

BUILDING SURVEY REPORT

Property Address:

22 Geneva Road
Moriston
Midshire
MS12 2RW

Named Client:

Mr R Moore

Date of Inspection:

1st July, 2012



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REPORT

This report has been prepared solely for the benefit of the named client in connection with the proposed purchase of the named property. No liability is accepted to third parties. It should not be disclosed to a third party in whole or part for any use whatsoever without the express written consent of Moores Independent Ltd.

This Building (Structural) Survey report has been prepared in accordance with RICS guidelines and with the signed Terms and Conditions of Engagement a copy of which is attached to this report. This is a general Building Survey of the property and not a Schedule of Condition listing every minor detail. It is a report intended to give a general opinion as to the condition of the property. It is important to consider the report as a whole rather than to take reports on individual defects out of context. Comment will be made as to whether defects are typical for the age and construction of the property.

Two copies of the report are provided for your benefit. One copy should be passed to your legal advisor prior to a legal commitment to purchase and they should be asked to research the points mentioned within the report.

No local or formal enquiries of the Local Statutory Authorities or investigations have been made to verify information as to the tenure, the existence of rights and easements, etc.

The report does not guarantee that work carried out in the past, has been done to statutory/mandatory regulations or to competent manufacturers recommendations or to British Standards, Codes of Practice, Agreement Certificates, etc. When this report refers to current day standards it is not a statutory obligation to meet these standards but a recommendation to bring the property in line with current good practice and modern building regulations.

You are made aware in this report of certain risk areas that could not be fully investigated at this stage. You proceed to purchase in full knowledge of these risks if further investigations are not allowed by the vendor or are not carried out prior to purchase. Without further investigation, defects might exist or occur, with subsequent increased risk and costs. If you are aware of costs before the exchange of contracts, then at least you will have the opportunity to renegotiate the purchase price.



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A INTRODUCTION

A1 Description

The property is thought have been built in the 1960s. It comprises a detached bungalow beneath a pitched tile roof with later extensions to front and rear. There is a detached double garage and workshop as well as private enclosed gardens to front and rear. There is off-street parking for two to three vehicles.

A2 Location, Amenities & Roads

The property is situated on a popular residential road in a built up area close to a good range of facilities, approximately halfway between Kingstave and Neddington. Enhance facilities are available at Tinton and Ossington.

A3 Accommodation (internal)

Floor	Accommodation
Ground	2 Receptions, Study, Kitchen/Diner, Conservatory, Cloakroom.
First	3 Bedrooms, ensuite shower room, family bathroom.

A4 Outbuildings, Parking & Site

The property occupies a broadly level, rectangular site with car parking for two to three vehicles and a double garage with workshop to the front area. There is a side garden and side access to the private enclosed rear gardens. The garden is mainly laid to grass with large areas of landscaping and trees and shrubs to the borders. To the rear section there is an allotment-type area.

There are a large number of ad hoc sheds, lean-to storage areas and greenhouses within the curtilage of the property.

A5 Weather

The weather at the time of our inspection was heavy rain. This was preceded by a period of heavy rainfall which, in turn, had been preceded by a prolonged period of dry weather and drought conditions across most of the country.

A6 Tenure

We are advised the property is offered freehold with the benefit of vacant possession on completion although your solicitors should verify this for you.

A7 Orientation

The front of the property faces in a Southerly direction. All references to location will follow this assumption.



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A8 Occupation & Limitations

The property was occupied and fully furnished at the time of our inspection. The vendor, however, was not home during the course of our survey.

The property was provided with close-fitted floor coverings throughout and there were large amounts of items of furniture in all areas as well as large amounts of personal possessions in all rooms and within all cupboards and the roof space area.

The vendor had begun to pack up their possessions and there were packing boxes in many of the rooms as well as items sitting around waiting to be packed. This restricted the scope of our survey to some degree.

Our inspection of the roof space area was restricted to the area provided with boarding, but also restricted by the abundance of personal items stored within the loft.

Externally it was not possible to carry out a full inspection of the garage and work store because the rear and side elevations were not accessible.

There was also a large number of storage shed to the eastern side of the property which were not possible to inspect due to lack of access, also lightweight timber sheds fall outside the scope of the survey.

Our internal inspection of the garage and work store was restricted by the amount of personal equipment and other items stored within the garage building.

At the property there is photovoltaic and a solar water heating system. These specialist installations are beyond the scope of our expertise and, therefore, should be inspected by independent specialists within that field.



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B CONDITION (OUTSIDE)

B1 Chimney Stacks & Boiler Flues

There are two large chimneys to the front area of the property. The first on the southerly elevation is formed in brickwork with decorative banding at high level and clay pots. This chimney is found to be in satisfactory condition with no evidence of any significant deterioration to the brickwork. There is evidence of repairs having been carried out to the pointing which the vendor suggests was carried out during the course of the early '90s. This chimney appears to be in satisfactory condition and requiring normal maintenance on an on-going basis. We were unable to see the flashing.

On the party wall there is a shared chimney stack, once again formed in brickwork with decorative banding at high level. This chimney appears to be in satisfactory condition. The bricks themselves appear to be in satisfactory order as does the associated pointing. The clay pots appear to be at a slight angle to the vertical and we wonder whether these may require some re-bedding. This could be undertaken as part of normal on-going maintenance. There is a lead flashing to this chimney which appears to be in satisfactory condition and there is no evidence of any water penetration internally. We suspect this is therefore in satisfactory order and requiring normal maintenance on an on-going basis.

To the rear section of the property there is a third brick chimney once again with decorative banding at high level and clay pots. This also appears to be in satisfactory condition as does the associated flashing and there was no evidence of any internal water penetration at the time of our inspection. There is a slight lean in a southerly direction relating to this chimney; however this is within normal building tolerances.

To the side elevation there are two modern balanced flues from the boilers within the kitchen. These appear to be in satisfactory condition and were operating at the time of our inspection. You should request copies of service records relating to the boilers which should include information relating to these flueways. The flueways have protective baskets installed around them which were in satisfactory condition with no evidence of significant defects.

B2 Roofs (Main building)

The main building has a conventional, traditional-type roof structure being a pitched roof with timber structural framing beneath. The front section of the property is covered with modern interlocking concrete tiles with a bitumastic felt beneath the tiles and then close-boarding immediately above the timber framing. In the rear section of the property there is a slate finish with a bitumastic felt beneath although no close-boarding in this section of the roof.

The roof as a whole is reasonably complex and will therefore be comparatively more expensive to maintain than a more simple roof. You should therefore make allowances for minor repairs over the years.

The tiles themselves appear to be in satisfactory condition with no evidence of significant deterioration, broken tiles or slippage generally requiring normal on-going maintenance. The ridge tiles appear to be in satisfactory condition and are well bedded on the associated mortar.



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There is a slight sag towards the south-western edge of the property. This is not thought to be serious and is within normal building tolerances.

To the front section of the property there is a valley gutter which should be cleared on a regular basis to prevent inundation during a time of high rainfall.

We were unable to carry out a detailed inspection of the side elements of the roof as we were unable to see these from ground level.

Generally speaking, the roof was found to be in satisfactory condition having been stripped and overhauled during the course of the current ownership, probably in around the early '90s, and as a consequence of this overhaul, generally requiring normal on-going maintenance.

B3 Rainwater Goods (Gutters, downpipes, soffits and fascias)

The rainwater goods are mainly formed in modern uPVC and appear to be in satisfactory condition at the time of our inspection. There was no evidence of any persistent overflowing nor of any significant dropping or other deficiencies. It should however be borne in mind that it was not raining at the time of our inspection.

Modern conventional rainwater goods are notoriously unreliable and require regular overhaul including resealing of joints and replacement of brackets and the like. They should also be cleaned of leaves and other debris on a regular basis to prevent blockage of soakaways and inundation during a times of high rainfall. Strainer should be installed at the head of the down pipe to help prevent the blocking of soakaways. These should be checked and cleared regularly.

The soffits and fascias are formed in timber and, as far as we can tell from low level, these appear to be in satisfactory condition. They will require overhaul and redecoration at a fairly early stage and it is likely that you will find some localised areas of rot at that time, but it is likely that this could be repaired on a localised basis.

The timber elements to the front section of the property were found to be in need of overhaul and redecoration and, once again, it is likely that some areas of localised rot will be discovered which will probably be repairable on a localised basis.

B4 External Walls (Structure, Finishes, DPC and Sub-floor ventilation)

The external walls are of traditional construction mainly being formed of solid brickwork with some elements of tile hanging and some sections of render. The property was generally found to be true and plumb. There are some sections where localised settlement has occurred. This is entirely normal for a property of this age and certainly within normal building tolerance.

There is some cracking in a few areas. This is either to do with localised settlement or possibly some thermal movement as can be seen within the porchway area where differential materials have caused some minor cracking at high level. This is not thought to be serious and indeed not thought to be progressive.



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The tile hangings appear to be in satisfactory condition. There are some damaged tiles which could be replaced in due course, generally speaking requiring normal on-going maintenance. Within the rendered sections there is some cracking as would be expected. This is non-serious and should be raked out, filed, faired and decorated as part of normal on-going maintenance.

Bearing in mind the age of the property, the walls were found to be in satisfactory condition and requiring normal on-going maintenance.

On the southern elevation there appears to be a slight bulge at roof plate level. This may be an optical illusion or could be some small element of roof thrust. In the event that your architects are giving advice relating to a loft conversion, it may well be worth investigating the possibility of increasing lateral restraint in order to address any minor roof thrust that may have occurred.

At low level there is a rendered plinth which has a number of airbricks within. These are probably adequate to ventilate the sub-floor and we did not find any significant levels of dampness nor of springiness within floors suggesting that there is adequate sub-floor ventilation in order to prevent the build-up of moisture within the sub-floor timbers.

We are advised by the vendor that a chemical damp-proof course was injected during the early part of the '90s. This appears to be successful in as much as the house was dry at the time of our inspection. We recommend you request copies of any paperwork relating to this installation although it is likely that any warranties will have expired by now.

B5 External Joinery (Windows, doors & conservatories)

The external joinery is predominantly formed in timber with single glazed, sash-type units in some areas and single glazed, casement units in other areas. The external timbers at ground floor level were generally found to be in satisfactory condition. They require overhaul and redecoration. It is likely that some localised areas of rot within the timbers will be found at that time. This could likely be repaired on a localised basis.

At higher level, particularly in the main window to the front section, there is quite a high level of rot and it is clear that sections of timber have been scarfed in to carry out repairs in the past. We recommend that you allow a budget for a new window within that main bedroom to the front elevation, or certainly a substantial sum for repairs to the joinery. The windows at the rear section of the property appear to be in better condition than those to the front although there is some paint peel to the small bedroom at the rear which may give rise to some areas of rot within this window although we cannot tell from our inspection. We recommend that you make an allowance for repairs and overhaul to all windows.

The front door is formed in timber and was found to be in satisfactory condition. There is single glazing at high level and the doorway appears to be in satisfactory condition requiring normal on-going maintenance.

The casement French doors from the dining area at the rear of the property were found to be in fairly poor condition. Some areas have been covered over with sacrificial plywood indicative of rot beneath and we recommend that these doors be replaced in their entirety and that other localised repair be carried out to the windows around the doorway.



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The back door is formed in timber with single glazed units at high level. This was in satisfactory condition requiring normal on-going maintenance. The locking mechanism to this door is very simple and probably does not comply with modern-day regulations. Also, the locking mechanism to the patio doors at the rear is very simple and will not comply. We recommend that an enhanced locking mechanism be introduced within the new French doors recommended above.

There is no conservatory at the property nor is there a porchway.

B6 Garage & Permanent Outbuildings

There is a detached double garage with a workshop to one side. This is comparatively recently built of conventional materials having brickwork external walls with blockwork internally and a timber frame roof with modern interlocking concrete tile covering. The building appears to be in satisfactory condition although we were unable to make a full external inspection due to the fact that there is no access to the sides and rear of the property. Furthermore internally there is a large amount of personal items stacked up which restricted the scope of our internal survey of this building. However, the building as a whole appears to be in satisfactory condition with no evidence of significant defect and generally requiring normal on-going maintenance. Most of our comments applying to the house regarding the clearing of gutters and general normal on-going maintenance will apply to the garage.

There is a single glazed, timber casement window to the workshop which was in fairly poor condition and requires some works of overhaul, repair and redecoration. There was also a timber side door with single glazed unit at high level which is in need of some minor overhaul and redecoration.

Elsewhere around the property there are numerous makeshift sheds and covered areas, most of which fall outside the scope of this survey.

There is a carport which is a very basic structure with makeshift rainwater goods arrangements indicative of some failure of the seal between the main roof and the carport roof itself. This structure was found to be in satisfactory condition although most purchasers might like to readdress this entire area with something a little more substantial.

Within the side alley area there are three timber sheds which externally appear to be in satisfactory condition although we had no access internally and they do not fall under the scope of a building survey. They generally seem to require normal on-going maintenance.

Within the rear garden there is a makeshift shed around a barbecue-type cooking area which generally was found to be fairly shoddy and quite possibly should be demolished. Within the rear garden area there is a gazebo-type patio area formed in timber which was clearly a DIY enthusiast's type construction although found to be in satisfactory condition and requiring some works of overhaul and redecoration, although generally found to be in satisfactory condition.

There were three greenhouses at the property which did not fall under the scope of this survey.



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Generally speaking, there are numerous elements to the external parts of the property, some of which are fairly poor and makeshift arrangements and will require greater than average maintenance in due course.

B7 The Site

The site is broadly level and broadly rectangular and was found to be in satisfactory condition. To the front area there is mainly car parking with hard standing for two to three vehicles providing access to the workshop and garage area.

There is a side alley providing access to the rear garden and there is also a small section of grass to the front of the property providing access to the side garden and so to the rear enclosed garden.

To the rear of the property the site is mainly laid to lawn with trees and shrubs to the borders. There is a section of allotment-type area to one corner and there is also a landscape pond with a raised up decking area to the bottom end of the garden.

The pond has a makeshift arrangement to prevent animals from falling in, although this would be inadequate to ensure the safety of small children and we recommend that proper arrangements be put in place to make the pond safe to children.

Within an area of gravel at the rear of the property there was water ponding at the time of our inspection. This was unsurprising bearing in mind the heavy rainfall that had been falling for some two weeks immediately prior to our survey.

B8 Drainage

We are advised that the property is connected to the mains drainage network; your solicitors should verify this point for you. We were provided with a plan by the estate agent showing the drainage runs.

There are two principal drainage runs; one to the front of the house providing drainage to the en-suite shower room. There is an inspection cover at the corner of the house for this drain which exposed modern drainage with no evidence of significant defect. There is a second run of drainage underneath the flat roof section of the property and then runs under the conservatory with a rather unusual arrangement providing an inspection cover within the cooking area. We lifted this hatch to expose modern drainage with no evidence of significant defect. Within the side garden area there is a third inspection chamber which we lifted to expose modern drainage with no evidence of significant defect.

The presence of the inspection chamber within the cooking area is rather unusual and certainly would not comply with modern-day Building Regulations. However, it is fair to say that the ability to obtain access to this area of drainage is a beneficial feature in the event of blockage. There was no evidence of any significant blockage or major issues at the time of our inspection and, furthermore, there was no evidence of any backing-up nor of any sluggish discharge from any of the installations at the property. We are unable to comment in any more detail. If you require further information relating to the subterranean drainage channels, we recommend that you instruct an independent company to carry out a CCTV inspection of the subterranean drainage channels.



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C CONDITION (INSIDE)

C1 Roof Space (Design, Provision & Condition)

The roof space is of conventional construction with timber rafters, joists and purlins. These appear to be well provided and there is no evidence of any significant defect with regard to these elements. There is some staining which would suggest some water penetration over a long period of time. However, we suspect this may well be prior to the replacement roof covering in the early '90s. There is close-boarding to the front section of the roof and the entire roof has been lined with modern bitumastic felt beneath the tiles to give a secondary barrier against water penetration.

Generally speaking, the timbers are in satisfactory condition with no evidence of any significant sagging nor of any significant deflection. Furthermore, there was no evidence of any infestation nor of any significant rot within the timbers that we were able to inspect at the time of our survey.

It should be borne in mind that a timber infestation could occur at any time and it may well be worth carrying out a precautionary spray of roof timbers as part of your envisaged works as this will give peace of mind during the course of ownership and may help to enhance future resale.

The roof space is partly boarded. It is therefore difficult to comment with regard to the provision of insulation. It is likely this is beneath modern-day requirements and this should be upgraded to make the building more thermally efficient. We recommend this be done as part of any extension or conversion works within the roof space area.

There are two water tanks within the roof space area which are adequately insulated and appear to be in satisfactory condition with no evidence of any significant defect nor of any leakage in the area immediately around the tanks.

There is a roof light within the rear section of the roof which appears, from ground floor level, to require some remedial work to the flashings although these works could be undertaken as part of normal on-going maintenance.

From within the roof space it is possible to see the lath and plaster finish to the ceilings and to the walls in the area immediately beneath the roof space.

The main area of concern is the glazing section in the landing area. This is really quite dangerous and some steps should be taken to provide a banister around this to prevent people from falling onto this glazing and consequent injury.

Generally speaking, the roof is very large and would lend itself well to conversion to provide additional accommodation.

C2 Ceilings

The ceilings are of lath and plaster material and these appear to be in satisfactory condition bearing in mind their age and construction. There is cracking in some areas which should be raked out, filled, faired and decorated as part of normal on-going maintenance.



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Over time the plaster tends to detach from the laths. This is caused by the drying of material and also the physical movement caused by day to day use of the building. It would be appropriate to allow a budget for the repair to ceilings in due course. It is possible to carry out ceiling repairs by removing the lath and plaster entirely and replacing with modern plasterboard or a more convenient solution is to apply plasterboard sheeting over the top of the existing ceilings and screwing this directly into the joists above.

The most significant cracking within the ceilings was identified within the small bedroom over the front door area around the chimney breast. This is likely caused by some minor differential movement between the materials in this area and is not thought to be serious. It should be raked out, filled, faired and decorated as part of normal on-going maintenance and it should be monitored to see if movement in this area is progressive and possibly relates to some movement within the chimney.

C3 Internal Walls & Partitions

The internal walls and partitions are predominantly formed in solid material, probably brickwork, although there are some lightweight stud partitioning formed in lath and plaster. The walls generally appear to be in fair condition with no evidence of significant defect. There is some internal settlement denoted by doorways that are slightly out of true. This is, however, perfectly normal and is certainly within normal building tolerances not a cause for concern.

Any localised cracking within the wall finishes should be raked out, filled, faired and decorated as part of normal on-going maintenance.

C4 Fireplaces, Flues & Chimney Breasts

The chimney breasts throughout the property remain intact from a structural support perspective.

A number of the chimneys have fireplaces in situ; others have had the fireplace removed and it is not clear whether suitable ventilation has been introduced to the flueway. As a general rule, disused flueways should have a vented cap installed at high level and ventilation at low level within the accommodation in order to allow for the ventilation of the flueway to prevent the build-up of moisture within the chimney breast.

Flueways that are in use should be swept and checked prior to use. Please see our notes elsewhere relating to gas fires which should be checked by a Gas Safe engineer prior to use.

The fireplaces that remain in situ and the associated fire breasts all appear to be in satisfactory condition and there is no evidence of any moisture penetration at the time of our survey. It should be borne in mind that our survey was undertaken at a time of unusually low rainfall with drought conditions throughout much of the country.



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C5 Floors

Throughout most of the ground floor the floors comprise suspended timber. We carried out a drop heel test in all rooms and there is no evidence of any significant springiness or sagging within the floor. It is always difficult to tell in the presence of heavy furniture and fully-fitted floor coverings. However, bearing in mind the fact that there was no significant moisture within the walls, we feel that it is unlikely there will be any significant deterioration within the sub-floor timbers. Any deterioration is likely to be comparatively localised and could probably be repaired on a localised basis. This should be offset against the age of the property which would suggest that there will be some localised rot within the sub-floor although it is impossible to tell without lifting floor coverings and floorboards and carrying out physical checking.

Within the kitchen area and also the cloakroom there is a solid floor which, once again, was covered with fitted floor coverings. It is therefore difficult to comment precisely. Suffice to say, it appears to be in satisfactory condition and generally within normal building tolerance.

The floors at first floor level are of suspended timber and, once again, these have close-fitted floor coverings throughout although we carried out a drop heel test in all rooms and there was no evidence of any significant springiness or deflection which would suggest a deficiency within the timber ends of the joists.

C6 Dampness (Rising & Penetrating)

An electronic moisture-detecting meter has been applied to the base of the internal walls at regular intervals throughout the property and at strategic points elsewhere such as chimney breast heads and under valley gutters. Much to our surprise there was no evidence of any significant dampness at low level within the accommodation. This would suggest that the injected damp-proof course has been successful in preventing dampness from rising through the walls of the building.

We were also surprised to find that there was no significant penetrating damp in the areas we were able to access. The roof covering appears to be watertight by and large as do the chimney flashings. With a complex roof such as the one at the property, it is likely that there will be problems from time to time. However, most of this could be repaired as part of normal on-going maintenance.

We suspect most purchasers would wish to carry out a conversion of the roof space in which case the roof could be overhauled and checked at that time to ensure that it gives good service going forward.

There was no evidence of any significant condensation problems at the property at the time of our inspection. The control of condensation involves maintaining surface temperatures above the dew point (the humidity-related temperature at which water vapour turns into moisture) and the provision of adequate thermal insulation and proper ventilation. Adequate heating and ventilation will help to keep condensation to a minimum. The control of condensation can be significantly improved by installing extractor ventilation in bathroom and kitchen areas with ducts arranged to disperse the humid air to an external position. This will help to remove water vapour at source. The extractors should be operated whenever these rooms are in use.



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The extent of condensation in a dwelling will depend, not only upon its orientation and construction, but also on variable factors such as weather conditions, lifestyle and how the property is heated and ventilated.

C7 Internal Joinery (Doors, Skirtings, Architraves, Cupboards & Kitchen)

Internal joinery was found to be in fair condition. Much of it is original to the property adding to the character of the building. The staircase was found to be in satisfactory condition and was firm underfoot.

Most of the internal doors are of solid panel, timber variety and were found to be in satisfactory condition and fit well within the associated door lining.

Architraves, skirtings, dados and picture rails were found to be in satisfactory condition and generally requiring normal on-going maintenance. There was light scuffing in some areas which could easily be repaired as part of normal on-going maintenance.

The kitchen is from a comparatively basic range and is starting to look somewhat dated. It is, however, in adequate condition and functions satisfactory. However, we suspect most purchasers would wish to replace the kitchen units as part of a refurbishment programme.

C8 Thermal Insulation (Loft, Windows & Cavity)

The property is of solid wall construction and this gives comparatively low thermal values.

The single glazed, timber windows have poor thermal values and tend to be quite draughty although a number of these windows have been painted shut. This helps to reduce draughts.

The insulation within the roof space is below modern-day standards and should be upgraded in due course.

The building is fundamentally thermally inefficient as are so many of these older-style buildings.



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D SERVICES

Surveyors are not qualified to comment upon the condition of certain specific items such as gas and electrical installations. In the event that no electrical test certification is available dated within the last 10-year period, the electrical installation should be tested by an NICEIC registered contractor prior to entering into a legal commitment to purchase. Furthermore, if a gas installation has not been tested by a Gas Safe registered engineer within the past 12 months, a gas safety check should be carried out and the boiler system checked and serviced prior to entering into a legal commitment to purchase.

D1 Electricity

The electric meter is situated within a plastic housing within the carport area. This is a modern unit and appears to be in satisfactory condition.

Within the cupboard in bedroom 3 there is modern consumer units with modern RCD-type switching. These appear to be in satisfactory condition and to incorporate some additional wiring and associated equipment relating to the photovoltaic system on the roof.

The wiring as a whole within the property appears to be modern and appears to be in satisfactory condition. Whilst we do not suspect any major areas for concern, the owner is clearly something of a DIY enthusiast and as there has been quite some upgrading to external wiring, we feel it would be prudent to instruct an NICEIC registered electrician to carry out testing of the electrical system prior to taking up occupation.

Bearing in mind the presence of electric showers and also of electric convection blow heaters within the bathrooms, we feel electrical inspection would be prudent.

D2 Gas/Oil (Installation and appliances)

The gas meter is situated within a plastic housing in the side alley. This is a modern meter and there is no earth bonding. This should be introduced at an early stage to comply with regulations.

We have no reason to suspect the gas system to be deficient in any way and we are advised that the boiler is regularly serviced. You should request copies of paperwork relating to these works. It would also be worth enquiring whether any gas safety testing has been carried out recently and if none has been, dated within the last 12 months, we recommend that you instruct a Gas Safe engineer to carry out testing of the system prior to taking up occupation. This should include the installation of earth bonding to the gas meter.

D3 Plumbing & Sanitary Fittings

The property is connected to the mains water supply and there is a stopcock situated in a wooden boxing within the kitchen area. We were unable to open this to obtain access to the stopcock and cannot, therefore, comment with regard to its condition. We suspect that it will likely seize and require early replacement.

Within the pavement outside there appears to be a stopcock although we were unable to lift this to verify.



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Fresh water is stored in the tanks within the roof space from where it is distributed to the various installations via a gravity-fed system.

Sanitary fittings are of traditional design having been fairly recently installed and were found to be operating adequately at the time of our inspection. We suspect that most purchasers would wish to carry out some upgrading to the sanitary installations as part of an overall refurbishment programme.

D4 Heating & Hot Water

Heating is supplied by the two gas boilers situated within the cupboard in the kitchen. We are advised by the vendor that these are regularly serviced on an annual basis and that the same gentleman attends on an as-and-when basis in addition to annual servicing. We recommend that you request copies of the service records relating to these installations.

The boilers were operating at the time of our inspection with no evidence of any significant defect. We are advised by the vendor that the boilers work in parallel to bring the system up to temperature and then, once the system is actually at temperature, the boilers take it in turns to top up the heat therefore sharing the wear and tear between the two units.

We are advised by the vendor that a new central heating system was installed in the early '90s and this appears to be in satisfactory condition with no evidence of any significant issues of wear and tear or damage and we suspect the radiators are sufficient to provide adequate temperatures within the property during prolonged cold periods.

Hot water is supplied by the boilers and stored in a cylinder within the airing cupboard at first floor level. This unit is boxed in to the airing cupboard and we are unable to carry out a detailed inspection. Suffice to say it appears to be a modern cylinder with a modern foam jacket and there is no evidence of any significant defect or of any leakage within the area around the cylinder at the time of our inspection. Within the same cupboard there is a water softener which we are advised by the vendor is reasonably unreliable and despite being repaired on a number of occasions, only works intermittently.

The water supply has reasonable pressure and there is no evidence of any significant water-hammer, airlocks nor of any discolouration by impurities such as rust.

D5 Fire & Security

We advise the installation of smoke detectors at high level within hallway, landing and stairs to give early warning against fire.

The general provision of security within the property is fairly poor. Single glazed window units provide little deterrent to intruders and the door locking mechanisms on all doorways are comparatively dated and will probably not comply with modern-day insurance regulations.

There is no intruder alarm at the property.



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E ENVIRONMENTAL & LEGAL

Prior to a legal commitment to purchase you should forward one copy of this report to your legal adviser, particularly drawing his attention to this section.

A precautionary check is suggested of the Local Planning Authority for any recent approvals or applications for works to any surrounding properties that may have an adverse effect on the amenity of the subject premises.

You should ensure your solicitors request copies of paperwork, warranties and guarantees relating to the various installations at the property. Of particular note: the solar system; the recently installed uPVC windows; the boiler and any other items that may have a service history or warranty documentation. You should ensure that the benefit of any warranties is assigned to you as the new owners.

You should also request copies of any planning approvals or associated Building Regulations approvals relating to the various extensions at the property and also relating to the garage and workshop building.

Your solicitors should also verify which boundaries are your responsibility from a maintenance and repair perspective.

From the drainage plan that we have seen, the foul drain from Hill View, immediately to the north of the subject property, exits across the land of the subject property and links up into inspection chamber number 3. Your solicitor should verify that this arrangement has been properly documented.



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F SUMMARY

The property is an old-style house which has been updated and maintained over recent years. As with all older-style housing, it is likely it will require greater than average works of repair and maintenance than more modern houses. You should, therefore, make allowance for minor repairs through the years. It is also likely that as you carry out works at the property you will expose areas of deficiency that are not apparent at the time of our survey.

Ultimately the property is in fair condition with no evidence of significant defects and most items identified within this report would fall into the category of normal on-going maintenance or minor works.

The following items are recorded as some of the principal defects etc. but this list must not be regarded as an exhaustive statement of all defects and items for further investigation recommended in this report:

- Carry out overhaul and redecoration to external timbers.
- Carry out overhaul and redecoration to external window elements.
- Overhaul timber decking area to rear of property.
- Carry out localised repairs to cracking within rendered area.
- Make an allowance for replacement window in the front elevation at first floor level within the master bedroom.
- Carry out gas and electrical safety testing as recommended within this report.
- Make an allowance for replacement French doors from dining room area to garden.
- Test all flueways prior to use.
- Introduce rain capping and ventilation to disused flueways.
- Test mains water stopcock and replace as necessary.
- Upgrade insulation to loft area.
- Carry out localised repair to external elevations to include tiles and pointing as required.
- Carry out localised roof repairs.
- Carry out overhaul and repairs to soffits, fascias and rainwater goods as necessary.
- Introduce protection to glazed area within loft to prevent injury.



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F2 Insurance re-instatement Cost Assessment

Your insurers will require a rebuild cost figure (in the event of total loss) which they will use to assess the buildings insurance premium. This information is available at an additional cost of £90(+VAT).

Service not requested.

F3 Market Value

Is the price you are paying a **fair price** in the context of the condition of the property and bearing in market conditions at the time of the survey? For properties under offer at less than £1m, this information is available at an additional cost of £125 (+VAT).

Service not requested.

F2 Signature

Moores Independent Ltd

Date of report: 25th April 2012

Prepared by:

Moores Independent Limited

RICS Regulated Chartered Surveyors & Property Advisors

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