West Midlands Surveys LTD
Chartered Surveyors

BUILDING SURVEY

AND

VALUATION REPORT

ON

XXXXXXXXXXXXXXX

XXXXXXXXXXXXXXX

(CONFIDENTIAL DETAILS REMOVED)

10th NOVEMBER 2008

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XXXXX

Dear XXXXX,

Re: PROPERTY ADDRESS REMOVED

PART 1: INTRODUCTION

This is a report on the construction and condition of the above property, following our survey carried out in accordance with your Instructions, which were confirmed to you in our letter dated 16th October 2008. The survey was carried out in accordance with our standard Terms and Conditions, a copy of which you have signed and returned.

The aim of this report is to deal with the various elements concerning the building structure in a logical and easy to follow manner, to outline our findings and to comment as to whether further investigation or specialist reports are required.

The report is divided into sections, which we hope will enable you to readily pick out individual points to which you may with to refer. It is important that the entire report is read, as each section is an integral part of it and defects may well be referred to at various stages within the report.

In the first part there are various relatively brief descriptive sections; this is followed by Part 2 which outlines the limitations and parameters of the inspection. Part 3 is a description of the construction and state of repair, Part 4 provides the General Remarks and summary of our advice.

PART 2 – DATE AND WEATHER

We inspected the property on the 3rd November 2008. The weather at the time of our inspection was overcast following a period of wet weather conditions.

PART 2 – SITUATION AND DESCRIPTION

The property comprises a traditional detached dwelling house of two storey design likely to have been built in the late 1920's/early 1930's. The property occupies a generally rectangular plot to the front elevation tapering to the rear where it leads to a narrow more wooded section of garden.

The property is of conventional construction having cavity brick external walls with part cement rendering to the front, sides and rear elevations of the main building with an original pitched clay tiled roof covering carried off timber purlins and rafters. The property has been extended by way of a side single storey utility and enlargement of the

garage in around 2001/2002 having cavity block walls partially built off the existing garden walling. A rear conservatory was added in 2002 of brick and UPVC construction with toughened roof glazing. An en-suite shower room facility was added approximately two years ago. Internally, floors are a combination of solid and suspended timber structures.

It is understood that all mains services are connected, there is gas fired radiator central heating.

Accommodation:

Ground floor: Open porch, entrance hall, front reception room with archway leading to rear reception room with inglenook fireplace leading through to large 'L' shaped conservatory. Ground floor cloakroom with wc and breakfast kitchen, understairs store, utility.

First floor: Master bedroom to front elevation with en-suite shower room and wc inset, there are two further double bedrooms and one single bedroom. There is a family bathroom with wc and bath/shower facilities, landing, half landing and attic store.

External areas: The property benefits from a generous gravel driveway with electronic gated entry with remote operation, there is a semi-integral large single car garage with inset hot water cylinder, there is an irregular shaped rear garden leading to a wooded section to the rear with old concrete air raid shelter.

Location: The property is situated within an established and well regarded residential area close to Sutton Coldfield Town Centre being on the historical Driffold having much history. The property is within easy reach of all local amenities and handy for walking to Sutton Coldfield Town Centre. All local facilities are close at hand with local schools, buses, trains and usual facilities within easy reach. The property is within walking distance of Sutton Park and the local leisure centre.

PART 2 – LIMITATIONS TO INSPECTION

The property was occupied, fully furnished with floor coverings in all rooms with the exception of the hall in part, the ground floor cloakroom, the kitchen, and utility room. Our inspection to the right hand side elevation was restricted as we were permitted to enter the adjoining property courtyard to examine the side wall of the extension and existing garden wall although this was obstructed by the presence of ivy to some degree which should be pruned back regularly. The flat roof covering to the rear bay window was of two storey design and could not be viewed. Concealed pipe work within boxing to the ground floor wc could not be inspected. Belongings within the landing store cupboard restricted our inspection to some degree and a head and shoulders inspection of the roof void above the garage only could be made.

Our inspection of the main roof space was hampered by the presence of boarding, insulation, lagging to pipe work and the addition of polythene lining to the underside of the roof structure. Fitted wardrobes within the bedrooms did restrict our inspection to former chimney breasts and walls. Belongings within the garage restricted our inspection to some degree.

Defects may exist therefore to unseen areas which we cannot readily comment upon.

PART 3 – STRUCTURE

EXTERNAL

Roofs:

The main roof covering to the subject property is original pitched clay tile with half round hip and ridges tiles with part timber feather edged cladding to gable features to the front and rear elevations.

This original roof covering is unlined and is therefore more susceptible to damp penetration particularly during prolonged periods of rainfall. It is not considered essential that the covering is upgraded, however the introduction of a polythene under lining in part has been added mainly to reduce the potential for the mortar torching from falling into the roof void area and causing excessive dirt and debris onto stored items. Of course periodic dampness will occur and it is essential that roof coverings are kept well maintained.

General repairs are needed to the main roof covering to include localised repointing to hip and ridge tiles to the front, sides and rear elevations including the installation of suitable hip irons to low level to the end of hip tiled sections where these have been omitted or have become perished and missing to most elevations.

Isolated slipped and damaged tiles particularly to the right hand roof slope were apparent and these should be replaced as necessary. Isolated perished tiles should be removed and replaced as necessary to all elevations.

The roof guard to the right hand side elevation is poor and rusting and ideally this should be replaced to the main roof section above the side single storey utility extension. The roof guard to the rear elevation of the main building above the conservatory is generally serviceable where visible from ground level.

The weather boarding to the gable features to the front and rear are generally poor and suffering wet rot decay requiring isolated repair and replacement. This should be repaired to prevent damp penetration and the ingress of birds or vermin.

The rear bay roof covering is of two storey design and could not be viewed from ground level due to its height and configuration, it appears to be original lead and therefore you

should budget for on-going routine maintenance as this covering will be at the end of its serviceable life. There was evidence of minor damp penetration to the underside and it will be advisable to ensure the roof covering is readily maintained shortly after occupation.

The front single storey bay roof covering comprises original clay tiles with stepped lead flashing at the junction with the main building. This appears generally serviceable for age and type although the hip tiles require cementing.

The side inglenook fireplace is partially surmounted by a pitched tiled roof covering around the external chimney breast. Slipped and damaged original clay tiles will require replacement as necessary and hip tiles require adjustment and recementing. It is important to ensure any slipped or loose tiles are replaced immediately as there is no under lining to this roof covering. The lead flashing detail will be under cement rendering and appears effective with no evidence of damp penetration internally. On-going routine maintenance should however be anticipated to the vulnerable flashing details in the future in view of its general age.

The roof covering to the side utility and garage alteration comprises replacement clay tiles carried off a timber rafter frame work with felt under lining. The felt under lining was noted to have perished slightly and is not correctly lapped into the gutters adjacent and this arrangement should be altered and improved to prevent rainwater penetrating behind gutters and causing rot or dampness into the building. Two Velux double glazed roof lights are inset which require minor adjustment and cleaning down. Lead flashing details are generally satisfactory where visible particularly on top of the adjacent garden wall although it is imperative that ivy growth is cut back to enable regular maintenance and access to maintain the gutters, flashings and roof coverings at all times in the future. This will require consent of the neighbouring land owner.

A concealed lead flat roof covering is apparent to the utility area to make a feature of the landing window. This detail appears to have been reasonably well constructed although the verge sections require recementing at the perimeter edge of the utility pitched roof. The flash band flashing arrangement is not ideal around the perimeter of the lead cheeks adjacent to the landing window frame although appears satisfactory at present although will require regular maintenance and replacement.

The concealed lead lined valley gutter to the roof adjacent to the garage and utility appears serviceable, however the cement verges require repointing as necessary. The valley detail requires cleaning through and ridge and hip tiles require recementing.

There are isolated slipped and loose tiles to the garage roof section which should be repaired as necessary.

The front projection roof covering to the garage has shown signs of leakage around the porch area causing old damp staining to the right hand side of the front entrance door as

viewed from the front elevation. On-going routine maintenance may well be needed to roof tiles, flashings and rainwater fittings around this area.

Chimney Stacks:

The front right hand chimney stack is of brick construction having two chimney pots which have been capped and ventilated. The brick work is generally weathered and requires recementing, perished and spalled brick work should be cut out and replaced as necessary. The chimney pots should be checked to ensure they are secure and these should be recemented where necessary at upper level. There are signs of previous patch repairs to the lead flashing detail which should be repaired correctly as flash band has been added which is not suitable in the long term. The chimney stack is noted to lean slightly although not excessively and of no cause for concern at this stage.

There are two brick chimney stacks to the left hand side elevation of the property one to the front and one to the rear. These chimney stacks are both in similar condition, both having two open chimney pots with capped and ventilated pots. They are generally weathered requiring localised repointing and replacement of spalled brick work where necessary. Lead flashings require localised recementing as necessary at their perimeter with the brick work. The chimney stacks were generally tall and slender but serviceable.

Rainwater Fittings:

The rainwater fittings are relatively modern and have been upgraded within the last few months according to enquiries with the vendor. Rainwater fittings are of modern half round section UPVC type although we noted minor weeping around the porch to the right hand side of the front entrance door which should be cleaned through and repaired as necessary. The UPVC rainwater fittings around the utility window to the rear have shown signs of leakage causing dampness to brick work to low level. These should ideally be repaired and cleaned through in conjunction with repairs to the rainwater fittings to the right hand side wall around the former garden wall adjacent to the neighbouring property. Ivy growth and vegetation will not assist in allowing rainwater to discharge freely and these should be cleaned through as necessary.

The rainwater fittings to the right hand side of the garage extension are loose and require refixing.

It is important to ensure gutters are kept well clear of debris and vegetation particularly in view of the proximity of deciduous trees which may well cause blockages to occur in the future.

Foundations and Structural Movement:

We cannot confirm the nature or type of foundations used in the original construction of this property as they form part of the sub-structure.

From our inspection above ground, we found no evidence of foundation failure. It is likely that the house is built on a sandy gravelly sub-soil type usual in this particular locality near to Sutton Park.

It is also likely that the property is built off a traditional strip type foundation. We did however note some old differential movement cracking to the front left hand corner of the garage wall which is original although there is no evidence of further re-cracking to this area and we consider this movement to be longstanding and non progressive in nature.

We also noted some slight shrinkage cracking to the rendering within the conservatory wall to the left hand side it is likely that the low level masonry where rendered is of concrete block work and this is more than likely a thermal movement crack. This is of no cause for concern although the rendering should be repaired as necessary.

We found evidence of slight shrinkage cracking to the plaster board dry lining within the conservatory above the kitchen door, again this is of no cause for concern and likely to be due to drying out and thermal movement of materials particularly during hot periods.

The utility and garage extension are understood to have been built off a new concrete strip foundation having partially under pinned the existing garden wall, according to enquiries with the vendor, having an additional cavity and block work inner leaf.

External walls:

The main walls to the dwelling are of traditional cavity brick construction with an inner leaf of brick work and part pebbledash rendering. The main external walls to the property are generally well maintained for age and type although there are of course some areas of weathered brick work and mortar joint which should be re-pointed noticeable to the front elevation over the front bay window in part. Isolated perished bricks should ideally be cut out and replaced as necessary in due course.

There are signs of past re-pointing to the left hand side elevation although this is generally serviceable although minor re-pointing to further areas of weathered mortar should be carried out. The tile detail around the left hand side window detail should be repaired.

The pebbledash rendering was generally well decorated and serviceable where visible, however we suspect there may be some isolated areas of hollow and debonded rendering which of no concern at present, may require repair in due course.

The original garden wall to the right hand side elevation is understood to have been underpinned in conjunction with the extension work carried out in order to construct the extension off this garden wall with an inner leaf of 100mm block work with cavity and further insulated plaster board dry lining internally. Where visible, the garden wall appears sound although significantly weathered in part due to its age. Ideally the ivy should be cut back periodically and the brick work re-pointed as necessary. As the wall is significantly up-dated in terms of cavity and dry lining this has caused no dampness or defect internally. This work should be carried out under normal routine maintenance in due course.

There are signs of some hollow pebbledash rendering to the right hand side elevation of the main building which should be repaired under normal routine maintenance in due course.

Damp Proof Course and Sub-Floor Ventilation:

The external walls are likely to contain an original slate damp proof course which is generally clear surrounding ground levels to the front elevation, however to the left hand side elevation this is within 75-100mm clear of ground level. Ideally ground levels should be lowered to provide a minimum clearance of 150mm at all times. We could not confirm the nature of the damp proof course to the right hand side elevation, however suffice to say an internal leaf of block work has been added incorporating a plastic damp proof course according to the specification seen with regard to the building plans. There was no evidence of penetrating dampness to low levels where tested although this was obstructed by plaster board dry lining internally. No remedial work is deemed necessary to this wall at present.

The sub-floor ventilation comprises original concrete air vents of a decorative type although it should be noted that the air vents to the left hand side elevation are slightly obstructed by high ground levels and ground levels should be lowered and the vents cleaned as necessary.

The rear elevation has been partially obstructed by the erection of a rear conservatory and ventilation is particularly restricted. Ideally additional air vents should be provided to the front and left hand side elevations to reduce future potential for dampness and rot occurring to sub-floor timbers.

External Joinery and Decoration:

The exterior windows and doors within this property have been mostly upgraded with high quality oak double glazed units although an original pine single glazed leaded door and window exist within the porch leading to the hallway. A timber stable door exists to the utility. The quality of the fittings is generally high although some routine maintenance work will be needed to the sill particularly to the front bay which requires localised filling and redecoration. Minor repairs will also be needed to the two storey bay structure above the conservatory to ensure the sills are suitably sealed and redecorated as

necessary. Old original softwood single glazed leaded windows exist within the landing with galvanised metal framing. This older window is likely to require some attention and adjustment in order to ensure it opens smoothly. The two Velux roof lights are a double glazed type with aluminium external profiling off a timber framework. These appear generally serviceable.

It is important to note that sealed double glazing panes can suffer degradation which may not always be detectable and you should allow for on-going replacement of defective double glazed seals which can occur to double glazed fittings over time. You are able to replace a defective double glazed pane rather than the whole frame as found necessary however. At the time of inspection there were no obvious signs of degradation although changing weather conditions can make diagnosis difficult.

The property has been generally well decorated with decorative oak staining to hard wood external joinery although some routine redecoration will now be needed to exterior softwood fascia and soffit areas and exposed roof timbers. Localised wet rot decay was noted to the shutters to the front elevation which require repair or replacement as necessary.

You should expect some rusting to older galvanised single glazed windows.

The windows to the inglenook fireplace are of softwood single glazed type with decorative leading and are generally serviceable.

Isolated repair and redecoration will be needed to exterior fascia boards and timbers to all elevations under normal routine maintenance within the next 12 month period. Further concealed wet rot decay may be present when redecoration is carried out.

Exterior pebbledash rendering was generally well decorated although any localised repair to rendering will require subsequent redecoration in due course.

INTERNAL

Roof Void:

The main roof space was entered via a hatch within the landing ceiling. The main roof area is accessed via an aluminium loft ladder with light point fitted. Timber boarding has been laid in part. The main roof structure comprises purlin and rafter framework with original collars and bracing in place. The main roof covering was originally torched with mortar to make it more water tight during periods of heavy or wind driven rain and particularly snow fall. Over time such torching will degrade and can cause excessive mess within the roof void area. It is likely that the polythene membrane under lining to the roof has been added to reduce the torching causing mess within the roof space. It should however be appreciated that the presence of such under lining severely restricts our inspection and of course can disguise potential evidence of water penetration.

In view of the general age of the property it will be necessary to carry out the repair works detailed within the roof section externally and also there was evidence of damp staining around the chimney breasts as a result of weeping around the chimney flashings and roof coverings.

It is ideally advisable to remove the polythene under lining to allow adequate ventilation to the roof structure over time.

Re-torching of the roof covering could be carried out but will be expensive and may not be cost effective at this stage. If the roof area is to be used for light storage, you may wish to carry out re-torching by a competent building contractor and you should seek precautionary quotations.

There may well of course be other defects which may become apparent once the polythene under lining has been removed including isolated repair to defective roof timbers.

At the time of inspection, those areas that were visible confirm the roof structure to be generally serviceable for age and type and the roof being generally effective for its age. Although the roof is technically at the end of its serviceable life, a comprehensive maintenance programme externally should give the roof covering a good 25 year life in the future without the need for stripping and recovering.

The roof space over the garage was accessed via the half landing store and the limited head and shoulders inspection was carried out only. The timber rafter arrangement appeared generally serviceable although there is a felt under lining, it is apparent that a subsequent polythene lining has been added underneath which should ideally be removed.

Ceilings:

The ceilings to the main dwelling are original lath and plaster with some plaster board additions. Decorative character beams have been incorporated into the interior of the property at ground floor level which added to the cottage style feel to the property. There are some areas of shrinkage cracking and of course the original lath and plaster in a property of this age will be prone to degradation and therefore some areas may require localised repair or renewal in due course. At the time of inspection, it was apparent the property has been well maintained and presented and we consider normal routine maintenance only will be necessary.

The ceiling to the bathroom has been lowered and therefore we could not comment upon the ceiling structure above the replacement ceiling.

We note the understairs store ceiling is likely to be of asbestos cement type for fireproofing purposes. This has been well painted and is screwed in place. Asbestos is not normally a cause for concern if left in situ and undisturbed. We see no need to

disturb the ceiling panels to this area and it can remain in situ without the need for removal. Should any building works or alterations be carried out however it will be necessary to remove the panelling through a reputable specialist consultant, the asbestos should only be disposed of in accordance with current regulations. As you no doubt aware asbestos cement fibres are harmful to health and therefore it is important to ensure this is not disturbed in the future.

Walls and Partitions:

The internal walls are predominantly of solid construction likely to be brick work with wet plastered finishes. External walls are wet plastered also although some plaster board dry lining has been added to the conservatory area.

An internal wall has been removed within the kitchen for which a large oak beam appears to have been added. There is no evidence of distress to the structure above and therefore it would appear that if in fact the beam is supporting the remaining floor/masonry above this arrangement is proving satisfactory. It is understood that this alteration was carried out in excess of 8 years ago the precise date is not known.

An additional plaster board wall has been added at first floor level to create the en-suite shower room, where visible this appears serviceable with no undue stress noted to the floor structure.

Usual in a property of this age, original plastered finishes are generally well maintained and presented, however some isolated areas of hollow plaster was apparent when tapped in isolated areas and therefore some cosmetic repair will be needed to plaster work particularly upon any subsequent redecoration to the property.

Bare brick work has been made a feature within parts of the accommodation such as the hallway and front and rear reception rooms.

Floors:

The floors at ground floor level are of suspended timber construction with part solid construction to the breakfast kitchen and utility and understairs store. Original narrow oak floor boarding was noted to the entrance hallway. Floor finishes to the main reception rooms and laminate flooring within the conservatory restricted our inspection however.

The suspended timber floors were generally firm underfoot throughout the ground floor accommodation. Solid floors also appeared generally firm underfoot although we cannot confirm that original solid floors particularly to the kitchen area are not original and may therefore not incorporate a damp proof membrane as such. As this floor is covered with ceramic tiles which will resist significant penetrating dampness to the upper surface.

We could not confirm the precise nature of the conservatory floor, as there is no significant sub-floor ventilation we suspect this is concrete with a battened timber floor arrangement. The floor was generally firm under foot and therefore we suspect no reason for defect, however it is imperative that a suitable membrane has been incorporated beneath the floor structure to reduce potential for condensation or dampness.

When floor coverings are removed some repair or maintenance works may well be needed.

In a property of this age, we cannot confirm that concealed floor timbers are not fully free from isolated wet rot or woodworm in view of the general age of the property.

The floor boarding at first floor level is showing some signs of creaking and distortion possibly where services have been altered or added and floor boarding lifted and refixed or damaged. You should budget for on-going routine maintenance to creaking or loose/damaged floor boarding. Care should be taken not to damage services beneath. It is possible that floor joists may have been cut or notched to accommodate alterations or improvements to services. You should therefore budget for some attention to floor joists at the time of carrying out such remedial work.

Fireplaces, Flues and Chimney Breasts:

There are two large fireplaces within the main front and rear reception rooms. These are particular features to the property. It was noted that living flame effect gas fires have been fitted to the front and rear reception rooms and that both rooms have been fitted with supplementary ventilation from the sub-floor area. In view of the design of the fireplaces and type of gas fires fitted, it is imperative that the chimney flues are swept and checked to ensure they are free from obstruction and that the fires are adequately drawing. Accordingly, both gas fires should be checked and tested by a CORGI registered heating engineer to ensure they are fully functioning and drawing correctly. Such fires can be prone to discharging carbon monoxide if they are not regularly maintained and adequate ventilation provided at all times.

Minor repairs will be needed to the cracked brick work to the rear chimney back to the inglenook fireplace.

A mock chimney breast has been refitted to the breakfast kitchen, in place of a former chimney breast which supported the chimney stack to the small study bedroom above. This arrangement is for decorative purposes only. It is noted that the remaining chimney breast at first floor level is in place although we cannot confirm the nature of the support within the floor void. There are signs of slight cracking to the plaster work at first floor level although not considered excessive although the brick work above is of significant weight. Although not considered a significantly urgent matter, it is recommended that you obtain an examination by a reputable building contractor to establish the nature of support within the floor structure below the small study bedroom to ensure the chimney breast is supported with a suitable concrete or steel lintel. Ideally you should make a

budget allowance for improving the lintel support and that shortly after occupation you should seek further advice in this regard to obtain an examination of the structure to fully clarify the nature of support.

The small fireplace within the rear study bedroom is not used although ideally it should be swept and opened up to ensure it is adequately ventilates to prevent condensation occurring within the chimney flue. At present it is blocked with polythene.

There will have been two fireplaces within the front and rear bedrooms which are now covered by the fitted wardrobes. Ideally it is important to ensure the chimney breasts are suitably ventilated, however this could be undertaken externally to save damaging fitted wardrobes. This will prevent condensation occurring within the chimney flues within the future.

At the time of inspection, we note that the front double bedroom with en-suite bathroom has fitted wardrobes which cover an existing window. This can cause difficulties in carrying out adequate maintenance and it may be deemed more appropriate that the window is bricked up in keeping with the existing decorative and structural finishes externally.

Internal Joinery:

A particular feature of the property is the internal beams and lintels within the dwelling which add to the rustic and cottage style feel to the property. Interior panelled doors whilst in keeping with the property are generally in good condition for age but will require some minor adjustment and attention to ensure that they shut snugly including minor attention to ironmongery.

Kitchen fittings are oak although somewhat dated now and suffering some wear and tear. Some routine maintenance work will be necessary to these units. You may consider updating these with newer fittings in keeping with the style of the property.

The timber tread staircase was generally serviceable although some loose timber treads were noted. The oak hand rail is a feature and generally satisfactory. Interior architraves and skirting board are in keeping with the property and generally sound.

We did however note that the low level landing window and half landing arrangement is potentially a tripping hazard without the provision of safety glass or some form of balustrading. Whilst this may not be a significant concern as it may detract from the aesthetics, it is important to consider this for safety purposes and arrangements should be considered to prevent future accidents at this vulnerable window detail.

Internal Decoration:

The property has been well decorated and well maintained throughout. Of course when the property is fully emptied, you may find some sections have been damaged requiring cosmetic repair and attention.

Dampness:

Tests carried out with an electronic moisture meter, revealed no significant evidence of rising dampness. We did however note some areas of efflorescence around the inglenook fireplace to the rear reception room. This is not considered excessive and not considered worth carrying our significant remedial treatments. We did however note high ground levels externally and recommend that once the ground levels are lowered and the brick work allowed to adequately dry out naturally the likelihood of further significant dampness should be significantly reduced. If dampness persists, it may be deemed more appropriate to carry out further remedial works possibly incorporating chemical injection and advice could be obtained from a reputable specialist damp proof course consultant in this regard. Of course the brick work that has been raised around the inglenook hearth may in itself have caused bridging of the internal damp proof course and its design may be encouraging some dampness to rise through the brick work. As this is considered relatively minor at this stage we merely recommend that it is monitored.

Some areas of localised damp penetration have occurred around the roof covering flashing and rainwater gutter to the front right hand side of the entrance door causing some minor dampness internally within the garage. Localised repairs will be needed to the flashing, roof covering and possibly realignment of the gutter to prevent future dampness in this area.

We did notice evidence of penetrating dampness around chimney breasts within the main roof space and remedial repairs confirmed within the chimney section of the report should be carried out. In addition, the presence of polythene under lining did restrict our examination of the underside of the roof covering and we expect remedial repairs will be needed as recommended in the roof covering section.

It is important to ensure that all electronic extractor fan flexible ducting adequately discharges externally to the eaves areas although we cannot fully confirm this as the ducts are hard to track at their external discharge point. It is therefore important to ensure that the extractor fans do discharge externally as moist air discharging into a roof void can cause considerable damp and condensation.

Of course we cannot confirm the condition of the areas behind the fitted wardrobes and it is usual to ensure such fitted wardrobes have vents installed. We cannot confirm the nature of any concealed ventilation, although wardrobes are of high quality and therefore we presume such vents have been fitted as a matter of course. As we previously commented, a window has been covered over and this can cause condensation and other problems of maintenance and cleaning.

We noted some staining around the flat roof to the rear bay window to the rear double bedroom. We suspect this is as a result of condensation although as we previously recommended the flat roof covering should be checked to ensure it is fully water tight as it is old and original and likely to be nearing the end of its serviceable life.

It is important to ensure tight fitting lids exist to the water storage tanks within the roof space, we note the older PVC tank is not fitted with a lid and therefore this will be susceptible to causing condensation and damp penetration as a result. A suitable lid should be fitted and insulation fitted around the tank accordingly.

Timber Defects:

Our inspection of the property was restricted by boarding and insulation within the roof space and also floor coverings. We could not examine sub-floor areas. In a property of this age, it is likely that some concealed woodworm may well have occurred and that you may find some wet rot to sub-floor timbers or concealed timbers to roof voids or to lintels around window openings. You should therefore budget for on-going routine maintenance in this regard particularly in a property of this age.

There are signs of old wood worm to decorative beams internally, these should be treated periodically, but the infestation appears redundant now.

It would be wise to see whether the vendor has any remedial guarantees for any timber treatment work carried out although our enquiries did not reveal such guarantees.

We did however note some wet rot decay to exterior decorative shutters to the front elevation and delaminating of plywood sections which should be replaced as necessary.

Some wet rot may well be found to exterior fascia boards and roof edge timbers particularly when carrying out any subsequent redecoration. This is considered generally minor considering the age and size of this property.

Insulation:

The thermal quilt insulation in the main roof space was generally of reasonable thickness although will not fully comply with current recommended guidelines for a property of this age and design. Thermal insulation to water tanks whilst fair should be improved in conjunction with fitting of suitable for lids as necessary. Thermal insulation to pipe work was generally well fitted within the roof void area.

We cannot confirm the nature of the insulation within the flat roof to the two storey rear bay or to the front single storey bay window roof void as access could not be made available.

Thermal insulation to the extension roof void to the garage was considered generally satisfactory for age although could be increased in line with current guidelines now.

It is unlikely that the cavity walls within the property are insulated, this could be considered a suitable improvement although we recommend that insulation is carefully checked as some forms of insulation can cause damp problems.

It is noted that the utility wall has been insulated with plaster board dry lining in original construction detailing noted within the building plans.

SERVICES

We have no instructions to carry out or arrange tests on any of the service installations, but from our purely visual inspection, we can advise you as follows:

Electricity:

The electric meter and consumer unit are located within the garage. It is understood that the property was electrically rewired in 1996 and we have seen a copy of the electrical rewiring certification. As far as can be determined, the property has not been subsequently tested within the last 12 years. It is understood that some electrical improvements have been carried out since that time. As the IEE Regulations recommend that the electrical wiring installation is tested every 10 years or upon change of ownership, it is recommended that the property is electrically tested by an NICEIC electrical contractor to ensure the system is in full and satisfactory working order. Based on the electrical rewiring certification, it is unlikely that electrical rewiring will be necessary of course some improvements may well be needed since the date of rewiring.

Gas:

The gas meter is located within the garage. Where visible the gas meter appears modern, however we cannot confirm that concealed sections of gas pipe work is fully free from defect and that some original sections of cast iron pipe work may still be live. It is advisable to ensure that the gas pipe work is safety tested upon change of ownership.

Cold Water and Plumbing:

The property is believed to be connected to the mains cold water. The external stop tap is located within the local authority footpath. We were informed that a water meter is not fitted. The internal stop tap is located in the kitchen behind kitchen units. We cannot confirm whether or not the original lead mains pipe work exists which would be usual in a property of this age. You should seek further clarification from your water provider in this regard. If original, you should consider upgrading this in plastic. Your water provider will give you guidance in this matter.

An older PVC cold water storage tank is located within the main roof space. It is important to ensure that the tank is serviced periodically to ensure float valves operate properly, pipe work is suitably water tight and that over flow pipe work is suitably tight and discharging externally. It is difficult within limitations of the inspection to confirm such pipe work is fully in tact and properly connected due to insulation and restricted access.

Of course some improvement works have been carried out to bathroom and kitchen fittings in the past although inevitably some older sections of copper pipe work and possibly even some concealed lead may exist in a property of this age. Where visible the copper pipe work appears generally serviceable although some verdegris and staining was apparent and therefore some routine maintenance should be anticipated. Waste traps, isolator valves, stop taps and the like will require routine maintenance and attention.

Hot Water and Central Heating:

The property has full gas fired radiator central heating and is served by a Worcester Bosch condensing gas fired boiler within the garage. We understand that the boiler was installed approximately 2 years ago and some updated radiators have been installed at the time of upgrading the bathroom fittings. We understand that the central heating boiler was tested this year by a CORGI registered contractor, however testing certification should be checked, as we cannot confirm this is the case. We noted minor weeping to the condensate outlet which is technically required to discharge into a foul drainage gulley and not into a rainwater gulley as noted to the front elevation. At present this is discharging onto ground and improvements will be necessary. The vertical flue arrangement to the boiler appears serviceable. We did however note minor weeping to radiator valves such as the conservatory and also some older radiators to other parts of the property. You may wish to upgrade some of the older radiators which can be prone to rusting and weeping over time.

As there are some improvements needed to the central heating installation you may wish to have your own independent test by CORGI registered heating engineer to ascertain further improvements to the system.

Hot water is provided by the gas fired boiler and is stored within a lagged hot water cylinder within the garage. There is a separate electric immersion heater and pump arrangement to pump the water to first floor level. Of course this arrangement has not been tested and we cannot confirm it is full and satisfactory working order although hot water was discharging at first floor level at the time of inspection.

The galvanised central heating header tank located within the main roof space is old and ideally should be upgraded to modern PVC as such tanks are prone to rusting and weeping and can be a source of significant leakage if they fail.

Supplementary heating is provided to the front and rear reception rooms by living flame effect gas fires, our comments made in the Section on fireplaces should be noted and

these should be thoroughly checked and tested by a CORGI registered heating engineer prior to use for the first time.

Sanitary Fittings:

Sanitary fittings have been modernised at first floor level, the master bedroom en-suite has been added within the last 2 years and is well presented having a macerator type wc arrangement connecting to concealed pipe work within the main structure.

The main family bathroom also has been upgraded within the same time period and was well presented.

The ground floor cloakroom is reasonably modern with concealed cistern wc and wash hand basin. We cannot confirm of course that concealed pipe work including over flow pipe work to the wc cisterns is fully functioning and free from concealed defect. It is important to ensure that shower trays are regularly checked to ensure seals are water tight as these can be prone to water leakage.

Drainage:

We understand the property is connected to the mains drainage system although your legal advisor should confirm this during normal local searches. We were unable to lift inspection covers within the grounds of the property as these were stiff and difficult to lift. Properties of this age will inevitably have some defects to the concealed drainage sections, and therefore you should budget for on-going routine maintenance to under ground drainage. It is important to ensure your insurance adequately covers you for drainage defects in a property of this age. The only way to fully determine the condition of concealed under ground drainage is for a CCTV inspection of all drainage runs to be commissioned. The plastic soil and ventilation stack to the right hand side elevation appeared generally serviceable although we cannot comment upon condition of concealed sections.

Some rainwater down pipes discharge directly into the ground and we cannot confirm whether or not these connect to soak aways. The rainwater down pipes to the bay and garage discharge into rainwater drainage gulleys and these should be cleaned through as necessary. The left hand drainage gulley to the conservatory requires cleaning through.

The rear drainage gulley to the utility area requires cleaning out as necessary.

Security and Fire Precautions:

The property has an electronic burglar alarm system, however this has not been checked or tested and ideally should have a half hour cut out device installed for false activation. Ideally the alarm system should be checked and tested to ensure it is fully functioning to all areas as necessary. It is important to ensure you recode the alarm as necessary. Battery operated smoke alarms were installed although we recommend the installation of

mains operated smoke alarms as necessary and that these are regularly tested. Carbon monoxide sensors should ideally be fitted to rooms containing gas fired appliances.

It is important to ensure you obtain keys for all window and door locks as necessary and to ensure that these are in full and satisfactory working order at all times. Electronic security lights should be checked and tested periodically to ensure they are in full and satisfactory working order.

We could not test the remote entry gate to the driveway, we were informed by the vendor that this is fully functioning and working, however you should ensure this works satisfactorily prior to exchange of purchase contracts.

Garage;

The garage comprises a large single garage which will accommodate a vehicle if parked at an angle. The size of the garage does allow for additional storage although the positioning of the hot water cylinder does restrict parking to some degree. The garage was generally serviceable with fire door present to the habitable accommodation and plaster board ceilings to prevent fire spread from the garage into upper floor habitable accommodation.

Outbuildings:

The conservatory comprises cavity brick and block low level walls with UPVC double glazed frame work. The roof structure is UPVC framed likely to be aluminium in type with additional tie rod in place to prevent spreading of the roof structure under its weight. The structure appears generally serviceable where visible. You should however budget for on-going maintenance to double glazed panes which can suffer degradation and misting over time.

One roof panel has been replaced understood to have been damaged when replacement guttering was installed within the last 12 months. A replacement solar reflective strip should be now installed to this panel in keeping with the conservatory.

Localised repair will be needed to the perimeter sealant to the left hand joint to the main walls of the conservatory, end caps to the roofing sections should be replaced where these are missing. The lead flashing details should be kept well maintained to prevent dampness penetrating the roof structure in due course.

End caps to the sills to windows and doors should be repaired where necessary to parts of the exterior UPVC framework. The roof requires cleaning down in part to glazing which is affected by algae and the like and rainwater fittings cleaned out.

We refer to earlier comments concerning thermal cracking to the block work to low level to the conservatory which should be repaired and redecorated.

There is an old concrete air raid shelter within the rear garden which will of course inevitably not be water tight, we suspect this will be merely used as a den and not for any purposeful use.

Site:

The retaining wall to the front elevation adjoining the pedestrian footpath is bulging to some degree and whilst not considered in danger of immediate collapse, as there are no suitable weep holes and in view of the surrounding trees and large amounts of retaining soil will be susceptible to degradation and eventual collapse if not maintained. We recommend quotations are obtained from a reputable building contractor for carrying out localised repair and rebuilding of this wall. This can be costly and ideally it should be upgraded in due course. Of course it is important to ensure you reclaim existing brick work where possible as this is a feature of the wall.

Boundary fencing in part to the rear elevation requires repair and attention. The paths and patio areas to parts of the rear accommodation require localised repair and relaying where necessary.

The garden grounds to the far end of the garden are generally overgrown and unkempt.

There are four deciduous trees within the front garden, some appear to be diseased and therefore we could recommend you seek advice from a registered arbourculturist for carrying out appropriate pruning and attention to the trees. Preservation Orders may be in place to some of these trees and advice should be sought from the Local Authority and your legal advisor prior to carrying out any husbandry work.

The gravel drive is an attractive feature to the property although inevitably will suffer some wear and routine repair and attention will be needed. Such drives are prone to weed penetration and therefore careful repair will be needed.

PART 4 – GENERAL REMARKS AND SUMMARY OF ADVICE

The property is considered to be a reasonable proposition for purchase provided that you are prepared to attend to some of the repair and maintenance works needed to the property. The repairs and further investigations recommended are usual in a property of this age and type although we consider the following matters to be of an urgent type and should be further investigated and checked prior to entering into a legal commitment to purchase.

Urgent Repairs and Further Investigations:-

1. Investigate condition of flat roof covering to rear two storey bay window via reputable roofing contractor. Signs of past damp penetration or condensation.

2. Remove polythene under lining to main roof covering concealed defects may be apparent.

3. Seek advice from reputable building contractor confirming nature of support to chimney breast within rear study bedroom where the remainder has been removed within the kitchen below.

4. We cannot confirm that concealed timbers at sub-floor level are not affected by woodworm or wet rot decay. Precautionary advice recommended to ensure sub-floor and concealed timbers are not so affected.

5. Any future alterations to the understairs store off the utility will involve specialist advice in the removal of asbestos cement boarding. (We cannot confirm that other areas of concealed parts of this property do not contain asbestos cement or other asbestos products where not visibly capable of examination).

6. Ensure gas fires are suitably tested by CORGI registered heating engineer prior to use for the first time.

7. Ensure gas fired central heating system is fully checked and tested in absence of CORGI approved test provided by vendor to central heating system.

8. Obtain test of electrical wiring installation as last known test was over 12 years ago.

9. Seek advice from water provider to ascertain condition of cold water mains incomer, if lead consider upgrading in PVC.

10. Seek quotations for repairing and eventual upgrading of retaining garden wall to front elevation.

11. There are of course other routine maintenance matters usual in a property of this age and type which we have highlighted within the main body of the report. These are usual for dwellings of this age and type and of course of this age will require more frequent repair and maintenance than modern properties.

    It is considered advisable to seek further reports and enquiries as we have recommended within this report although we have found nothing at the property that would cause considerable alarm or significant concern for any other prospective purchaser. The property offers good character accommodation

offering a particularly unique design with featured beams and brick details together with oak window and door framing and extensions have been carried out sympathetically to the style of the property. The property was found to be well presented and generally well maintained throughout. We consider this a good family home.

Legal Summary:

Your legal advisor should confirm

1. That all relevant statutory consents aree obtained for the structural alterations internally and extensions to the property with replacement double glazing.

2. Confirm whether there are any preservation orders in place concerning the trees within the grounds of the property.

3. To confirm whether the property benefits from any right of way to the estate at the far end of the garden grounds off Wyndley Lane.

4. To confirm boundary demarcation and maintenance obligations particularly concerning the extension off the right hand garden wall.

5. To confirm all usual local searches and other pre-contract enquiries which may affect the subject property.

6. To confirm the mains services benefiting the subject property.

Valuation Opinion:

M a r k e t V a l u e ' *is the estimated amount for which a Property should exchange on the date of Valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.*

In arriving at the opinion of the Market Value, the Surveyor also makes various assumptions covering, for example: vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of uninspected parts, the right to use mains services; and the exclusion of curtains, carpets, etc. from the Valuation. (If needed, the Surveyor can provide details.) Any additional assumption, or any found not to apply, is reported

Market Value:

£625,000 (Six hundred and twenty five thousand pounds).

It should be appreciated that the valuation opinion contained within this report is given as at the date of inspection. Of course with the current downturn in the residential property market within the UK and the worldwide economic difficulties, it is unlikely that this level of value will be attainable should the property be resold, revalued or re-mortgaged within the next 12-24 month period.

Tenure:

We have assumed a Freehold interest with vacant possession.

Building Reinstatment Cost:

£288,000 (Two hundred and eighty eight thousand pounds). This is based on an external floor area of 200 sq. metres for the main building only. Out buildings, conservatories and garages have also been included.

We must mention that our report has been prepared for you in connection with your prospective purchase of the property and we can accept responsibility for its contents only to you as our client. We cannot accept responsibility to any third party who may become acquainted with its contents, unless prior consent in writing has first been sought and obtained.

Curtis Hepworth BSc (Hons) MRICS
Director
Chartered Surveyor
For and on behalf of
West Midlands Surveys Ltd