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## XXXXXXXXX Park

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**BUILDING  
SURVEY  
REPORT**

**ON**

**XXXXXXXX PARK  
SWINDON  
WILTSHIRE**

**FOR**

**XXXXX XXXXXX, EsQ**

**(Ref: 90XXX)**

**XX XXXXXXXX XXXX**

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This report was prepared following a recent inspection of the above property on the XX XXXXXX XXXX. The weather was fine. The property was occupied, carpeted and furnished. In carrying out this building survey we would draw your attention to our Conditions of Engagement.

This report is intended for the purposes of the person to whom it is addressed and no responsibility or liability can be accepted in respect of any other party who may become aware of its contents. This report may not be copied or published in whole or part without prior consent in writing.

For obvious reasons, the survey does not extend to parts of the property which are hidden, inaccessible or otherwise concealed from view and such areas cannot be guaranteed to be free from defect. The land and buildings cannot be guaranteed free from harmful or deleterious materials, as these may be concealed from view or only identifiable by analysis. This report does not extend to minor matters of a trivial or cosmetic nature, nor will discrepancies with present day building regulations or practice be discussed unless particularly relevant.

This report is on the assumption that the property is for owner occupation: if the property is to be let then one should be aware of the relatively high standards required in respect of health and safety, including obtaining of regular test certificates for gas/heating appliances et cetera. For further information please consult your solicitor and/or letting agent.

## **DESCRIPTION**

The property comprises a detached bungalow, believed to have been built about 45 years ago, although the precise date of construction is not known.

The bungalow is not thought to have been significantly altered since being built, although there has been some upgrading, including window replacement and the addition of a conservatory.

The building is of basically conventional construction and appearance with predominantly brick elevations (part rendered) under a pitched roof clad in interlocking concrete tiles.

## **LOCATION**

The property is situated in a well established residential location to the south of Swindon, conveniently located for access to the motorway network. This is generally a popular area and we are not aware of any significant adverse factors.

From geological maps we would expect the property to be on a clay containing subsoil (Kellaways Clay), but this cannot be guaranteed. As you will be aware clay subsoils are prone to shrink in dry weather and problems can occur on such subsoils particularly when trees are close to buildings. Our normal recommendation in such situations is to try to maintain the status quo by a programme of prudent pruning and to ensure that proper insurance cover exists in regard to those risks sometimes associated with tree growth, namely impact, subsidence and heave. Sudden comprehensive removal of trees can be counterproductive.

The front garden is open and you should ensure that your understanding of the area to be conveyed matches that of your solicitor.

## **ACCOMMODATION**

Any reference in this report to left or right should be read as regarding the property from the front, that is facing the front door, from the road; descriptions generally follow those given in the estate agent's particulars.

Ground floor: Entrance hall  
Bedroom 1 (rear left) double  
Bedroom 2 (front left) double  
Bedroom 3 (rear centre) double  
Bathroom with WC and shower  
Toilet  
Sitting room (rear right) open to  
Dining room (side right) leading to  
Kitchen (front right)

Outside: Gardens to front (open) and rear (enclosed)  
Single attached garage  
Integral front porch  
Conservatory  
Timber garden shed (not closely examined)  
Greenhouse (not closely examined)

Services: Mains electricity, gas, drainage and water are believed connected but service runs have not been traced and connection should be verified by your solicitor in the normal way. Gas fired central heating to radiators is installed.

Area: We estimate the gross external floor area of the dwelling to be approximately 132 m<sup>2</sup>, excluding all outbuildings.

## **EXTERNAL CONSTRUCTION**

### **Roof & Roof Spaces**

The main roof is pitched and is clad in interlocking concrete tiles laid on battens over sarking material in the normal modern fashion. The tiling is generally serviceable although the tiles are now of some age and the occasional replacement would be a normal maintenance expectation; this should not prove a serious liability. While some local authorities and housing associations routinely replace concrete tiles after about 40 to 50 years, there is often very little justification for this and few private owners can afford the luxury of this approach.

The ridge and verge tiles are of reasonable appearance with only localized erosion to the bedding but for obvious reasons the tiles could not be physically tested for stability and we would always recommend that such a check be carried out whenever work is undertaken to the roof. Re-bedding of such tiles is a normal recurring maintenance liability and while this is not necessary at present, the need for it is approaching.

It is likely that the underlining to the verge tiles may be of asbestos based sheeting, and this sheeting should be treated with a degree of respect. Asbestos was in very common use for constructional

purposes until just over 13 years ago, and there may be other asbestos based materials elsewhere about the property, possibly completely hidden from view. One cannot positively identify this material without laboratory analysis and there are numerous substitutes that closely resemble the original. You will be aware of the hazards associated with asbestos dust and that most asbestos-based products may now only be disposed of through a licensed contractor.

We would make the point that asbestos in some form is found in the majority of properties inspected, and we would normally agree with the official advice that it be left well alone except in situations where a component is broken and the risk of dust and fibre entering the atmosphere is increased. However with increasing consumer resistance to asbestos in all its forms, it is possible that in the future removal may become necessary before resale. Asbestos has been used for so many purposes over the years (many far from obvious) that only wide ranging sampling can determine whether or not it is present in any particular building: as such sampling can itself be hazardous it is only recommended prior to work (or demolition) taking place.

There are a number of solar water heating panels on the rear slope, but these are disconnected and are of significant age: they are unlikely to be to modern standards of efficiency and we have doubts as to their serviceability, especially as early systems often incorporated perishable components. Within the roofspace there are various pipes and cylinders associated with the panels, but these are also disconnected and clearly old; there are also redundant pipes and tanks associated with the normal plumbing. If you are considering resurrecting the solar system, then specialist advice should be sought.

There is an unusual brick "tower" above the toilet with a flat metal capping acting as a roof: the valley between the intersecting slopes of the main roof terminates behind this and there are channels either side of the tower to take the rainwater from the valley. This arrangement is vulnerable to obstruction by debris and vegetation, and laying snow could be trapped leading to water seeping into the roof. There is evidence of past leakage and at the time of inspection there was a small leak close to the foot of the valley, although we were unable to trace its source: further investigation and remedial action is necessary and should not be delayed. We also noted that some of the flashings about the tower are beginning to work loose and these will require some maintenance before very long.

We regard the positioning of this tower as a poorly thought out design feature.

The roofspace is accessed via a hatch in the hallway ceiling: there is an aluminium loft ladder.

The main roof structure is a typical modern framework of prefabricated trussed rafters but is an early version lacking diagonal and lateral wind bracing and without the metal restraint straps to the gables which would be fitted today. While the structure may not be to latest standards, it is typical for its age and type and might fairly be described as having withstood the test of time: there is only very minor distortion and very slight displacement at connecting plates. We would not have considered reinforcement essential, but this is a matter of opinion and even after all these years a mortgage valuer may still call for the installation of some additional bracing (fortunately not a very complicated or expensive operation). We would advise against overloading the roof structure in any way: the roofspace is not designed to take heavy weights (few are) and while light storage should be acceptable, excess use could cause cracking to the ceilings (it is possible that the heavily textured finish may serve to conceal earlier superficial cracking).

There is some staining to decking and other timbers associated with past plumbing problems, but the only actual moisture found was under the foot of the valley.

There is evidence of the presence of rodents in the roof. This is hardly unusual, but because of the tendency for rodents (including squirrels) to gnaw electric cabling, it is important that they are properly controlled.

Generally the roofing is considered to be in reasonably good condition for a building of this age and type with only normal maintenance envisaged for the foreseeable future, which would include the repair now needed at the foot of the valley; while the structure is not to current standards, this should not be a problem with sensible use. The positioning of the tower and the presence of defunct water heating equipment are drawbacks, but not major problems.

### **Chimneystacks**

There is no chimneystack as such.

The fireplace in the sitting room is served by a metal flue liner which links to an asbestos cement flue pipe passing through the roof: it is intended to serve a gas appliance. Please see our earlier comments in regard to the material used.

There is a defunct metal flue emerging from the roof not far from the valley: staining on the decking is an indication that rain may be entering under specific weather conditions, but no moisture as measurable. We suggest that this might be removed and the tiling made good. We suspect that the property may once have had a warm air heating system, but do not know this for certain.

The boiler is vented through the garage wall: the outlet is unguarded, but is quite high.

### **Rainwater Goods**

With proper maintenance the plastic rainwater goods should remain serviceable for a good many years yet.

It was not raining at the time of inspection and we were therefore unable to see the rainwater goods in operation and cannot guarantee that they are leakage or blockage free. We would normally recommend that, on taking possession and as an item of annual maintenance, gutters are cleaned out and their levels, joints and mountings are checked.

Subterranean surface-water disposal systems could not be examined for obvious reasons and a watch should be kept for any evidence of water backing up downpipes/gullies that might indicate obstruction.

### **Walls**

The walling is predominantly of cavity type with a brick outer skin and a blockwork inner skin; there are rendered panels used to the front of bedroom 2 and to the left of the bathroom.

Foundations could not be examined for obvious reasons but in a property of this age these are unlikely to be to the depths required today and some structural movement might be expected as normal, possibly on a seasonal basis. In this case there is little evidence of such movement and we have no reason to suspect that the bungalow is (or has been) affected by subsidence or other progressive foundation failure.

Mortar joints are generally serviceable with only limited erosion, and repointing is not yet necessary, although some very localized touching in might be sensible, particularly to a number of vertical joints. The recessed nature of the pointing makes assessment of its condition less easy than usual, and also tends to conceal hairline cracking from view.

The render is adhering reasonably well and no patching is necessary or likely to be so for some time.

Slight shrinkage cracking (associated with thermal stresses) is apparent, most noticeably in the form of hairline cracking above and below windows, but this is well within normal expectations and tolerance.

For obvious reasons we were unable to examine the internal structure of the wall, particularly the cavity and the wall ties in the walling. In this case there are no obvious symptoms of cavity wall tie failure inside or out and such problems would be unusual in a bungalow of this age and type. The wall cavity has been insulated with urea formaldehyde foam.

The walling incorporates a conventional damp proof course which, from the lack of extensive dampness measurable internally, is considered to be operating in a satisfactory manner. At present ground level is mostly just below damp proof course level (correctly it should be at least 150mm below) and it is important that this gap is preserved: excessive ground levels are one of the main causes of internal damp problems; the common suggestion that this advice does not apply to modern cavity walled buildings is a fallacy. The desirability of lower ground and path levels should be borne in mind during any future landscaping or paving works and we would have preferred to see a little less vegetation growing against the walling (although this is unlikely to prove problematically in a modern dwelling).

From what could be seen, we believe the external walling to be in satisfactory condition for a building of this age and type, with only normal maintenance envisaged.

### **Joinery**

Windows have been replaced with plastic clad double glazed units and the eaves and verges now have a plastic finish (we do not know what may be behind these). We do not know when the windows were installed, but this was at least 5 years ago, more likely 10 to 15; there is an earlier double glazed aluminium window in a timber sub-frame to the kitchen and we suspect that the patio doors to the sitting room and bedroom 1 may be later.

The windows are generally in serviceable order and, where tested (not all were), opened and closed reasonably well; the patio doors (especially in the sitting room) are rather heavy in use.

The windows do not incorporate trickle ventilators (as used in a new dwelling) but can be secured in a "just open" position. The bathroom and toilet do not have extractor fans; we recommend that

such be fitted, especially to the toilet, which does not have a window. Lack of ventilation is one of the prime causes of condensation but we did not find a serious condensation problem here, although there were traces of condensation mould on the windows and some condensation dampness was measurable to the lower parts of the walls at the corners of the building. Condensation is very much a reflection of life style, and while one occupier may have no problems another might; we suspect that those facilities for ventilation that are present have not been made use of. If it does become more noticeable in future we would recommend that serious consideration be given to the provision of further permanent ventilators in those rooms most affected.

In our experience double glazing does have a finite life expectancy, with misting up as a result of failure of seals often starting to take place when windows are about 15-20 years old; the window in the bathroom is misting up and we suspect that a fanlight in the kitchen may be beginning to do so, possible precursors of failure elsewhere.

Since April 2002 window replacement has required local authority building regulation consent, unless the work is undertaken by a FENSA approved contractor: this should be borne in mind should any replacements be contemplated. Simply replacing broken, or otherwise damaged, glazing does not require consent. Your solicitor should try to obtain documentation showing when the windows were renewed and by whom, although as this was some time ago this may not prove possible.

### **External Decorations**

The property is generally well presented, largely a reflection of the predominance of plastic clad fittings.

We would make the point that while plastic coated fittings do not require regular repainting, they do need occasional attention to seals and sealants, often overlooked; this is not necessary here at present.

## **INTERNAL CONSTRUCTION**

### **Ceilings**

Ceilings are of conventional plasterboard type.

Ceilings are generally of acceptable appearance, the distortion and cracking present being within normal expectations and tolerances for a bungalow of this age and type. The nature of the roof structure makes the ceilings vulnerable to cracking in certain circumstances (overloading, snow load, very strong winds et cetera) although generally only superficial cracking at joints; it is therefore important that the roofspace is not overloaded.

Ceilings have a textured finish (an unusually thick one in the sitting and dining rooms), but we do not know when this was applied. Old decorative ceiling coatings such as "Artex" sometimes had small amounts of asbestos added to the material to improve strength; this generally ceased about 20 to 25 years ago, although trace amounts are said to have been added to some products up until 1999. Generally if ceilings are in good condition, they can be left alone and "managed in situ" by annual inspection and maintaining a good paint covering. Removal should only be by a trained operative (although no longer necessarily by a licensed asbestos

removal contractor). In practice the risk factor is very small and has been much over-stated; nevertheless it is sensible to treat such products with respect.

### **Partitions & Plasterwork**

Partitions are generally in satisfactory order with only very minor distortion and cracking, well within normal expectations and tolerances.

Plasterwork is generally in satisfactory order with only traces of hollow and damaged plaster. We see no reason why more than very minor filling and repair should be necessary on redecoration. While not really relevant here, we would normally caution against over enthusiastic plaster renewal, as even quite hollow plaster (not found here) can remain serviceable for many years if left undisturbed. In our experience contractors often recommend far more extensive plaster renewal than is necessary.

Random measurements for dampness were made about the lower parts of the walling where these could be readily approached: you will appreciate that significant areas were hidden behind furnishings, kitchen fittings et cetera. No significant dampness could be found.

### **Floors**

The floor is of concrete, although we were not able to determine any details as to the specification used.

The property was carpeted (or had other floor coverings) at the time of our inspection limiting this to spot checks, for example, where corners of carpets could be pulled back: such spot checks are not necessarily representative of the condition of the flooring as a whole. The flooring in the kitchen, entrance hall and bathroom is tiled and there is a laminate style finish in bedroom 2 and the sitting and dining rooms.

As far as one can see without removing coverings and finishes, irregularity to the floor is limited and insufficient to cause concern; it is typical of that seen in bungalows of this age (built before the current regulation governing floor construction were introduced). Damage seen to the garage floor and to the drive could be caused by problems which might also affect the main flooring, but there is no superficial indication of any such problem to the flooring at present. The vendor informs us that, to the best of her knowledge, the property has never been the subject of an insurance claim relating to structural matters: it would therefore seem unlikely that the floor has required remedial work, at least in the recent past.

We were not able to determine whether the concrete flooring incorporates a damp proof membrane, but it almost certainly does.

### **Joinery**

The internal doors open and close in a satisfactory manner, and are reasonable (but not perfect) fits within their frames. The inside handle is missing to the door to bedroom 1.

Skirting boards are of reasonable appearance but reverse sides could not be examined for obvious reasons.

Kitchen fittings are still of reasonable appearance but are not new and do show limited evidence of wear and tear consistent with normal careful usage.

### **Internal Decorations**

The house is still reasonably well presented internally but there is some evidence of wear and tear, consistent with normal use; the removal of pictures and furnishings might reveal other areas of damage or fading.

Decorations are very much a matter of personal tastes and standards and will not be discussed further.

### **SECURITY**

You should ensure that window and door locking arrangements meet with the requirements of your household insurers: windows are fitted with locks. It should be borne in mind that windows locked for security purposes or which are otherwise stuck can seriously impede escape in the event of fire. We would recommend that any property purchaser give some thought to means of escape in such circumstances.

We would strongly recommend that all residential properties be equipped with an adequate number of smoke alarms.

### **SUMMARY OF DAMP PROBLEMS**

No extensive problem of penetrating or rising dampness was found but there is some water ingress associated with the leaking roof valley.

In our experience much internal dampness results from external neglect, including excessive ground levels, excessive vegetation, eroded masonry/mortar, defective render and poorly maintained rainwater goods. Proper attention to external factors will do much to reduce the risk of dampness.

Limited ventilation (in this case perhaps more by choice than design) and thermal efficiency below current standards combine to make the bungalow vulnerable to condensation; the best way of reducing the risk is to maintain a good balance of heating and ventilation about the property.

### **SUMMARY OF TIMBER DEFECTS**

No problem of external decay was found to the bungalow and no significant decay was found internally.

We found no indication of current activity by wood boring beetle in those timbers which could be seen (many could not) and infestation in a bungalow of this age would be unusual, but far from impossible: treatments when this bungalow was built were often less thorough than in later years. A watch should always be kept for signs of fresh activity, particularly freshly bored flight holes or frass, the dust from them, with a view to applying localized treatments as and when necessary. In practice wood boring beetle and rot are very slow to cause damage in dry timbers and the best protection against both is to ensure that timbers are kept dry and well ventilated wherever possible.

## SERVICES

No specialist tests of the service installations were commissioned and these cannot therefore be guaranteed to be in good working order, in compliance with present-day regulations and recommendations or of a suitable specification for this property.

### Plumbing & Heating

The property is plumbed in a mixture of copper and plastic tube although much of the pipework is hidden from view. There are plastic cold water and header tanks in the roofspace, but these are now redundant, a pressurized system employing a combination boiler having been installed; as already mentioned, there are redundant solar panels on the roof and other equipment within it.

The appearance of the pipework in the roof is unusual and we suspect that the central heating may have been installed on a “do it yourself” basis; we have a suspicion that it might be prone to the occurrence of airlocks. The vendor informs us that the reason why the radiator in bedroom 3 is not working is because it was drained down prior to a possible loft conversion: this would seem to have been somewhat premature.

Sanitary fittings are basically serviceable and show only limited signs of wear and tear.

Gas fired central heating is provided by a wall mounted BIASI boiler in the garage: the output should suffice for a house of this size, properly insulated. This is not a brand known to us but is understood to be manufactured in Italy. Radiators mostly have thermostatic valves fitted. The boiler is thought to be between 5 and 7 years old. Boilers and pumps typically have life expectancies of about 15 to 20 years (often more if regularly serviced and of a reputable make), other components mostly longer.

The central heating was functioning at the time of inspection.

For obvious reasons we could not check the condition of the subterranean water and gas supply pipes.

In the absence of specialist tests and examinations the safety, sufficiency and serviceability of heating and plumbing installations cannot be guaranteed, nor can compliance with current regulations. With the ever increasing extent and complexity of the rules and regulations governing heating equipment only a competent specialist is in a position to advise on the nature and implications of any breach in these.

### Electrical

The electric consumer equipment is mounted on the garage wall. The property is believed to be wired in PVC sheathed cabling on ring main circuitry, but much of the cabling is hidden from view. We suspect that the wiring is mostly original.

The installation is old and there will be discrepancies with latest recommendations and specifications, which are frequently revised; a specialist is likely to advise a certain amount of

upgrading, but only a specialist report would reveal the extent of this. Nevertheless the installation is probably as good as a significant proportion of those in everyday use.

The IEE now recommend that electrical installations be checked at least once every 10 years, when a property changes hands or when any significant alteration or extension work is undertaken. No test labels or certificates were seen. In view of the age of the installation it might be prudent to take further advice.

### **Drainage**

We located two inspection chambers to the front of the property, one near to the front corner of the garage, the second in the verge some way to the right; from the second the drainage passes in the direction of the road. The left chamber was under a heavy plant pot and was not opened; the right chamber was opened and here flow was fast and free at the time of inspection, but no pressure tests or CCTV examinations were made.

Brickwork at the top of the second chamber is displaced, damage similar to that which sometimes occurs when subsoils expand when wet or frozen, or when pressure is imposed by tree roots; the risks are greatest on clay subsoils, with movement occurring either in the clay itself or in water logged soil above the clay. Some localized repair is necessary and until proven otherwise it would be prudent to assume that the other chamber may also require attention. The lids to both chambers are corroded and the lid frames no longer properly retained by cement fillets; we suggest that both lids be renewed.

Flow from the WC pan in the toilet was slow at the time of inspection, but we suspect only a localized temporary partial obstruction.

### **INSULATION & ENERGY EFFICIENCY**

The roofspace is insulated with a layer of about 100mm to 200mm of glass fibre matting, but this is very variable and we cannot be certain what is present under decking.

The current recommendation is for 200-250mm of glass fibre matting or its equivalent, and as this is one of the most cost effective forms of heatloss prevention some upgrading would be desirable. Any upgrading of insulation should not be at the expense of ventilation to the underside of the roof surface and it is now recommended that at least a 50mm air gap be left at all points: this is important in order to minimize the risk of condensation linked decay. Inadequate ventilation can prove a more serious problem than insufficient insulation.

Some of the pipework in the roofspace is lagged but there are gaps and some sections of the central heating pipework are not insulated at all: this is thermally inefficient and increases the risk of freezing should the heating be left off (or fail) in icy conditions. There is now a move towards insulating all hot water pipes throughout the building (to conserve energy) although one would not normally attempt this in an existing building except where pipes are easily accessible.

The replacement windows are double glazed (albeit not to the latest specifications). The thermal efficiency of the walls is below current standards, but reasonable for a building of this period by virtue of the urea formaldehyde foam that has been injected into the wall cavity: for obvious reasons we cannot guarantee that the installation of this material was entirely successful and

comprehensive. The thermal efficiency of the floor is below current standards, but typical for a building of this period.

The best way of improving thermal efficiency would be to increase the roof insulation.

## **OUTBUILDINGS**

Discussion of the structure and condition of outbuildings is directed at their suitability for the use for which they were designed or have customarily been put: it should be appreciated that standards of construction and condition are lower than for a dwelling.

### **Front Porch**

This is simply an alcove under the main roof of the bungalow.

### **Garage**

The garage is single and attached, under an extension of the bungalow roof. It is generally in serviceable condition, but we did note quite extensive cracking to the concrete floor. The cracking appears to be of longstanding, but we cannot be certain that it is not continuing. Our suspicion is that the floor is inadequately bedded and/or reinforced to cope with variations in the subsoil resulting from changing temperature and moisture content: this would not be unusual in a building of this age, built before standards were revised after the drought year of 1976. The floor is serviceable at present and we doubt if rapid deterioration will take place, but one should be prepared for the possibility of the floor requiring renewal sometime in the future, with the risk of damage being at its greatest in the event of exceptional weather conditions. We suspect that this could be caused by similar forces to those which have damaged the inspection chamber and drive surface.

The sheeting forming the garage ceiling may well be asbestos based: we would refer you to our previous comments in regard to this material.

### **Conservatory**

This is a relatively lightweight timber structure with timber clad sub-walls under a plastic clad double glazed superstructure; the roof is of polycarbonate sheeting. Some form of sealant has been applied to the flashing, a possible indication that this has been a problem area in the past, and the wall has not been made good where a flashing to a previous outbuilding has been removed.

It is in serviceable condition, but is not as substantial, durable or thermally efficient as most conservatories now being built.

### **Greenhouse**

This is of aluminium type and is thought to be serviceable for its purpose, apart from some cracked glazing: it was not closely examined.

## **Shed**

This is of timber type under a felted roof: it was not closely examined, but it is obvious that the roof felt will need replacing soon.

## **PATHS, DRIVES & BOUNDARIES**

The pavior drive at the front is uneven in places and we suspect that some ponding will occur in wet conditions: it must be said that while disappointing, this is not particularly unusual, especially over clay containing subsoils.

The mixture of gravel and paving slabs at the rear is serviceable and of reasonable appearance, but the sections of timber decking were found to be very slippery (as they very often are).

The front garden is open; the rear garden is enclosed by brick walling. The brick and screen block wall to the right of the bungalow is cracked and is unstable: we suspect that it has inadequate foundations for the nature of the subsoil. The wall to the right of the garden is cracked and is unstable in parts, especially towards the rear: this may also have inadequate foundations for the nature of the subsoil, but some of the damage is of a type one would associate with excessive expansion in the masonry. The wall to the rear of the garden is less seriously affected, but is cracked and leaning in places. The wall to the left of the garden is also less seriously affected, although the leaning gate pier is an indication of the movement that has occurred.

We recommend that the garden walling be closely examined to determine which sections need to be rebuilt and which might be salvageable, at least for the time being.

## **CONCLUSIONS & RECOMMENDATIONS**

This bungalow is very typical of its period and we did not find any serious structural faults to it, although there are some problems of a structural nature affecting parts of the property other than the principal dwelling. A number of components are now showing their age and some normal maintenance must be expected both now and in the longer term. However we regard the bungalow as being a reasonably good example of its age and type and do not believe that there is anything in this report which should deter the keen purchaser willing to budget for normal maintenance and some upgrading and repair.

Of the matters raised in this report we would particularly draw the following to your attention:-

- 1) Leaking roof valley (and vulnerability caused by positioning of tower): early repair advised.
- 2) Garden walls cracked, unstable and potentially hazardous: early repair advised.
- 3) Damage to masonry of at least one inspection chamber: early repair advised.
- 4) Certain drawbacks, mostly typical of a dwelling of this age, including:
  - a) Presence of textured ceiling finishes.
  - b) Possible presence of asbestos based components.
  - c) Thermal efficiency not to latest standards.
  - d) Double glazing now showing its age.

- e) Roof trusses not braced to current standards.
- 5) Various localized and/or minor matters, such as:
  - a) Redundant pipes and tanks in roof and solar panels on roof.
  - b) Lack of fan to internal toilet.
  - c) Misted glazing to bathroom.
  - d) Inadequate pipe lagging in roofspace.
  - e) Corroded and poorly bedded inspection chamber lids.
  - f) Poor felt to shed roof and cracked glazing to greenhouse.
  - g) Defunct flue to roof.
- 6) Electrical installation old, presumably original, and not to current standards: you may consider that further advice would be prudent.
- 7) Some unusual and not entirely professional features of the central heating installation: you may consider that further advice would be prudent.
- 8) Cracking to garage floor: further deterioration possible in the longer term.
- 9) Unevenness to drive paving: further deterioration possible in the longer term.

The above points should not be read out of context with the report as a whole and should not be read as being in order of significance: the above does not comprise a complete or comprehensive list of defects. Where appropriate specialist reports and contractors quotations should be obtained prior to entering into a firm commitment to purchase.

We would recommend that this property be insured against fire, flood, subsidence, heave and all other normal perils for not less than £185,000 (one hundred and eighty-five thousand pounds) on an index linked policy.

We trust that the above information is sufficient for your purposes but if we can be of any further assistance or can expand on any of the points raised in any way, please do not hesitate to contact the writer.

**Andrew N Carr BA FRICS**  
**(Chartered Surveyor)**

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PHOTOGRAPHS



Bungalow from front left



Condensation mould on window



Conservatory



Defunct flue



Electric consumer unit in garage



First inspection chamber



Flashing to conservatory



Flue pipe from fireplace in roof



Foot of valley behind tower



Garage ceiling



Garage floor cracked



Gas boiler in garage



Ground only just under damp proof course



Leak under foot of roof valley



Leaning gate pier



Metal cap to top of tower



Misted glazing in bathroom



Old staining in roof, now dry



Old water cylinders in roof



Rear of bungalow



Rear slope of roof



Right garden wall cracked, twisted and unstable



Roof trusses lack wind bracing



Second inspection chamber brickwork displaced



Second inspection chamber lid corroded and loose



Uneven drive surface



Unlagged pipes and rodent bait



Unstable screen block wall to right of bungalow



Unusual central heating installation



Very slight connecting plate displacement

**FLOOR PLAN**



*Floor plans extracted from estate agent's particulars: for identification only; not to scale; accuracy neither warranted nor checked.*