaces appeared to be in acceptable condition.

### DRY LINING

(Walls which have been lined out internally)

None of the walls in the property are dry lined.

### THE CONDITION OF THE INTERNAL WALL SURFACES

There is extensive damage to the side wall of the side lean-to extension (see 18.00 PENETRATING DAMP below). The plastered surface of the outside wall of the bathroom is extensively cracked. It appears to be drying out cracking and should be made good and re-decorated. Where central heating pipes have been boxed in the heat has caused the joints to the adjacent walls to open up. There are further minor differential movement cracks in other parts of the property but these are not considered serious and should be remedied during routine re-decoration.

Otherwise, the internal wall surfaces appear to be in satisfactory condition apart from some surface unevenness, which is to be expected in a property of this age. The exact extent of re-plastering required cannot be ascertained until the existing decorations are stripped at which time any unstable plaster should be hacked off or made good.

### **17.00 RISING DAMPNESS**

The presence of fixed cupboards, fittings and tiling to some areas limited our inspection but subject to this the base of all main walls to the ground floor was tested with a moisture meter and no dampness was noted. We therefore assume that the property is provided with an effective damp proof course.

**18.00 PENETRATING DAMP**

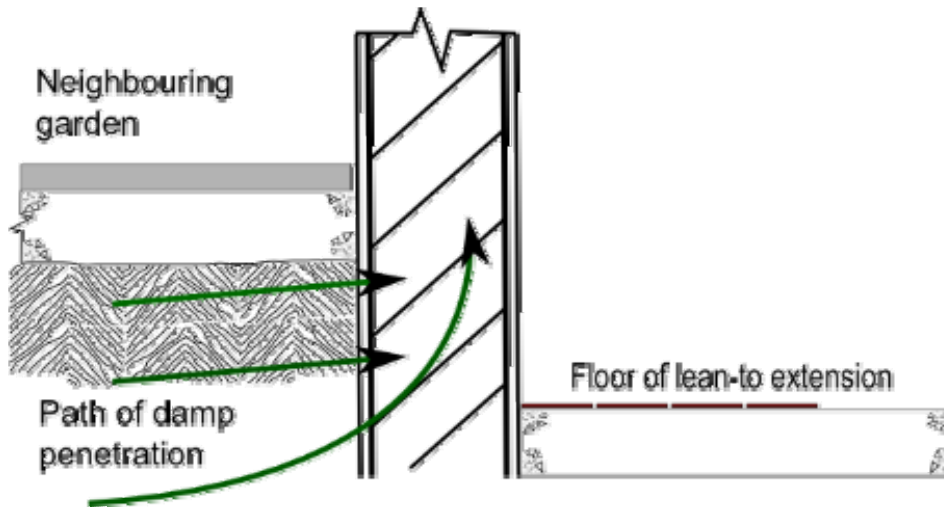
High levels of damp were noted to the outer walls of the lean-to side extension. This has caused significant damage to plastered surfaces.

**PICTURE HAS BEEN  
REMOVED**

The problem is caused by high external paving levels, adjacent to the affected walls, in the neighbouring property's garden. The picture below illustrates the difference in ground levels.

**PICTURE HAS BEEN  
REMOVED**

The moisture which is present in the ground below the paving penetrates through the wall as it is above any damp proof course that may be present in the boundary wall (see sketch below)



Methods of damp-proofing a wall which backs on to sub-soil are similar to those used in basements. There are two methods in common use; the first involves lining the wall with a waterproof membrane; a cavity is left between the original wall and the membrane into which the excess water drips to be collected in specially constructed drainage channels and sumps below the floor. The water is then slowly pumped away. The second method involves building up layers of waterproof render in a method known as “tanking”. Both methods are expensive.

### 19.00 CONDENSATION

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

No evidence of condensation was noted.

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 fan 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.

## **20.00 THE 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 floor beneath).

### THE GROUND FLOORS

Floors appeared sound and level without evidence of serious defect or undue deflection.

Floors to the reception rooms and entrance hall are clad with original timber parquet flooring. The surface is extensively scuffed with numerous indentations but in acceptable condition considering its age.

Floor tiling is in acceptable condition.

### UNDER FLOOR SPACES

Not applicable.

### FIRST FLOORS

These are joisted and boarded throughout where visible. We were only able to partially inspect the floor surfaces at the edges of carpeting.

Floors generally appeared sound and level without undue deflection.

## **21.00 DOORS, DOOR SURROUNDS, SKIRTINGS, PICTURE RAILS AND DADO RAILS**

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

Most doors are of original timber panelled construction and have been stripped and polished. The stripping process has weakened some of the joints causing doors to move out of square and twist.

Several of the internal doors require some attention for example; the door to the front large bedroom is rubbing on the carpet and there is a large gap to the head of the frame, the door to the small rear bedroom is twisted and binding on its door stop, the door to the large rear bedroom is twisted and there are large gaps around the bathroom door.

Several of the locks to the internal doors do not spring back into the closed position when pushed down. Changing to sprung handles would probably correct this.

The skirting board to the flank wall in the large rear bedroom is loose. There is general wear and tear and impact damage to other internal joinery which is to be expected in a property of this age.

## **22.00 FIREPLACES, FLUES AND CHIMNEY BREASTS**

(Normally flues to open fireplaces should be swept prior to occupation. It is not possible to indicate the condition of flues or the presence of flue liners. No assumption has been made as to the practicality of using the chimneys).

There are coal effect gas fires to the two reception rooms.

It is generally impossible to establish whether a fireplace is likely to smoke or not. Such factors as the wind strength and direction can create smoking. Should you wish to be assured that a fireplace will not smoke under any circumstances we can arrange for specialised tests once fireplaces have been opened.

Blocked up flues to the first floor should be provided with airbricks to ventilate the flues to prevent condensation occurring, which can cause discolouration and damage to the wall surfaces and decorations.

We could not ascertain whether the chimneys have been properly lined, or whether the internal flue walls are in good condition.

## **23.00 CELLARS AND BASEMENT ROOMS**

As far as we are aware there are no cellars or basements.

## **24.00 KITCHEN LAYOUT AND FITTINGS**

Kitchen units are of modern type and with the exception of some impact damage to the base unit doors are in acceptable condition. Some minor adjustments are required to door and drawer fronts. A sufficient number of food and equipment storage units are provided.

Kitchen units to the side extension are of basic type. Bearing in mind the dampness that is present to the boundary wall the units will be at risk of damage from moisture penetration.

We did not test appliances. You should establish if any of the fittings are included in the sale figure.

## **25.00 THE BATHROOM FITTINGS**

We have examined the bathroom fittings which are of modern type in good serviceable order. The shower in the main bathroom is connected to a pump which is located in the airing cupboard on the first floor landing.

A chunk of the ceramic wash hand basin in the ground floor cloakroom has broken away and been stuck back with adhesive.

## **26.00 STORAGE CUPBOARDS**

In relation to the size and nature of the property sufficient storage cupboards are provided.

## **27.00 STAIRS**

The staircase is of conventional timber construction and easy to ascend and descend. It appears to be of sound construction but is covered preventing full inspection.

## **28.00 THE INTERNAL DECORATIONS**

The internal decorations are generally of sound type but you may wish to redecorate to your own taste in time.

It must be said that the removal of household effects, fixtures and fittings often reveals fading, discolouration and marks and holes in the decorations.

## **29.00 DRY ROT, WOODWORM AND WET ROT**

### DRY ROT

There was no visible evidence of a dry rot outbreak at the time of our inspection. However, dry rot can live unseen behind plaster or in brickwork and whilst we have taken all reasonable care in our investigations hidden dry rot could be present in areas we were unable to inspect.

### TIMBER INFESTATION, WOODWORM ETC.

There are no signs of flight holes of woodworm or other beetle infestation in the property where we made an inspection. Woodboring beetles can live in the wood for a number of years before they come

out and you must appreciate that unless all the timbers have been treated hidden outbreaks may be present.

### WET ROT

There are many fungal species that are collectively known as wet rot. Damage is contained within the affected timbers since the fungus cannot penetrate brickwork or masonry.

There was no visible evidence of internal wet rot to the structural timbers at the time of our inspection. We have taken all reasonable care in our investigations but hidden wet rot could be present in areas we were unable to inspect.

## **30.00 THERMAL AND NOISE INSULATION**

(An overall comment only is made in connection with visible areas, but it may not be possible to verify the information given or the condition of the material. General recommendations are also made).

### HEAT AND ENERGY CONSERVATION

Secondary glazing has been fitted to the remaining original timber casement windows to reduce heat loss. As previously mentioned additional glass fibre insulation quilt is required to the roof space.

### NOISE INSULATION

The property is not located in an area with high outside noise levels.

## **31.00 MEANS OF ESCAPE FROM FIRE AND SECURITY OF THE PROPERTY**

(General comments only are made)

### MEANS OF ESCAPE FROM FIRE

Fire is always a danger but we see no extraordinary risks in this property.

### SECURITY OF THE PROPERTY

Excepting the side lean-to extension, which is separated from the main house with an external door, security appeared adequate.

## **32.00 OTHER MATTERS**

### **32.01 DANGEROUS MATERIALS**

There is no visible evidence of the use of asbestos or other potentially dangerous materials in the construction of this property.

## **32.02 DRAUGHTPROOFING**

No additional draughtproofing is required to the main part of the property.

## **33.00 ATTACHED STRUCTURES**

(General comments on construction and any necessary repairs only are given).

There is a timber canopy supported on brick pillars attached to the rear of the property. There has been some deflection to the main beam supporting the roof structure but this probably occurred immediately following construction. Otherwise the canopy appeared to be well constructed and maintained.

The side extension cannot be considered a habitable room as it does not appear to have been constructed for nor had Building Regulation approval for that use. The floor or walls were not upgraded to current regulations in terms of damp-proofing or insulation and there is a timber gate to the front access.

## **34.00 SERVICES**

### GENERALLY

Our inspection of the services, water storage tanks, the hot water cylinder and mains and distribution pipework, was 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 risk of defects in such hidden areas.

### THE ELECTRICAL INSTALLATION

Electricity is supplied from the mains. The consumer unit and meters are located in the understairs cupboard.

There is surface run wiring to the side extension.

The installation appears to be of modern type with most of the circuits connected to breakers and residual current devices. Cables are in PVC type where visible.

There are a small number of defects and deficiencies and some that could be significant e.g. unprotected surface wiring run down to the wall light in the front reception room, and in the kitchen sink unit, and a lack of any visible earth bonding to the pipework in the kitchen and bathroom. As a result of these defects the installation will not fully comply with modern regulations although we do not believe the defects

to be a developing or actual threat to the fabric of the building or to personal safety.

There is an additional consumer unit serving two of the circuits. We assume that this pre-dates the main consumer unit. We recommend that this is removed and circuits transferred to the main consumer unit where they will benefit from the additional protection.

### THE GAS INSTALLATION

The gas is supplied from the mains.

The meter is in the garage.

### WATER

The property is connected to the mains.

### COLD WATER

The tank is located in the main roof space, is formed of polythene, fitted with a lid and appears serviceable.

### THE HOT WATER CYLINDER

Hot water is stored in a lagged copper cylinder in the landing cupboard.

It has been fitted with an immersion heater

### THE DISTRIBUTION PIPEWORK

#### Material

Pipework is run in copper where visible. As the ground floor is solid much of the pipework has been run on the surface.

A polythene header tank is located in the loft space. A lagging jacket is being used as a makeshift lid.

## **35.00 HEATING**

### SPACE HEATING

Space heating is provided by a system boiler located in the kitchen. It is served by a vertical fan-assisted flue.

The boiler was running at the time of our inspection. We found no apparent defects or deficiencies to indicate problems with the system.

You should establish if the boiler has been regularly maintained under a service contract and the relevant details.

### **36.00 THE OUTSIDE PLUMBING AND DRAINAGE**

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 or fittings which are not visible and you must recognise the risk of defects in such hidden areas.

There is a cast iron soil and vent stack to the left hand side elevation, running through the side extension, which appears serviceable from visual inspection.

#### THE WASTE AND OVERFLOW PIPES

Waste pipes are run in polythene where visible and appear serviceable.

#### THE FOUL DRAINAGE SYSTEM

From our inspection it appears that the property is drained to the main sewer.

There are 5 inspection chambers to the front of the property. We inspected 3 of these. The surface water drains appeared clear and free-flowing while the foul drains are currently clear but the amount of debris sitting on the benching to the access chamber would suggest that they are prone to blocking.

One of the access chamber covers closest to the front gate is bowing under the weight of the paving resting on it.

#### THE ROOF WATER AND SURFACE WATER DRAINAGE SYSTEM AT GROUND LEVEL

The roof water and surface water drain lines are connected into the main drainage system as far as we can ascertain.

### **37.00 THE GARDEN AREAS; GARAGES ETC**

This section sets out the necessary details of any repairs and maintenance works which need to be carried out to the outbuildings, garages and garden areas.

#### (a) BOUNDARIES

The boundaries are clearly defined on site by inspection.

(b) PATHS AND DRIVE, REAR YARD AREA GARDEN AND RETAINING WALLS

Some re-pointing is required to the front garden wall. Render to the tall boundary wall with number 3 is extensively damaged. Similarly to the internal part of the wall this is the result of high paving levels on the opposite side of the wall.

Brick paving to the front drive is in acceptable condition.

Fencing to the rear garden is in acceptable condition apart from some minor damage to the rear fence. The fence forming the front garden boundary to number 7 is leaning over slightly where the posts have rotted in the ground.

(c) GARDENS

The gardens are generally well maintained.

(d) PATIO

The rear patio below the canopy has been tiled. There is a loose section of tiling to the rear which should be re-laid. Otherwise tiling is in acceptable condition. The paved patio at the end of the garden is in poor condition with several holes and gaps to the paving.

(e) TREES

There are no large mature trees within influencing distance nor any evidence of damage having been caused from root growth.

(f) GARAGE AND OUTBUILDINGS

There is a single garage to the side of the property. The garage doors are of timber construction and are in acceptable condition although the screws to one of the hinges have corroded causing it to work loose.

There is a timber shed to the rear garden. The timber appear to be very worn and the felt roof covering at the end of its lifespan. A general overhaul is required. There is also a greenhouse.

### **38.00 INDICATIVE COSTINGS**

Based on the investigations we have been able to carry out and without any allowances for the cost of repairs to any defects which may be discovered in hidden areas or areas of risk which could not be examined during our inspection we anticipate a budget expenditure of

£3,500 - £4,500 may be required to deal with the repairs under the headings set out below.

- Spalling and re-pointing to both chimneys
- Correcting the levels to the side extension roof
- Re-pointing to main walls and repairs to rendered plinth
- Replacing defective sashes to original timber casement windows
- Repair to internal wall and skirting damaged by leak from shower
- Re-fixing hollow tiles to shower cubicle and re-sealing
- Overhaul of internal doors to first floor
- Replacement if damaged wash hand basin to ground floor cloakroom
- Re-pointing to front garden wall
- Re-laying of loose tiles to rear patio area

In addition we would expect that damp-proofing work to the side extension wall will cost in the region of £3,000 to £4,000.

We have not included for external and internal redecoration.

### **39.00 RECOMMENDED ADDITIONAL INSPECTIONS, SPECIALIST SURVEYS, TESTS, REPORT AND ESTIMATES**

Not applicable

### **40.00 CONCLUSION**

The property under review is generally sound, except where noted and we can envisage no problems with any future re-sale assuming normal market conditions.

Provided the repairs as recorded are carried out and the property properly maintained in the future it should provide a sound investment.

### **41.00 VALUATION**

In our opinion the market value on 11<sup>th</sup> March 2009 of the Freehold interest in this property, as inspected, is fairly represented by the agreed price of £000,000 (amount in figures)

### **42.00 OBSERVATION AND COMMENTS**

#### MAINTENANCE COSTS

A regular inspection of your property will possibly reduce excessive repair costs. With this in mind, we attach a list of the most vulnerable parts of your property which should be looked at from time to time. If such inspections are undertaken, and action taken as necessary the

future sale of the property may be made easier than if the property is not as well maintained as it should be.

### PURCHASER'S RISK

The purchaser is made aware in the report of certain risk areas relevant to the property which have not been fully investigated at this stage. The purchaser proceeds to purchase in full knowledge of these risks.

### OBLIGATORY NOTE

This report provides a general guide as to the state of repair. No exposure work whatsoever has been carried out, the foundations have not been inspected, nor the chimney stacks other than from the ground, plasterwork has not been tested, no underflooring inspection made and flooring where concealed by coverings was not inspected. Flues were not inspected nor electrical, gas, water or drainage tests carried out.

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect.

### LIMITATIONS REGARDING THE CONTENT OF THE REPORT

In making the report the following assumptions have been made.

- a) That no alumina cement concrete or calcium chloride additive or other deleterious material was used in the construction of the property.
- b) That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings and that good title can be shown.
- c) That the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries or by statutory notice and that neither the property nor its condition nor its use nor its intended use is or will be unlawful.
- d) That inspection of those parts which have not been inspected would neither reveal material defects, nor cause the surveyor to alter the valuation materially.

LIMITATIONS REGARDING THE USE OF THE REPORT

This report shall be for the private and confidential use of the client for whom it has been prepared and may not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Peter Barry Surveyors.

Signed.....JUSTIN BURNS BSc MRICS

17<sup>th</sup> March 2009