

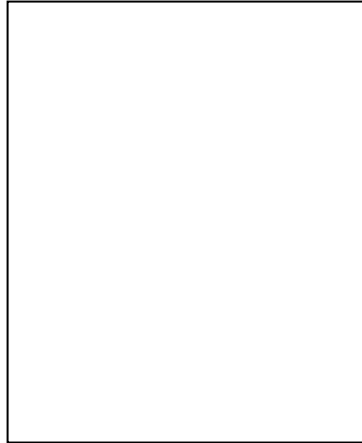


# ISVA

Independent Surveyors & Valuers Association  
PUTTING THE CLIENT FIRST

# HomeSurvey

on



**Name and Address of Client:**

**Date of Inspection: 19<sup>th</sup> December 2012**

**Surveyor: D Jason G Williams MRICS**

**Mallard (Wales) Ltd**

**Survey House**

**23 Chapel Street**

**Mumbles**

**Swansea**

**SA3 4NH**

**01792 361300/07974838293**

## 1. INTRODUCTION

**THIS REPORT IS A CONCISE FORM OF SURVEY CARRIED OUT BY A SUITABLY QUALIFIED SURVEYOR AND IS IN ACCORDANCE WITH THE 'TERMS OF ENGAGEMENT', SIGNED BY THE CLIENT.**

### DESCRIPTION

The subject property comprises a traditionally styled two storey, middle of terrace and extended private dwelling house, probably constructed 1900.

The date of the single storey rear extension is not known.

The property now requires extensive upgrading and improvement works throughout.

### ACCOMMODATION

The accommodation briefly comprises:-

#### Ground Floor

Entrance Porch  
Hallway  
Through Lounge/Kitchen  
Lobby  
Bathroom  
Separate WC

#### First Floor

Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3

#### Outside

There is a small rear yard and one derelict store shed.  
All parking is on street.

### CONSTRUCTION

The property is of traditional construction:-

**Main Roof** – This is of timber pitched construction and is covered with interlocking concrete tiles.

**Extension Roof** – This is of timber construction, flat overlaid with mineral felt.

**Main External Walls** – Measurements taken at the recesses indicate that these are a mixture of solid masonry, whereas the two storey rear addition appears to be of Rat Trap bonding brickwork. The rear extension walls are of cavity brickwork/block work. Externally, walls are a mixture of spar dash and smooth render.

**Floors** – Ground floors are of solid construction. Upper floors are of suspended timber construction.

## LOCATION

**Windows and Doors** – These are PVC double glazed.

Situated amongst mixed residential and commercial properties and giving convenient access to the Llanelli town centre and most of its amenities. This can often prove a difficult selling area, especially in the current economic climate and you are advised to fully familiarise yourself with the locality, prior to entering into any legal commitment to purchase.

The property is situated in a former mining area and a written report on mine workings in the vicinity should be obtained from the relevant authorities. The valuation assumes this does not reveal the property to be at risk of movement from mining.

The Health Protection Agency has identified this area as one in which in more than 1% of the dwellings, the estimated level of Radon gas entering property is such that remedial action is recommended. It may be prudent to seek further advice on this. Information and advice on Radon can be obtained free of charge from The Health Protection Agency at Chilton, Didcot, Oxon OX11 0RQ or [www.hpa.org.uk](http://www.hpa.org.uk).

## 2. CIRCUMSTANCES OF INSPECTION

During the inspection the weather was wet with heavy rainfall. The weather in previous months has been exceptionally wet.

The property was vacant and unfurnished. There were limited floor coverings.

No inspection was possible of the left hand side rear addition. Consequently, the condition of such areas cannot be confirmed and an inspection before purchase is essential.

## ORIENTATION

The front of the property has a northerly aspect.

All directions given in this report assume that the reader is standing on the frontage road facing the front of the property and looking towards the rear.

## 3. SURVEYOR'S OVERALL OPINION

This property is considered to be a reasonable proposition for purchase, provided that you are prepared to accept the cost of the various repairs/improvements required and any associated inconvenience. Such work is quite common in properties of this age and type. Provided the work is carried out to a satisfactory standard there is no reason why there should be any special difficulty on resale, under normal market conditions.

**See also Section 13: Summary of Condition and Recommendations.**

### **DAMP PROOF COURSE**

### **DAMPNESS**

### **CONDENSATION & VENTILATION**

## **4. STRUCTURAL MOVEMENT**

There are signs to suggest that the property has been affected by past structural movement, as evidenced by slight distortion to door frames, floors and the staircase.

There is also differential settlement cracking between the main walls of the original property and the single storey rear extension. So far as can be seen from a single limited inspection, all movement would appear longstanding, with no evidence of recent significant movement to suggest instability in the structure.

## **5. DAMPNESS, CONDENSATION & VENTILATION**

There is no evidence of a damp proof course to main walls, although this could be concealed by internal and external wall surfaces. Nevertheless, there is evidence of an injected damp proof course to the under stairs cupboard. This appears to be ineffective.

External grounds levels are in a generally satisfactory level in comparison with internal floor levels.

Random checks for damp were made where possible using an electronic damp meter and there is evidence of both rising and penetrating dampness.

Penetrating dampness is particularly evident to the middle bedroom and this appears to be entering via a defective gutter on the right hand side neighbouring property. See Section 12 – Other.

Some dampness was noted to the rear most bedroom beneath the position of the original chimney stack. This needs to be further investigated by a competent building contractor and all works carried out as necessary.

You are advised 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 all the property and carry out any essential works found necessary. All works to be carried out under an insurance backed, long term guarantee.

Isolated areas of condensation were noted. Dry forms of heating and good ventilation should help to alleviate this problem.

Redundant flues should also be properly ventilated internally and externally, in order to minimise the risk of damp penetration occurring.

## **6. INSULATION**

The level of thermal insulation in this property is inadequate.

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.

## **7. TIMBER DEFECTS**

A representative sample of timber has been inspected and the possibility of concealed defects being present cannot be entirely ruled out.

Timbers in contact with damp walls can become rot affected. You are advised 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 all timbers at the property and carry out any essential works found necessary. All works to be carried out under an insurance backed, long term guarantee.

## ROOFS

### 8. THE EXTERIOR

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

Some slight undulation and distortion was noted and timbers were not strengthened when the roof was recovered using heavier concrete tiles (as opposed to slates) and some future strengthening works in accordance with Building Regulations may prove necessary.

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

The observed main roof coverings appear in a generally serviceable state of repair, with no significant defects.

Adequate ventilator tiles should also be provided, to minimise the risk of condensation, eventual dampness and rot to timbers.

There is a large flat roof area at the rear. The flashings on the abutment should be adequately re-fixed to prevent damp penetration occurring.

An adequate reflective coating should also be provided to the flat roof, to assist in extending its likely life expectancy.

Flat roofs have a notoriously short lifespan and can fail, and need renewal at any time. Again, the flat roof should be properly ventilated to prevent condensation, dampness and rot.

## CHIMNEYS

The chimneys have been taken down below roof level and tiled over.

## GUTTERS & DOWNPIPES

Rainwater goods are formed in PVC. They require some re-alignment. They can also be prone to periodic leakage and the joints will require sealing from time to time.

The gutters of the neighbouring property are causing internal dampness. Please refer to comments under Section 12 – Other.

## MAIN WALLS

Large areas of cracked and hollow render were noted, which would now benefit hacking off and renewal. The opportunity should also be taken to examine lintels and repair/replace as necessary. This work should be carried out by a competent building contractor.

In respect of the single storey rear extension, there is a possibility of cavity wall tie corrosion. The condition of the ties should be checked by a specialist firm and all works carried out to ensure future stability under an insurance backed, long term guarantee.

**WINDOWS,  
EXTERNAL JOINERY &  
DECORATIONS**

Fascias are a mixture of PVC and softwood. The softwood fascias require overhauling or complete replacement in PVC.

PVC fascias appear to be fixed over the original softwood units, which could be concealing rot affected timbers which would otherwise have been identified. This would necessitate the removal of rainwater goods and re-fixing/renewal. When carrying out these works, the opportunity should also be taken to examine the feet of the rafters and wall plates, and carry out any essential works necessary.

There are softwood soffits which require overhauling/replacement in PVC.

Windows are PVC double glazed. Some are proving difficult to operate and there is misting between the panes, indicating failure of the edge seals. See Section 12 regarding any Guarantees, although replacement of all or most units is likely to be more cost effective in modern UPVC double glazing.

Redecoration will be required in conjunction with the repairs discussed above.

**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.

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. We would draw your attention to areas where asbestos may be present e.g. roofing felt, tiles, guttering, fascias, soffits and wall coatings etc. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive.

## ROOF SPACE

## 9. THE INTERIOR

Access to the roof void is from an undersized hatch on the landing.

Firebreak walls should be sealed in co-operation with the neighbouring property for fire and security purposes.

The purlins should also be re-bedded.

## CEILINGS

The ceilings are of mixed plasterboard and lath and plaster construction, with various finishes.

Lath and plaster ceilings of this age have a limited life and are prone to loss of key and eventual collapse. It is likely 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.

In respect of plasterboard ceilings, minor irregularities and undulations were noted, although these are not considered unusual in the type and age of property.

Cracks have appeared mainly as a result of shrinkage, but are not considered to be of structural significance. Making good will be required prior to next redecoration.

## INTERNAL WALLS & PARTITIONS

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

Most of the internal walls are the original mortar and again it is likely that considerable internal re-plastering works will be required when the decorative finishes are removed etc.

Furthermore, cracks were noted in the plasterwork, although these are not considered to be significant in a property of this age and type. Re-plastering will also be necessary to eradicate the dampness.

Artex has been applied to a number of walls and this may contain minor traces of asbestos. Specialist advice should be sought before handling this material, since creating dust is a recognised hazard.

An internal loadbearing wall has been removed to create a through lounge and this work would normally have required local authority consents. See Section 12 – Regulations.

Internally dry lined walls could conceal dampness or defects which would otherwise have been identified.



**CHIMNEY  
BREASTS,  
FLUES &  
FIREPLACES**

A chimney breast wall appears to have been partly removed to the front part of the through lounge and this work would normally have required Building Regulation/local authority consents. Again, see Section 12 – Regulations. In the absence of local authority regulations not being available, then further investigations by a Chartered Building Surveyor/Chartered Structural Engineer are required to ensure that the wall above is adequately supported.

There is no evidence of significant cracking or movement, but parts of these walls are pannelled.

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

There is an old style gas fire. You should ensure 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. We are unable to confirm whether this is in working order and you may wish to renew.

**FLOORS**

The floors are in a generally poor condition.

Self-levelling compound has been attempted to apply over a number of floors, but this is breaking up and floors are likely to require renewal.

Quarry tiled floors are also unlikely to be properly damp proofed, probably together with the majority of the other floors. The most suitable long term option would be to re-lay the floors and to include a modern damp proof membrane, in accordance with current Building Regulations.

**JOINERY**

Internal joinery is of typical softwood construction and dated. Large areas require renewal.

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

You may wish to replace internal kitchen units, built in cupboards, internal doors and windows etc.

**DECORATIONS**

Upon completion of all works, the property will require total redecoration throughout.

**OTHER**

Materials containing asbestos are present in many buildings of this age, often enclosed and unexposed. We would draw your attention to areas where asbestos may be present e.g. roofing felt, floor tiles, textured ceilings and wall coatings etc. The exact nature of the material can only be determined by laboratory testing. There are potential health risks stemming from the inhalation of asbestos fibres and from working with this material. Further advice is available from the Local Authority or the Health and Safety Executive.

## ELECTRICITY

### 10. THE SERVICES

Mains electricity supply is installed with the meter and consumer unit located in the living room.

The observed wiring and fittings are dated and there are an inadequate number of power points.

You are advised to obtain a report and quotation from a qualified electrician (preferably NICEIC/NCA registered) and all works to be implemented accordingly.

## GAS

Mains gas supply is installed, with a meter located in the front part of the through lounge.

In view of the complexity of regulations and safety implications, we recommend inspection of the gas installation etc. by the appropriate gas company prior to entering into any legal commitment to purchase.

## WATER (including Sanitary Fittings)

Mains water supply is available.

Plumbing where seen is run in copper, although a number of areas were hidden from view.

Underground supply pipework has not been inspected. In a property of this age, if it has not already been replaced, the pipework is likely to be of lead or cast iron and will need renewal.

An internal stopcock could not be located and further enquiries are recommended. If it is discovered that one does not exist, you should arrange for its installation.

Sanitary fittings would benefit renewal.

## HEATING

Central heating and domestic hot water is understood to be provided by the gas fired back boiler.

The boiler itself appears old together with the radiators and pipework etc.

A hot water cylinder is located in the airing cupboard and this should be properly supported on timber bearers.

The PVC cold water storage tanks should also be properly support. They should be properly covered, cleaned out, lagged and ventilated in order to comply with current water by laws.

The central heating and domestic hot water system is likely to require complete overhauling, although you may wish to replace with a modern condensing gas fired combination boiler. You should confirm any guarantees – See Section 12, but the system should be tested or renewed by a Gas Safe Registered Contractor.

**DRAINAGE**

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

The lid to the inspection chamber was lifted and no signs of recent blockage or significant damage were identified.

Downpipes discharge into gully pots which require cleaning out. The existence of soakaways, however cannot be confirmed.

The soil and ventilation pipe requires upgrading.

**OTHER**

Adequate smoke and carbon monoxide detectors should be provided.

**11. SITE & OUTBUILDINGS**

The property occupies a level site.

There is a derelict outbuilding.

There is rear lane access. See Section 12 – ‘Other’.

There is a small rear yard, which may reduce future saleability prospects and therefore value.

Paths have cracked and settled, and you may wish to relay.

All parking is on street.

The right hand side garden wall has deflected and will require rebuilding. See Section 12 – Other.

## TENURE

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

## REGULATIONS

The property has been extended and an internal loadbearing wall has been removed to create the through lounge, and a chimney breast appears to have been removed to the front part of the through lounge.

You should ensure that all necessary local authority consents and completion certificates are available and in order. In the event that they are not, then a Structural Engineer's report will be required, in respect of removal of the chimney breast.

## GUARANTEES

Your legal adviser must confirm that guarantees/warranties available in respect of the following:-

Central heating and domestic hot water systems service agreements.

Double glazing.

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.

## OTHER

Your legal adviser should make further enquiries and advise you on the following:-

Any adverse easements, servitudes or way-leaves affecting the property. There are no obvious indications but this needs to be clarified.

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

Confirmation of all boundaries.

If alterations or repairs are likely to affect party walls, you should obtain advice on the implications of the Party Wall Act 1996.

Confirm the precise maintenance and repairing responsibilities in respect of shared drains/sewers.

Full details on former land use, contamination and any remediation.

Availability of main services and connection status.

Advise you in respect of dampness from the neighbouring property's leaking gutters.

You should immediately pass a copy of this report to your legal adviser with the request that, in addition to the necessary standard searches and enquiries, checks are made to confirm each and every one of the items referred to in this Section, as well as all the assumptions made in arriving at the market value.

Please let the surveyor know if any of this information is found to be inaccurate, as this may have an adverse effect on the valuation given in Section 14.

Send a copy of this report as soon as possible to your legal adviser.

### **13. SUMMARY OF CONDITION & RECOMMENDATIONS**

We would recommend that you treat the following matters, all discussed earlier in this report, as matters to be remedied as soon as possible after you have completed the purchase of the property:-

1. Seal firebrick walls to the roof void.
2. A Chartered Building Surveyor/Structural Engineer's report to be obtained in respect of the partly removed chimney breast to the front through lounge, if no local authority consents are available. All works to be carried out under professional supervision, in accordance with local authority consents.
3. Obtain a specialist timber and damp report, and all works to be implemented and rectify penetrating dampness.
4. Replace defective external joinery and rainwater goods.
5. Hack off and replace defective rendering. The opportunity should also be taken to examine lintels and repair/replace as necessary.
6. Replace defective floors in accordance with current Building Regulations.
7. Obtain specialist report from a Gas Safe registered contractor, in respect of testing and upgrading/renewing the central heating and domestic hot water system.
8. Obtain a specialist report from a qualified electrician (preferably NICEIC/NCA registered) and all works to be implanted accordingly.
9. Replace defective and perished internal plasterwork to internal walls and ceilings.
10. Upgrade fitments at the property.

#### **URGENT MATTERS**

**MATTERS  
REQUIRING  
FURTHER  
INVESTIGATION**

We would recommend that you should treat the following matters, all discussed earlier in the report, as matters where further investigations are required prior to exchange of contracts.

1. Confirm the condition of the incoming water supply.
2. Confirm the condition of the cavity wall ties.
3. Confirm the condition of the central heating and domestic hot water system.

**MAINTENANCE  
ISSUES**

You should have particular regard for the following matters extracted from the body of this report. They are not in order of importance and not intended to be a full summary of the contents of this report:-

1. Possible strengthening of roof timbers.
2. Flat roof area.
3. Boundary and garden walls.

Send a copy of this report as soon as possible to your legal adviser and refer all adverse or relevant matters back to the surveyor for further comment.

As soon as you receive the quotations and reports for the work specified above under Urgent Repairs, Matters Requiring Further Investigation and Maintenance Issues and also the responses from your legal adviser, the surveyor will be pleased to advise whether or not these change the advice or valuation given in this report. Only when you have all this information should you decide whether or not to proceed with the purchase. We recommend you remain in control of obtaining quotes rather than rely on those provided by others.

You are advised however that if you should decide to legally commit yourself to the purchase without obtaining the above information, you will have to accept the risk that adverse factors might come to light in the future.

This report should be read in its entirety and not just the summarised sections.

## 14. VALUATION


We are of the opinion that the current market value of the property on the basis of instructions confirmed in the Terms and Conditions is **£55,000 (Fifty Five Thousand Pounds)**.

However, we reserve the right to alter this figure upon receipt of further investigations, together with contractors' estimates and costings etc.

## 15. BUILDINGS INSURANCE REINSTATEMENT COST

The estimated rebuilding cost of the property for insurance purposes is £190,000 (One Hundred and Ninety Thousand Pounds). The gross external floor area of the living accommodation is approximately 139 square metres. This figure is the minimum for which the property should be insured and is calculated on the basis of equivalent modern reinstatement.

**SIGNATURE**



**SURVEYOR'S NAME AND  
PROFESSIONAL QUALIFICATIONS**

.....  
**D Jason G Williams MRICS Bsc (Hons)**

**NAME AND ADDRESS OF  
SURVEYOR'S ORGANISATION**

**Mallard (Wales) Ltd  
Avenue Villas  
2-4 Station Road  
Llanelli  
Carmarthenshire  
SA15 1AB**

**ISVA MEMBERSHIP NUMBER**

**2431W**

**DATE OF REPORT**

**20<sup>th</sup> December 2012**