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HomeSurvey

99 Accacia Ave, Anytown, Nottingham, NG9 1GS



Name and Address of Client:

Mr Purchaser

Date of Inspection:

26th July, 2011

Surveyor: Thomas H M Smith BSc (Hons) FRICS RICS Registered Valuer for and on behalf of W A Barnes LLP , Chartered Surveyors, Portland Square, Sutton-in-Ashfield, Notts NG17 1DA

1. INTRODUCTION

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

DESCRIPTION

The subject property comprises a medium sized two storey, semi detached house built, in my estimation, around 1930. The property has not been significantly extended or altered.

ACCOMMODATION

Ground floor; Entrance hall. Front living room. Rear living room. Kitchen.
First floor; Landing. Front right hand double bedroom. Rear right hand double bedroom. Rear left hand single bedroom. Bathroom/WC.

CONSTRUCTION

The property has been designed and constructed along traditional lines. The main walls are of 9in solid brickwork beneath a pitched and hipped roof with coverings of rosemary clay tile. The ground floor is a combination of suspended timber and solid concrete. The first floor is of suspended timber. The majority of the windows have been replaced with double glazed sealed units fitted in pvcu frames of a standard casement type.

LOCATION

The property is situated within a predominantly residential location. Accacia Avenue is a relatively busy highway and forms the principle link between Anytown and Toytown. The property lies within a 0.5 mile radius of Anytown town centre. The town centre offers an excellent range of shopping facilities and all usual urban amenities.

Anytown comprises a suburb of the City of Nottingham whose centre lies approximately 3 miles distant.

RADON

According to the Home Check web site, the neighbourhood of post code NG9 1GS is not within a radon affected area.

FLOODING

According to the Home Check web site, the centre of postcode NG9 1GS is within 500 metres of an area potentially affected by flooding. This does not necessarily mean that the property itself is at risk of flooding but you should seek further advice and confirmation via your legal advisor that the property has no history of flooding.

COAL MINING

According to the Home Check web site, the neighbourhood of post code NG9 1GS is within a coal mining area. A mining report should be obtained and your attention is drawn to my comments in Section 12.

2. CIRCUMSTANCES OF INSPECTION

When I inspected the property, the weather was overcast but dry following a dry spell over the preceding 48 hours. The property was unoccupied and unfurnished. The presence of tightly secured floor coverings throughout the accommodation prevented an inspection and investigation of the floor surfaces. Units fitted in the kitchen restricted my ability to test certain walls with a moisture detecting meter in that room.

ORIENTATION

The front of the property faces approximately south.

3. SURVEYOR'S OVERALL OPINION

This property is, in my opinion, a reasonable proposition for purchase at the agreed price of £105,000 provided that you are prepared to bear the cost and inconvenience of dealing with various repair works here reported. These deficiencies are very common in properties of this age. Nevertheless, I do not think that it would be unreasonable for you to renegotiate the purchase price based upon the cost of dealing with the essential repair works at least that you were not aware when terms were first agreed.

Provided that the necessary repair works are undertaken to a satisfactory standard, I can see no reason why there should be any special difficulty arising upon future resale in normal market conditions.

See also Section 13: Summary of Condition and recommendations.

4. STRUCTURAL MOVEMENT

The property has been affected by past movement as may be seen, internally, by certain door openings which are slightly out of square and, externally, by the window opening to the third bedroom which is racked and with distortion to the brickwork beneath this window (see photo below). Such movement would appear to be of a long standing and non progressive nature and is, in my opinion, characteristic of past coal mining subsidence damage. It should not, in my opinion, adversely affect either value or future resale potential. No further investigation is considered necessary although a mining report should be obtained and your attention is drawn to my comments in Section 12.



**DAMP PROOF
COURSE**

5. DAMPNESS , CONDENSATION & VENTILATION

The main walls incorporate a double blue brick damp proof course. This has been partially bridged on the left hand flank wall and there is visual evidence to suggest that a supplementary chemically injected damp proof course has subsequently been installed to the left hand wall itself.

DAMPNESS

High readings were obtained with a moisture detecting meter to plaster surfaces above skirting boards to localised areas in the rear living room and kitchen. I believe that this indicates some rising dampness caused by a breakdown of the existing damp proof course. The dampness is not affecting the walls that have received a chemical damp proof course – hence there is no possibility of claiming against a guarantee. You are, therefore, strongly advised to instruct a reputable damp proofing specialist who should be a member of the BWPDA to undertake an inspection of the property and provide a quotation, prior to exchange of contracts for remedial work found to be necessary and whose recommendation should be implemented in full as soon as possible after purchase with the benefit of a long term insurance backed guarantee.

I found no other form of dampness inside the building.

**CONDENSATION &
VENTILATION**

I saw no evidence of any problem to be associated with condensation.

6. INSULATION

Walls of solid masonry offer poor thermal insulation qualities. Double glazing will, however, provide a degree of thermal insulation. Within the roof space there is an average depth of about 3 / 4 inches of fibre glass quilting draped between the ceiling joists. This is substandard by current regulations which would require about 10 inches of fibre quilting to be provided. This should be upgraded by way of routine maintenance. Grant assistance may be available.

The cold water storage tank is positioned in the roof space. This is un-insulated and needs to be lagged. You should do this as soon as possible after purchase in order to minimise the risk of damage during the cold weather

7. TIMBER DEFECTS

I found no timber defects at the property.

8. THE EXTERIOR

ROOFS

ROOFS

The main roof is pitched and hipped. The roof structure is of traditional timber Construction; Timber rafters span from eaves to ridge with large section timber purlins fixed at mid height beneath. The roof is covered with rosemary clay tiles which are fixed to timber batons, nailed to the rafters. There is no tiling felt underlay provided reflecting the age of the property. The undersides of the tiles as seen within the roof space are coated with mortar (known as torchings). This was used to help prevent windblown snow and rain in the days before tiling felt was available.

The roof slopes are smooth and even with no obvious sags or dips. Whilst the roof coverings were found to be effective in preventing rain penetration they require a overhaul; There are a few slipped and broken tiles to the various roof slopes and these will need to be replaced. As there is no tiling felt provided, any rain that penetrates the roof coverings will, inevitably, fall on the ceilings. This can be undertaken by way of routine maintenance.

The valleys to the roof are lined with lead and this was seen to be in a serviceable condition.

The front canopy roof and the roof above the rear bay window are mono pitched with coverings of rosemary clay tile. Again, these roofs require a general overhaul to replace a few slipped and broken tiles. Lead forms the weather proofing (known as flashings) where these roofs meet the walls. The mortar joints where The lead is tucked into the brickwork needs to be repointed in mortar but this can be addressed by way of routine maintenance.

CHIMNEYS

There is a brick built chimneystack that bridges the ridge. This is shared with the right hand adjoining property. Three Terracotta pots are visible. This was seen to be in a satisfactory condition.

There are various balanced flues projecting through the front, left hand and rear walls serving the gas convector heaters. These were seen to be in a satisfactory condition.

GUTTERS & DOWNPIPES

The rainwater goods have been replaced in plastic based material. They require a general overhaul; the downpipes affixed to the left hand and rear elevation are loose and need to be secured onto the wall by means of clips. You should deal with this as soon as possible after purchase as defective rainwater fittings can cause problems such as dampness and deterioration of adjoining fabrics.

MAIN WALLS

The main walls were seen to be generally plumb when eyed. The brickwork is in a satisfactory general condition although there are some areas of badly weathered mortar joints on the front and left hand flank walls. These joints need to be raked out and repointed in cement mortar. This can be dealt with as part of an ongoing scheme of routine maintenance.

There is a 4 ½ inch brick wall in front of the front door that supports the timbers that carry the canopy roof. (See photo below.) Several of the bricks on the top course of this wall are loose and therefore pose a safety hazard. These need to be re-bedded/repointed in cement mortar and this should be undertaken as soon as possible after purchase.



There is evidence of some localised rising dampness believed to be caused by a breakdown of the existing damp proof course. Your attention is drawn to my comments in section 5.

Sub floor ventilation is provided by a total of 8 airbricks on the various elevations. This should be adequate to control condensation in sub floor areas. It is important that the airbricks are kept clear.

There is some distortion to the brickwork beneath the rear single bedroom window on the rear elevation as indicated in section 4 but this is not considered to be significant.

**WINDOWS,
EXTERNAL
JOINERY &
DECORATIONS**

With the exception of the window to the under stairs storage cupboard which is made of timber, the windows have been replaced with double glazed sealed units fitted into PVCU frames of a standard casement type. These were found to be in a serviceable general condition and I saw no evidence of any misting between the panes to indicate defective seals which deteriorate over time. Note, however, that the double glazed units are secured by external beading. This is generally considered to be relatively easy to break into. You should also note that the front double bedroom window has top opening lights only. Windows should be designed to allow a means of escape in the event of fire. Consideration should be given for having this window replaced in the interests of safety.

The storm doors are made of PVCU these were seen to be in a serviceable condition.

The fascia boards and the other external joinery are made of timber. These were seen to be in a serviceable condition but they should be carefully checked for decay when redecoration occurs.

General deterioration is noted to external decorations. These will need to be rubbed down and renewed within the next 6 months.

OTHER

I found no other external matters requiring comment.

9. THE INTERIOR

ROOF SPACE

I undertook a torchlight inspection of the roof space with access being gained via the hatch to the ceiling on the landing. The roof space was found to be generally watertight. The party wall is built up to full height. The roof space contains the cold water storage tank. Please refer to my comments in Section 6 with regards to inadequate insulation within the roof space and the lack of insulation to the cold water storage tank.

CEILINGS

Ceilings as seen within the roof space are made of plasterboard decorated with emulsion paint. Most of the ceilings have a textured coating known as Artex. The Artex finish is very heavy in certain rooms. (See photo below) Artex finishes have generally lost popularity in recent years. You should note, however, that Artex applied prior to 1986 can contain particles of Asbestos. Consequently, the removal of Artex should only be undertaken by a specialist contractor and the cost of such works can be quite high. Under no circumstances should you attempt to sand off the Artex. If you would like to improve the appearance of the ceilings, it would be probably be more economical to have these over boarded and re-skimmed prior to redecoration.



Hair line fractures are noted to the ceiling plaster in the bathroom/w.c. These fractures are of no structural significance and can be concealed by any competent decorator.

INTERNAL WALLS & PARTITIONS

Internal walls are a combination of solid masonry and simple stud work having plastered faces decorated with paper. The walls were found to be in a satisfactory general condition although certain walls in the rear living room and kitchen are slightly damp at low level and your attention is drawn to my comments in Section 5.

CHIMNEY BREASTS, FLUES & FIREPLACES

There is a gas fire with Teak surround in the front living room. Both the fire and the surround are dated and, in my experience, most prospective purchasers will budget for having these replaced.

The various convector heaters in the property discharge into balanced flues. Again, gas convector heaters have generally lost popularity and, in my experience, most prospective buyers will have these taken out and a new gas fired central heating system fitted.

The fireplace in the front bedroom has been taken out and the opening blocked up. Consideration should be given for having the disused flue terminal capped off and the redundant flue ventilated. This can be addressed by way of routine maintenance.

FLOORS

Having walked across the floor surfaces carefully I found them to be generally level. I subjected the suspended timber floors to sudden impact loading and no significant defects are apparent. However, timbers in contact with damp walls make good conditions for rot to occur in sub floor timbers. Consequently, I recommend that you should instruct a competent person to make an assessment of sub floor timbers as a precautionary measure. This can be undertaken by the same specialist who will investigate the dampness.

JOINERY

The kitchen has been refitted with a range of average quality fittings which were found to be in a serviceable condition.

Skirting boards and architraves are of painted timber and these were found to be in as satisfactory condition.

Internal doors are a variety of glazed and flush fronted types. The doors to the rear double bedroom and the bathroom have been damaged and these need to be replaced as soon as possible after purchase. The door to the understairs storage cupboard has been taken off and needs refitting.

The staircase is of traditional timber construction found to be in a satisfactory condition.

Note that there are no fitted wardrobes in the property. The provision of wardrobes may have to be budgeted for.

DECORATIONS

Internal decorations are fair only. Redecoration to your own taste needs to be budgeted for particularly following damp proofing works.

Extra Note:

Lead based paint can be found in most properties built before 1970. In properties built before 1950 lead based paint will certainly have been used. Lead paint, if disturbed i.e. rubbed down or stripped can be damaging to health and extreme caution needs to be observed when preparing and repainting such surfaces. Often the old lead paint is hidden under layers of more modern paintwork. The use of lead paint is now banned. This warning applies to internal and external paintwork.

OTHER

I found no other internal matters requiring comment.

10. THE SERVICES

ELECTRICITY

Mains electricity is available and connected. The meter and consumer unit are positioned at high level in the kitchen. All visible wiring is in contemporary PVC sheeting. The consumer unit is reasonably modern. The consumer unit is reasonably modern and I saw earth bonding in most of the normal locations. There is a fair general distribution of power points throughout the accommodation. Consequently, my visual inspection would suggest that the installation is of a serviceable nature. However guide lines strongly recommend that electricians are tested at least every 5 years and there is no evidence to suggest that this has been done. Consequently, you are strongly advised to instruct an NICEIC Registered electrician or the local electricity company to carry out a test on the installation prior to commitment purchase as a precautionary measure. With most aspects of the building, a defect means, at worst, you face cost and repairs. When electricity is involved, however, a problem could be a matter of life or death.

GAS

Mains gas is available and connected. The gas meter is located in the under stairs storage cupboard. Part of the gas piping to the meter is made of lead (see photo below). Although I did not see a current problem, lead pipes can distort over time and this may result in gas leaks. You should plan to have these replaced in the future.



Background heating is provided by the gas fire and gas convector heaters. Information on the Gas Safe web site states that all gas appliances should be checked regularly, ideally annually and on change of ownership. There is no evidence to suggest that the gas appliances have been checked. Consequently, you are strongly advised to instruct a competent person who is on the Gas Safe Register to check all the gas appliances in this property prior to commitment to purchase and certainly before any of the appliances are used.

WATER (including Sanitary Fittings)

Mains water is available and connected. The rising main and stopcock are located to the left hand side of the kitchen sink.

The external water supply pipe is made of lead and this may be a safety hazard. Before 1970, many water supply pipes were made of lead and research has shown that small quantities can pass into the water. This can be a particular problem in areas that have "soft" water. If you want to remove this potential health risk completely you should replace all the lead piping in the property. For further advice, visit the Drinking Water Inspectorate at www.dwi.gov.uk.

Provision for domestic hot water is via an electric immersion heater. Domestic hot water is stored in a lagged copper cylinder which is positioned in the airing cupboard in the rear right hand bedroom. There is a cold water storage tank in the roof space. This is made of modern polypropylene based material. It is, however, un-insulated and needs to be lagged as soon as possible after purchase in order to minimise the risk of a burst during icy weather. Also, the overflow pipe to this tank needs to be properly supported and you should deal with this as soon as possible after purchase.

Sanitary fittings are reasonably modern and comprise a bath with shower from mixer tap above, wash hand basin and w.c. These were seen to be in a serviceable condition.

HEATING

Background heating is provided by gas convector heaters and the gas fire only. These were not in use during my inspection and have not been tested within the scope of this survey. I recommend all gas appliances are checked prior to commitment to purchase as stated above.

The vast majority of prospective homeowners will expect gas fired central heating. The provision of a gas fired central heating system would enhance the saleability and value of the property.

The gas fire and surround are somewhat old fashioned. Consideration should be given to having these replaced.

DRAINAGE

Mains drainage is available and connected. The foul and surface water drainage systems are combined i.e. both flow within the same underground pipe work. The drainage system is shared with the adjoining properties.

There are two inspection chambers within the curtilage of the property. The first is positioned approximately halfway down the shared driveway. The second is positioned at the back of the shared driveway. Both lids were lifted. The drainage channels are only about 4 inches below ground level i.e. are very shallow. There is evidence of a slight blockage in the rear channel. Liquids are pooling in this channel which may indicate a slight back fall. Rat droppings could be seen on the benching. (See photo below) The shallow depth of this drain run means that it is extremely vulnerable to damage by vehicles. According to the neighbour, the drains become blocked quite frequently. You are, therefore, strongly advised to instruct a reputable drainage specialist to make the underground the subject of a close circuit TV scan in order to assess its condition and provide a quotation, prior to exchange of contracts for any repair work found to be necessary. Your Legal Advisor should advise as to who is responsible for any works on this shared drainage system.



The over ground drainage system comprises the kitchen and bathroom waste pipes plus the foul/vent stack. These are all made of plastic and were seen to be in a serviceable condition.

OTHER

It is now good practice to install mains controlled heat/smoke detectors for safety purposes.

11. SITE & OUTBUILDINGS

There is an attached brick built outbuilding. This provides basic storage space although there is no lead flashing provided at the junction between the roof slope and the rear wall of the property. The window is cracked and should, ideally, be repaired.

The gardens are poorly maintained. The rear gardens are totally overgrown and require considerable work.

There is no wall at the back of the rear patio. This is a safety hazard. The steps leading down from the patio are extremely uneven and this poses a tripping hazard.



The concrete driveway is badly fractured. This is further justification for having the drains checked. The driveway is shared with the left hand adjacent property. Rights of way and repairing liability should be confirmed via your Legal Advisor.

The end section of the front stone boundary wall has been damaged and the stonework is loose so presenting a safety hazard particularly to children (see photo). This needs to be rebuilt to make it safe and this should be done as soon as possible after purchase.



12. COMMENTS FOR YOUR LEGAL ADVISER

TENURE

I understand that the Tenure is freehold and that vacant possession will be delivered upon completion.

REGULATIONS

No abnormal matters were noted.

GUARANTEES

Legal Advisors should obtain confirmation whether there are any valid guarantees in relation to the chemical damp proof course which has been installed down the left hand flank of the property. If there are such guarantees available then these should be transferred to you upon completion of sale. Legal Advisors should ascertain whether there any double glazing guarantees.

OTHER

I am not aware of any adverse factors although the following matters should be checked with your Legal Advisor to ensure retention of any rights which should be reserved for you and to clarify any liabilities you may have to others:

- Any responsibility for the maintenance and upkeep of the jointly used chimneys and drainage.
- Rights of way and repairing liabilities in respect of the shared driveway.
- Ownership of the plot boundaries.
- According to the Home Check web site, the property is situated in an old coal mining area. A mining report should be obtained.
- Accacia Avenue is made up and is assumed to be an adopted highway which is repairable at the public expense.

13. SUMMARY OF CONDITION & RECOMMENDATIONS

The main elements of the property are considered to be in reasonable order. As with many houses of this age and style you should budget for some repairs and improvements as discussed in the content of this report

URGENT REPAIRS

- **Rebuild loose brickwork to the wall that carries the canopy porch in front of the property.**
- **Repair loose stonework to front boundary wall.**
- **Eradicate rising dampness affecting main walls.**

**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.

- Assess condition of sub floor timbers via a reputable timber remedial specialist who should be a member of the BWPDA.
- Assess condition of underground drainage system (through a reliable drainage specialist)
- Check the electrical installation via an NICEIC registered electrician or the local electricity company.
- Check all gas appliances (through a competent person who is on the Gas Safe Register.

**MAINTENANCE
ISSUES**

Although not essential, you may wish to obtain estimates from reliable contractors, prior to exchange of contractors for dealing with the following matters which, collectively, will incur significant cost.

- Upgrading of insulation within roof space.
- Overhaul of roof coverings.
- Overhaul of rainwater goods.
- Minor repairs to external masonry.
- Renewal of external decorations.
- Possible removal of Artex finish to ceiling (through a specialist contractor).
- Possible replacement of windows that have top opening lights only.
- Replacement of the door to the under stairs storage cupboard.
- Replacement of damaged internal doors.
- Possible replacement of dated gas fires.
- Provision of a gas fired central heating system.
- Possible replacement of lead rising main.
- Work to overgrown gardens.
- Provision of guard rail to patio and rebuilding the steps at the rear of the patio.
- Minor repairs to outbuilding.

14. VALUATION

Taking the relevant factors into account and assuming the property to be freehold, I am of the opinion that the Market Value of the freehold interest as inspected with vacant possession on the 26th July 2011 lies in the order of **£105,000 (One hundred and five thousand pounds)**.

15. BUILDINGS INSURANCE REINSTATEMENT COST

The estimated rebuilding cost for the property for insurance purposes is **£106,000 (One hundred and six thousand pounds)**. This figure is calculated on the basis of equivalent modern reinstatement using the BCIS House Rebuilding Cost Index.

SIGNATURE

SURVEYOR'S NAME AND PROFESSIONAL QUALIFICATIONS

Thomas H M Smith BSc (Hons) FRICS
RICS Registered Valuer.

NAME AND ADDRESS OF SURVEYOR'S ORGANISATION

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DATE OF REPORT 29 July 2011