

**PRIVATE AND CONFIDENTIAL**

**BUILDING SURVEY AND VALUATION REPORT**

**ON**

**Carried out on  
18<sup>th</sup> March 2013**

**Surveyor: Mr D Jason G Williams Bsc (Hons) MRICS**

This report is for the private and confidential use of Mr V.P.A. Castanet and Miss E.C.B. Barrois and is not to be reproduced in whole or in part or relied upon by any third party for any purpose without the express and written authority of Mallard (Wales) Ltd.

## **INDEX**

- 1.0 GENERAL INFORMATION**
- 2.0 GENERAL DESCRIPTION**
- 3.0 CONSTRUCTION AND CONDITION**
- 4.0 SERVICES**
- 5.0 THE SITE**
- 6.0 MATTERS TO BE REFERRED TO YOUR CONVEYANCER**
- 7.0 LIMITATIONS**
- 8.0 CONCLUSIONS**
- 9.0 ADDITIONAL ADVICE**
- 10.0 BUILDING INSURANCE**
- 11.0 VALUATION**

## **1.0 General Information**

### **1.1 Instructions**

We are acting on the written instructions of your lender and as confirmed by our standard Conditions of Engagement, signed and dated by yourself on 19<sup>th</sup> March, 2013.

In accordance with our Conditions of Engagement, we have not at this stage arranged for any specialist tests or reports on the service 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 back of this report.

### **1.2 Property Address**

### **1.3 Name and Address of Client**

### **1.4 Inspected By**

Mr D. J. G. Williams Bsc (Hons) MRICS of Mallard (Wales) Ltd., Survey House, 23 Chapel Street, Mumbles, Swansea SA3 4NH.

### **1.5 Date of Inspection**

The property was inspected on Monday 18<sup>th</sup> March 2013.

### **1.6 Weather**

During our inspection the weather was dry and sunny, although there was a heavy hailstone shower during our inspection.

The weather in previous weeks has been variable.

## **1.7 Tenure**

It is understood that the property is of freehold tenure and that full vacant possession will be granted upon completion, but your legal adviser must confirm. There was no evidence of any tenancy at the time of our inspection.

## **1.8 Orientation**

All directions are given as if facing the front of the property and looking towards the rear.

## **2.0 General Description**

### **2.1 Description of Property**

This is a bay fronted, middle of terrace, private dwelling house.

### **2.2 Approximate Age**

Although precise dating of the property is not possible it is believed to have been built around 1900.

### **2.3 Location**

Situated in an established residential area, convenient for local shops and various amenities. This is a student area where some disturbance is likely to be experienced.

The property is conveniently located for the Cardiff city centre and most of its amenities.

It would be prudent to familiarise yourself with the locality before purchase. We understand a number of local properties are being used as House In Multiple Occupation (HMO).

### **2.4 Accommodation**

The accommodation briefly comprises:-

#### **Ground Floor**

Entrance Hallway

Lounge

Dining Room

Breakfast Room

Kitchen

## **First Floor**

Landing

Bedroom 1 – Front double.

Bedroom 2 – Middle double.

Bedroom 3 – Rear double.

Bathroom

Separate WC.

There is also a lower ground floor cellar/basement area.

## **Outbuildings and Parking**

All parking is off street.

There is rear lane access, which could lead to potential off road parking subject to rights of way etc.

The property has a shallow front garden/forecourt and a small rear garden.

There is one outside WC.

## **3.0 Construction and Condition**

### **3.1 Chimney Stacks, Flashings and Soakers**

The property has one rebuilt chimney stack on the front elevation. This is shared with a neighbouring property.

Flashings are of lead work construction. No significant defects requiring immediate attention were observed from ground level.

There is also a rear shared brick built chimney stack. This requires overhauling, including the raking out and re-pointing of defective mortar joints and vegetation growth, checking and upgrading the lead work and flashings as necessary. All works to be carried out by a competent building contractor.

The fan assisted flue from the boiler discharges via the right hand side of the rear addition.

### **3.2 Roofs and Valleys**

The roof frame is of traditional timber framed design, typical in a property of this age and type.

As the roof slopes are under-felted, battens and tile fixings were hidden from view. The underlay itself appears generally serviceable, although the area most likely to perish first is immediately adjacent to the eaves and this could not be inspected. The need for future repairs cannot be entirely ruled out.

Undulation and distortion was noted to the rear addition roof and intermediary supports are likely to be required for the rear addition purlin.

Some slight undulation was noted to the front roof slopes, although this is not considered unusual or excessive in a property of this age and type.

A couple of damaged artificial slates were noted, which will require renewal. These man made slates can vary in quality enormously and do begin to fade and look unsightly with age. They will be subject to periodic repairs.

Generally however, the roof coverings appear in a serviceable state of repair, with no significant defects.

There is a ridge running down the middle of the front elevation roof slope and this appears to tie in with unevenness to the front double bedroom floor and distortion around the front bay and two windows above. The reason for this movement is assumed to be an inadequately sized/distorted Bressumer beam directly beneath the double windows on the first floor. This beam is supporting part of the front elevation wall and roof, and is likely to have warped and distorted with age. Interestingly, all the other properties in the street of the same design as this property appear to be suffering from this. Nevertheless, the possibility of future renewal or strengthening in accordance with local authority consents and structural engineers calculations cannot be entirely ruled out.

The ridge/hip tiles on the front bay require some re-pointing.

### **3.3 Parapets**

There are no parapets.

### **3.4 Roof Void**

Access to the main roof void is via the rear addition roof on the rear part of the landing.

The purlins would benefit some re-bedding and, as already mentioned, would also require intermediary support.

Our inspection of the front roof slope was extremely restricted and ideally an additional access hatch to the front part of the property would be beneficial. We cannot comment upon the possibility of unseen defects.

Firebreak walls should also be sealed, in co-operation with the neighbouring properties.

Some general splitting and staining of the timbers was observed, but this is merely consistent with the building's age.

As the roof slopes are under-felted, battens and tile fixings were hidden from view.

It is essential for insulated roof voids with under-felt to be ventilated, to reduce the risk of condensation and consequent rot to timbers.

### **3.5 Rainwater Goods**

Rainwater goods are formed in a mixture of PVC and cast iron.

Some corrosion was evident, with leaking joints etc. during the heavy hailstone shower. The sealing of joints would be beneficial.

Some taped downpipe joints were also noted off the front bay, again indicating an overhaul is necessary.

Rainwater goods will be prone to regular and on-going maintenance. The cast iron sections will eventually benefit replacement in PVC. An overhaul of rainwater goods is now required.

### **3.6 External Walls and Elevations**

Measurements taken at the recesses indicate that main walls are constructed in a mixture of solid masonry and solid brickwork and rat trap bonding brickwork. Externally, walls are a mixture of face stone and render.

We have already mentioned the movement on the front elevation wall as a result of an undersized and over stressed Bressumer beam. Future upgrading works cannot be entirely ruled out which could prove expensive and disruptive.

Interestingly, the covings to the front living room do not extend into the bay itself, possibly indicating past repairs. See Section 6 – Matters to be referred to your Conveyancer.

On the front elevation, some open mortar joints were noted which would benefit re-pointing.

However, the face stone walls have been pointed with a sand and cement render, as opposed to a lime mortar and this can cause spalling and damage to the adjacent stonework.

On the rear elevation, the walls have been smooth sand and cement rendered, but the lower parts appear to have been relatively recently renewed. The upper parts of the rendering is older and is likely to be of a more limited life.

On hacking off any rendering the opportunity should also be taken to examine lintels and repair/replace as necessary.

Again, on the front elevation there is a banding running across the front wall. These bandings can encourage damp penetration to occur and may eventually require lining with good quality lead work to prevent this happening.

All sills etc should be made to slope outwards and away from the building, to assist in discharging rainwater well away from the main walls of the building and the windows.

The building is likely to be constructed upon a sub-soil subject to seasonal shrinkage and expansion, which can cause structural movement. Foundation depths of older buildings were

sometimes inadequate to escape the effects of this and future damage cannot be ruled out entirely. However, no evidence of significant structural movement was noted to the main building and there is nothing to suggest the foundations are defective or inadequate.

Cracks and deflections to outer walls were observed. The worst of which being across the top of the Bressumer beam on the front elevation and the possibility of remedial repairs to this area cannot be entirely ruled out.

### **3.7 Damp Proof Course**

There is no evidence of a damp proof course to main walls, although this could be concealed by internal and external wall surfaces.

External ground levels are too high in comparison with internal floor levels. Where possible, these should be lowered to a minimum of 150mm (6 inches) below internal floor levels in order to minimise the risk of damp penetration occurring. Additionally, some boundary walls are built up against the house and there should either be a 25mm (1 inch) gap or a vertical damp proof course inserted to prevent damp penetration occurring.

However, in respect of the basement, tanking works will be necessary. The traditional remedy of tanking is the insertion of a vertical damp proof course within the walls, commonly referred to as “tanking”. A number of methods and materials are available and specialist advice will be required.

Tanking can also be disruptive and expensive.

### **3.8 Sub Floor Ventilation**

There is inadequate sub-floor ventilation to the basement area and sub-floors. This should be rectified.

### **3.9 External Joinery**

Fascias and soffits are of softwood construction and it is difficult to fully ascertain their condition from ground level. Nevertheless, they would benefit from some rubbing down and redecorating on a periodic basis.

There are no eaves on the two storey rear addition back wall which can be more difficult for water to discharge well away from the main walls of the building and increase the risk of damp penetration. This is the case with neighbouring properties.

Windows and doors are PVC double glazed and there is also one aluminium and timber double glazed velux skylight.

Double glazing has a limited life, due to progressive deterioration of the edge seals. See Section 6 regarding any guarantees.



It is recommended waterproof seals are provided between door/window frames and adjacent walls, in order to minimise the risk of damp penetration occurring.

The window to the second/middle bedroom will not open properly, due to the presence of the gutters.

PVC frames can vary enormously in quality and an assessment of individual design is beyond the scope of this report. They are less suitable for piecemeal repairs, while stay mechanisms and fixings can require occasional overhaul.

### **3.10 External Decorations**

External decorations are reasonable, but the external joinery will require rubbing down and redecorating.

### **3.11 Ceilings**

The ceilings appear to be of plasterboard and lath and plaster construction, with artex, papered and smooth finishes.

The artex may contain minor traces of asbestos and specialist advice should be sought before handling this material, since creating dust is a recognised hazard.

Lath and plaster ceilings of this age have a limited life and are prone to loss of key and eventual collapse. They are of a type no longer installed today. Their life expectancy is unpredictable and can be reduced by alterations or poor maintenance. There is a risk that areas of plasterwork will fall away when the decorative finish is removed. Repairs to such ceilings are difficult to carry out and replacement is often the only alternative.

Minor irregularities and undulations were also noted, although these are not considered unusual in a property of this age and type.

### **3.12 Internal Walls and Partitions**

Internal walls and partitions are of mixed solid and lightweight construction, with a mainly plastered finish.

A number of the internal walls are the original mortar and consequently there are areas of blown and hollow internal plasterwork which will require renewal. It appears in some cases the original mortar walls have been skimmed over and this is a generally poor building practice. Areas of internal plasterwork are uneven and hollow with some poorly blocked up doorways etc. You may wish to upgrade.

The double doorway leading between the front and rear reception room has been blocked up with plasterboard. We assume that access to the middle reception room was through the

double doors between the two rooms. Currently, the access to the second reception room off the third reception room and this is not considered ideal.

Some of the internal partition walls are lath and plaster construction, and we refer to our earlier comments under Section 3.11 Ceilings above regarding lath and plaster.

Artex has also been applied to some walls and we again refer to our comments under Section 3.11 Ceilings above.

Typically in a property of this age, a number of door frames are no longer square. However, this movement would now appear longstanding and non-progressive, with no evidence of recent significant movement to suggest instability in the structure.

Minor shrinkage cracks in the plasterwork are not considered to be of any serious structural significance and making good will be required prior to next redecoration.

### **3.13 Fireplaces, Flues and Chimney Breasts**

There are feature fireplaces to the first living room, breakfast room and rear most bedroom.

You should ensure that the flues are properly lined and in a safe condition prior to use. The flues have not been inspected and it is not possible to comment upon the adequacy of any linings. If you intend to use any of these fireplaces they would also require sweeping and adequate hearths etc provided.

All other redundant flues should be properly capped and ventilated, internally and externally, in order to minimise the risk of damp penetration occurring.

### **3.14 Floors**

Basement floors are a mixture of flagstone, chippings and earth, and you may wish to upgrade. Flagstone floors can also encourage damp penetration to occur.

There are quarry tile floors to the front entrance porch. Some of the floors appear to have Thermo plastic tiles and these may contain minor traces of asbestos. Specialist advice should be sought before handling this material since creating dust is a recognised hazard.

Other ground floors are a mixture of suspended timber and solid construction.

Upper floors are of suspended timber construction and some require adequately re-fixing.

It is unlikely in a property of this age and type that the solid floors have the benefit of a built in damp proof membrane, which in its absence can encourage damp penetration to occur and upgrading could prove necessary.

To the ground floors, some past repair was noted from within the basement area by the using of herringbone strutting and new joists ends (i.e., joist hangers etc. installed). This indicates there has been a problem in the past. See Section 6.

Bathrooms and WC floors are often affected by dampness, due to leaking pipes, condensation etc. A closer examination is warranted when the coverings can be lifted. Future remedial repairs may prove necessary.

All floors were covered with carpets or other fixed coverings which were not lifted. Consequently, floor surfaces and sub-floor areas could not be inspected, except to the basement.

### **3.15 Internal Joinery Including Kitchen Fittings**

Windows and doors require easing/adjustment, to ensure correct operation.

Fittings in the kitchen comprise a range of relatively modern units. They appear serviceable, but were not inspected in detail. The kitchen is considered small.

Internal cupboards are rather dated, especially to the third bedroom and would generally benefit upgrading.

Consideration should be given to replacing lightweight internal glazing with toughened glass for safety reasons.

The balustrading along the landing is rather low and would not comply with modern safety standards. You may wish to upgrade.

### **3.16 Internal Decoration**

These are a matter of personal choice and you may wish to redecorate.

### **3.17 Cellar/Basement**

There is a cellar/basement with limited headroom and a metal staircase leading down to it.

As expected, it is damp and improved ventilation is required.

Wood beetle infestation was also evident. This is likely to have spread to other concealed areas.

There was only a very limited inspection possible to the front room, due to the a small gap in the wall which we looked through with our torch and photographed.

### **3.18 Dampness**

Isolated areas of rising dampness were noted. Consequently, a full report should be obtained from a specialist British Wood Preservation and Damp Proofing Association registered contractor who should make a full examination of the property and carry out any essential

works found necessary. All works to be carried out under an insurance backed, long term and transferable guarantee.

In respect of older properties, you should ensure that the specialist contractor is experienced in undertaking reports and treatment in properties of this age and design.

Some isolated areas of penetrating dampness were noted, most probably due to leaking gutters and this should be rectified.

### **3.19 Condensation**

No evidence of significant condensation was noted at the time of inspection.

Dry forms of heating and good ventilation should help to minimise this risk.

### **3.20 Timber Decay and Infestation**

A representative sample of exposed timber was examined and whilst all reasonable care was taken, the possibility of concealed defects cannot be entirely ruled out.

The walls of buildings of this age sometimes incorporate concealed timbers which are at risk of decay and wood beetle (for example, timber lintels and any areas of panelling or dry lined walls).

Wood beetle infestation was observed to the basement. This is likely to have spread to other concealed areas.

Timbers in contact with damp walls can become rot affected and this was noted to the skirting board in the third reception room/dining room.

You are therefore recommended to obtain a report and quotation from a specialist British Wood Preservation and Damp Proofing Association registered contractor, who should make a full examination of the property and carry out any essential works found necessary. All works to be carried out under an insurance backed, long term and transferable guarantee.

### **3.21 Thermal Insulation**

The level of thermal insulation in the roof void is inadequate. Current Building Regulations requires a minimum of 300mm (12 inches) of insulation quilt to be provided.

Further details on improving the energy performance of the property can be obtained by viewing the Energy Performance Certificate, which should be available with the selling agent.

### **3.22 Other**

Scaffolding or other means of safe access will be required to carry out any repairs and this will increase the cost of any repairs significantly.

## **4.0 Services**

**PLEASE NOTE THAT ONLY A GENERAL INSPECTION OF SERVICES HAS BEEN MADE. SUPPLIES AND SERVICE INSTALLATIONS HAVE NOT BEEN TESTED.**

### **4.1 Gas**

Mains gas appears to be connected. The meter is located in the basement.

In view of the complexity of regulations and safety implications, we recommend an inspection of the installation etc. by the appropriate gas company.

### **4.2 Electricity**

Mains electricity supply is installed, with a meter and consumer unit located in the basement.

The observed wiring and fittings appear to be relatively modern, but current guidelines recommend that electrical installations should be tested every five years or upon change of ownership and you should strictly adhere to this advice. You may also wish to increase the number of power points at the property. See Section 6 regarding any guarantees.

If no guarantees etc are available, then the system should be tested by a qualified electrician (preferably NICEIC/NCA registered), prior to entering into any legal commitment to purchase.

### **4.3 Cold Water Supply**

Your legal advisers should ensure that mains water supply is available.

Plumbing where seen is run in a mixture of copper and lead, indicating that at least some of the pipework is old and will require renewal.

An internal stopcock is located in the basement.

You should obtain advice from a competent plumbing for replacing the lead pipework in Alkathene.

Sanitary fittings are relatively modern and serviceable, although were not inspected in detail. Some general wear and tear was noted.

The sanitary fittings do appear to be of a generally sub-standard quality.

Flexible sealants should be provided at the junction between sanitary fittings and surrounding surfaces, to minimise the risk of water over spillage.

Plumbing pipework in the basement should be adequately lagged to minimise the risk of frost damage.

#### **4.4 Domestic Hot Water**

Hot water is provided by way of the gas fired combination boiler located in the third bedroom. The flue discharges via the right hand side rear addition. This is understood to provide instantaneous hot water.

You should confirm if there are any maintenance records for the domestic hot water system and, if not, it should be tested by a Gas Safe Registered Gas engineer, prior to entering into any legal commitment to purchase with all recommendations implemented. See Section 6 regarding guarantees.

#### **4.5 Space Heating**

Space heating is provided by way of the same boiler as discussed under Section 4.4 Domestic Hot Water above and via panelled radiators. The same recommendations apply. Some of the pipework and radiators are old and you may wish to obtain further specialist advice in respect of possible upgrading.

#### **4.6 Sanitary Fittings**

These are modern, but of basic quality and you may wish to upgrade.

Flexible sealants should be maintained at the junction between sanitary fittings and surrounding surfaces to minimise the risk of water over spillage.

#### **4.7 Drainage**

Drains are assumed to connect into a public sewer, via a system which is likely to be shared with adjoining owners.

The cover and rim to the inspection chamber have become corroded together and consequently the drainage could not be inspected. An inspection before purchase is recommended. We therefore cannot comment as to the possibility of unseen defects.

Downpipes discharge into gully pots or directly into the ground. The existence of soakaways, however, cannot be confirmed.

There is a rear PVC soil and ventilation pipe.

## **4.8 Other Facilities**

There are certain other facilities at this property, including kitchen appliances, but these are outside the scope of this inspection. If you require further information, appropriate enquiries should be made prior to purchase.

Adequate smoke and carbon monoxide detectors should be installed.

## **5.0 The Site**

### **5.1 Garage**

There is no garage.

All parking is on street.

There is a potential garage space, subject to a right of way across the rear lane.

### **5.2 Other Buildings**

There is one outside WC. This requires overhauling of the slate roof and the single brick walls are causing damp penetration to occur. There is rot to the lintels which requires renewal and the door itself requires re-fixing. The WC is old and is likely to require renewal.

### **5.3 The Site and Local Factors**

The property occupies a predominantly level site.

The stone boundary walls require upgrading, in co-operation with neighbouring properties.

The timber fencing will require routine maintenance.

The gardens require general cultivating and paths re-laying etc.

The National Radiological Protection Board (NRPB) have identified this area as one in which, in more than 1% of dwellings, the estimated level of radon gas entering the building is such that remedial action is recommended. Long term exposure to radon could be injurious to health but the remedial measures can often be implemented at reasonable cost when considered in proportion to the value of the property. It is not possible in the course of the inspection to determine whether radon is present in this building as the gas is colourless and odourless but tests are available by post from the NRPB or other approved laboratories. The minimum suggested testing period is three months.

The property is situated in a mining area and a written report on mine workings in the vicinity should be obtained from the relevant authorities prior to purchase.

In the absence of a formal register recording land contaminated by previous industrial, refuse or other such uses, it is prudent to investigate the history of a site in order to ensure it is unaffected.

The property is not thought to pose any special risk of flooding under normal conditions.

#### **5.4 Trees**

Not applicable.

#### **5.5 Boundaries**

As already mentioned, the stone walls require some rebuilding, in co-operation with neighbouring properties, and the timber fencing will require routine maintenance.

Your responsibilities for the maintenance of boundaries should be established, via your conveyance, and routine expenditure will be required.

#### **5.6 Wayleaves, Easements and Rights of Way**

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

However, there is a rear lane access leading to a potential garage space. The valuation figure provided assumes a right of way exists and there are no onerous restrictions or liabilities and conveyancers to confirm.

#### **5.7 Planning and Environment Matters**

The road is believed to be made and adopted by the Highways Authority, but confirmation from your conveyancer is recommended.

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

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.

It would also be prudent to establish whether nearby commercial premises are the subject of proposed redevelopment or change of use.

There are no other known local factors believed to adversely affect the property although your conveyancer should verify this.



## **6.0 Matters to be Referred to your Conveyancer**

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

Based upon its appearance, it is considered unlikely that the property has been altered in such a way to require planning permission or Building Regulation consent, but once again this should be investigated by your conveyancer.

Conveyancers to confirm warranties/guarantees and their validity, extent and transfer-ability in respect of the following:-

Central heating system service agreement.

Double glazing.

Roof coverings.

Electrical Wiring

Alarm Systems

Any past repairs regarding the beam on the front elevation as referred to under Item 3.6 – External Walls and Elevations.

Your legal adviser should make formal enquiries with the existing owners to find out if any other guarantees are applicable to the property. If any guarantees/warranties are made available, they should be carefully inspected to see if they are still effective and will be fully transferable to you as the new owner and your conveyancer should confirm.

Past repair was noted to the timber ground floors from within the basement. Conveyancers to carry out further investigations and refer back to the surveyor.

The property also appears to be the subject of an external renovation Grant. The valuation figure provided assumes that there are no claw-backs and conveyancers to confirm.

Conveyancers to advise of the implications of the Party Wall Act 1996.

That the highway is adopted by the local authority.

There is a rear lane access and the valuation figure provided assumes that a right of way exists and that there are no onerous restrictions or liabilities.

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

neighbours property or are not independent connections to mains serving this property.

Confirm where possible the position of the boundaries and responsibility for maintenance thereof where these are shared with neighbours property.

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

Ensure that there are no outstanding debts in respect of credit agreements relating to the property, fittings or contents remaining.

Ensure that any conditions attached to Grant Aid have been satisfied.

Ensure that there are no road improvements or development proposals which would be detrimental to the property.

Obtain a mining search report, as recommended in Section 5.3 Site and Local Factors above.

Any adverse discovery may have a serious effect on the resale potential of the property and a possible detrimental effect upon its value. It may therefore be important for you to refer any such matter back to us before you proceed to a legal commitment to purchase the property.

You should immediately forward a copy of this report to your conveyancer with the request that they check all legal matters. Some of the legal enquiries necessary may be highlighted in other sections of the report.

## **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.

Some maintenance and repair will require the co-operation of adjoining owners.

The property was unoccupied and unfurnished at the time of our inspection. The presence of floor coverings throughout prevented a full inspection.

No ladders were raised for close inspection of the upper parts of the building. Our inspection was made entirely from ground level or from upper windows where available.

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 advisers and should not be reproduced in whole or in part or relied upon by any third party for any purpose without the expressed written authority of Mallard (Wales) Ltd, T/A Chartered Surveyors.

Our inspection of this 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.

Binoculars were used to inspect roof slopes, chimney stacks etc., externally and a dampness test meter was used internally.

Many parts of the building such as foundations and sub floor areas are concealed during construction and we do 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.

Where a house has extensive floor coverings, this again limits the inspection possible, particularly of floor surfaces. We did take random check readings with a damp meter through the fitted carpets that we could not lift, but if you are able to arrange for furnishings to be moved and the floor coverings lifted, we should be pleased to make a further inspection of such areas.

At the time of our inspection the property was unoccupied and empty, but considerable floor coverings still remained. We did pull these aside where possible, but not those securely fixed.

As far as the service installations (gas, electricity, hot and cold water, space heating and drainage) are concerned, our inspection was a limited superficial one and in the absence of specific tests, we cannot give warranty as to their condition, design or efficiency.

The suitability of the mains supplies and acceptability of the installation connected to them is something on which the water and electricity companies have the final word.

Underground pipes and rainwater downpipes or gullies were not traced or tested.

The calculations of the load bearing capacity of floors have not been carried out and we can give no opinion to their strength or suitability for your purposes.

In drafting this report, we have limited comment to more material matters and, in particular, we have not listed individually such minor items as slightly loose door or window fittings or minor decorative blemishes which have no structural significance.

## **8.0 Conclusions**

The designs and methods used in buildings are continually improved and this property would not comply with current standards in some respects, but this is true of the vast majority of the country's housing.

The property has been maintained reasonably well, but naturally is beginning to suffer a little with age and, as one would expect to find within such a property, a number of repairs were identified. The most important items requiring remedial attention or further investigation can be summarised as follows:-

1. Obtain a specialist timber and damp report and all necessary works to be implemented. All timbers at the property to be checked including sub-floor areas.

2. Confirm the condition of the drainage.
3. A competent plumber to replace old lead pipework in modern building materials.
4. Seal firebreak walls to roof void and re-bed purlins.
5. Replace defective and perished internal plasterwork.
6. Movement was noted to the front elevation wall, probably due to an over stressed or inadequate sized Bressumer beam. You should budget for possible renewal or upgrading, in accordance with local authority consents and Chartered Structural Engineer supervision. This could prove costly.
7. Strengthen roof timbers in accordance with current building regulations and works to be carried out in accordance with current building regulations and works to be carried out by a competent roofing contractor.
8. Upgrade site and outbuildings.
9. Areas of internal plasterwork to walls and ceilings will eventually require renewal.
10. Overhaul external joinery and rainwater goods.

In addition to the above there are also a number of other aspects which require attention in due course, which can safely be dealt with as part of an ongoing programme of routine maintenance and upgrading:-

We would strongly recommend that you arrange for any builders or other specialist reports, estimates or tests before you legally commit to purchasing the property so that you are fully aware of the costs.

Most of the defects revealed by our survey are of a type which one would expect to find in a property of this age and character.

It is also recommended that any future repairs only be undertaken by competent contractors experienced in buildings of this age and type.

Repairs or alterations to party structures should only be undertaken after consultation and agreement with adjoining owners in full compliance with the 1996 Party Wall Act.

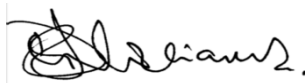
Any refurbishment of a building will inevitably expose parts of the structure currently hidden from view and so unseen defects requiring expenditure may come to light. It would therefore be prudent to include within your budget an additional sum of money for unexpected items.

You are also recommended to seek professional advice in respect of all planning and the supervising of any intended structural alterations,

## 9.0 Additional Advice

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 workmen, including decorators, who carry out repairs and renovations should be advised of its presence so they may take appropriate safety precautions. Similarly, safety precautions should also be taken when carrying out any DIY work. Further advice on this safety topic may be obtained from the environmental health office of your local council. Normally the removal of asbestos products from buildings has to be carried out by especially licensed firms operating to stringent safety standards which can prove an expensive exercise. However, small quantities of asbestos cement products may be removed without utilising the specialists expensive facilities although obviously reasonable safety precautions should be taken to prevent the creation of dust, the spread and inhalation of dust by all persons within the building either during the operations or afterwards and the removed material disposed of to the appropriately licensed tip, the location of which can be ascertained from your local council. Asbestos cement products used for roof coverings are fragile and should not be walked upon without appropriate safety precautions and the provision of adequately sized crawler boards properly supported.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D J G Williams', with a stylized flourish at the end.

D J G Williams, MRICS  
Chartered Surveyor

## **Appendix of Photographs**

**PLEASE NOTE THAT THE PHOTOGRAPHS ARE NOT AN ILLUSTRATION OF ALL DEFECTS AT THE PROPERTY. THEY ARE TO GIVE YOU GUIDANCE ON ITS GENERAL CONDITION. THE PHOTOGRAPHS SHOULD NOT BE VIEWED IN ISOLATION.**

**PLEASE NOTE THAT THERE MAY BE SOME DEFECTS IN THE PHOTOGRAPHS WHICH ARE NOT REFERRED TO IN THE MAIN TEXT.**

**Photograph 1 – Front Elevation**



**Photograph 2 – Rear Elevation. This photograph also shows the poor condition of the rear shared stack which requires overhauling.**



**Photograph 3 – Note some slipped artificial slates on the front elevation.**



**Photograph 4 – During the inspection there was a hailstone shower as illustrated in the photograph. Note the broken slate at eaves level.**





**Photograph 5 – Note distortion to roof and window heads, probably as a result of the movement of the Bressumer beam.**



**Photograph 6 – Undulation to rear roof slopes. Intermediary support will be required.**



**Photograph 7 – Hip tiles to the front bay require re-bedding.**



**Photograph 8 – Note undulation to front roof slope.**



**Photograph 9 – Note undulation to front elevation wall immediately above the bay. The reasons for this are discussed in the report.**



**Photograph 10 – Distortion to the window head on the first floor front elevation. Also note sand and cement pointing, not lime pointing, and areas of missing pointing.**



**Photographs 11 & 12 – The lower part of the rear addition appears to be re-rendered. The upper part is an older rendering which may require some attention in due course.**





**Photograph 13 – Downpipe leading directly into the ground. The existence of soakaways however cannot be confirmed.**



**Photograph 14 – Example of boundary wall built up against house with no vertical damp proof course or gap between the boundary walls and the main dwelling. This can encourage penetrating damp.**



**Photograph 15 – External path levels are too high.**



**Photographs 16 & 17 – Distortion and damage to boundary walls and fences which require upgrading.**





**Photograph 18 – Poor condition of lean-to outside WC.**





**Photograph 19 – Past repair to joists in cellar. Note galvanised joist hangers. Conveyancers to carry out further investigations.**



**Photograph 20 – The front basement room which cannot be properly accessed has been partially dug out.**





**Photograph 21 – Steep steps with limited headroom leading down to basement.**



**Photograph 22 – Example of consumer unit.**



**Photograph 23 – Lead rising main which would benefit replacement in Alkethene.**



**Photograph 24 – Example of internal glazing.**



**Photograph 25 – This is the front bay. The covings go all around the room but not into the bay. There may have been past repairs and conveyancers to further investigate.**

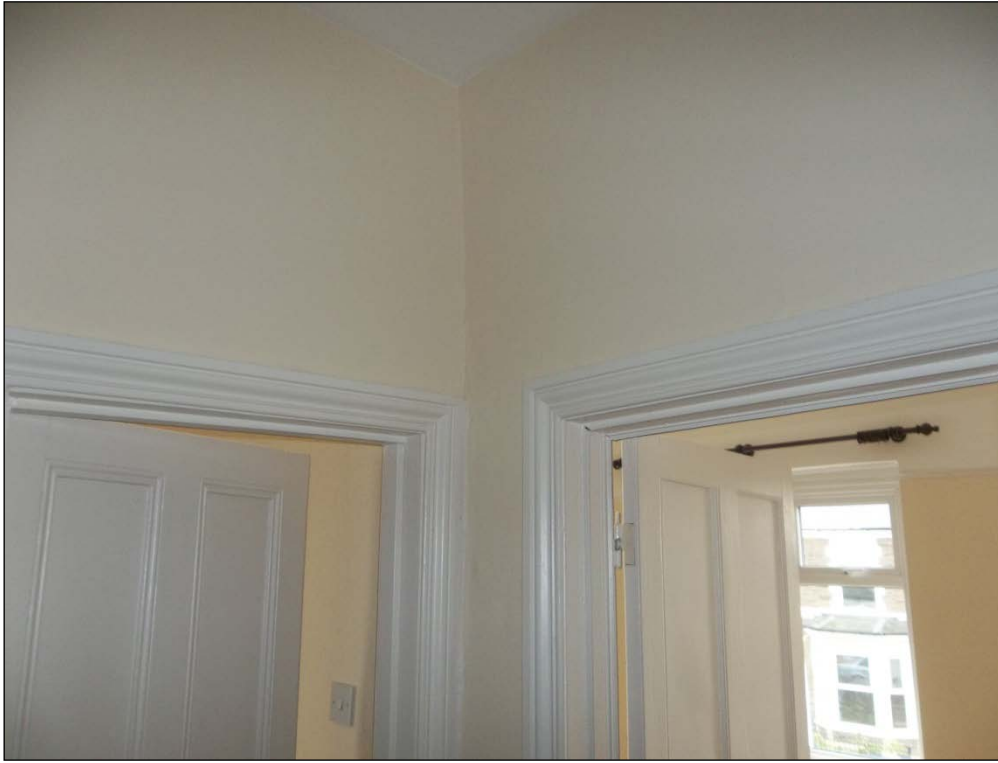


**Photograph 26 – Some cracking to first floor front bedroom around the line of the Bressumer beam.**





**Photograph 27 – Example of old movement to door frames.**



**Photograph 28 – Example of purlin on rear addition requiring re-bedding.**



**Photograph 29 – Rear elevation purlin would benefit intermediary support and hence the reason for the bowing.**

