

House Survey Report

Address of Property

2Anystreet
Anytown
Cambs

On behalf of Client

Mr A Person

Prepared by

Paul Dainty
PD Building Consultancy Limited

Date 17th February 2012



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Surveyors Notes

The following report is based upon a visual inspection of the property, without the use of scaffolding and with limited use of ladders. It should be appreciated that the inspection of the property was undertaken on an entirely superficial basis without disturbing the fixtures, fittings, stored articles and without lifting carpets or other floor coverings and without causing any damage whatsoever. This report does not comment on the heating and electrical elements of the property and these will require inspection by suitably qualified engineers.

The Report is provided for the sole use of the Client and is confidential to the Client and their professional advisers. The Surveyor accepts responsibility to the Client alone and accepts no responsibility whatever to any other third party, person or body. Any third party, person or body who relies upon this Report does so at his own risk, and the Surveyor gives no authorisation for the Report to be communicated to any such third party, person or body without having previously obtained the permission of the Surveyor.

Description

1. **Name of Client:** Mr A Person
Address to which Correspondence is to be sent:

21, This Street
Anytown
Cambs
PE56 19UH

2. **Address of Property Inspected:**

2, Anystreet
Anytown

3. **Date of Inspection:** 17th February 2012

4. **Weather Conditions During Inspection:** Dry

5. **Unusual features regarding location, e.g. remote, steep hill, liable to flooding:**
None recorded

6. **Access to Site:** Via gravel communal driveway

7. **Description of Property** (*type, including construction*):

Approximate age: 20 years
Number of Storeys: Two
Basement or Cellar: None

Description

The property is a detached 3no bedroom house, with rendered walls to the ground floor and ship-lap boarding to upper floors.

The roof is in concrete tile with valley's and gable ends.

The windows are upvc double glazed

The access is via a passageway between some houses to the main high street into an open area in the back which has been gravelled and assume that this is maintained by contributions from all residents.

The property has a small front garden which has some shrubs and is mainly laid to gravel and has one vehicle parking space.

Internals

Living Room

Floor

The floor is covered with laminate flooring and in a good condition with no undue movement or undulations to the surface of the floor.

Walls

The walls are of cavity wall construction. The walls have been finished with emulsion. There are no signs of cracking and the walls are generally in good condition.

There are some minor cracks to the left hand corner of the main window these are superficial cracks caused by minor movement.

There is a diagonal crack on the left hand wall adjacent the junction with the front wall and is less than 1mm and in accordance with the Codes of Practice is deemed a minor crack and would be covered by decoration and does not cause concern.

There are some hairline diagonal cracks to the left hand side of the door, and also in the right hand rear corner of the right hand wall. These are again only minor and no cause for concern.

Around the socket outlet to the front wall there is a slight space, this should be sealed using a mastic type material.

Within this area there is the main circuit breaker board.

Ceiling

The ceiling is in plaster and artex all of which are in good condition.

Hallway

Floor

The floor is in laminate preventing thorough inspection but is in good condition.

Walls

The walls are plaster and painted of cavity wall construction and in good condition

Ceiling

The ceiling is artex on plasterboard and in a reasonable condition but requires redecoration

Under Stairs Storage Cupboard

Floor

The floor is covered with chipboard in a reasonable condition, slightly stained

Walls

Within this area there are shelves for storage. The walls are painted.

The underside of the stairs is exposed and in good condition

WC

Floor

The floor is covered in laminate flooring and in a reasonable condition with no signs of undue movement, there are some areas of the ply-wood floor below that are visible but are in a reasonable condition.

Walls

The walls are plaster and painted and in a reasonable condition, with no signs of moisture penetration.

Ceiling

The ceiling is artex and plastered, there are signs that the plasterboard has sagged slightly and a nail head is exposed but other than that is in a reasonable condition.

Fittings

The fittings comprise of WC Pan and cistern, small wash hand basin, both of which are in a reasonable condition

Utility Room**Floor**

The floor is covered with laminate floor imitation tile and generally in good condition with no signs of undue movement or distortion.

Walls

The walls are solid in plaster and painted and in a reasonable condition. In the corners there is boxing where the services pipework come down

Ceiling

The ceiling is in artex and plastered and in good condition

Kitchen/Dining Area**Floor**

The floor is in imitation laminate flooring, with no signs of undue movement and generally in good condition

Walls

The walls are in plaster and painted and in good condition. The walls to the kitchen area are covered with base units at low level including double bowl sink in good condition. The walls are then tiled to the underside of the cupboards to a height approx. 500mm and then covered with high level units, extractor hood – all in good condition.

Ceiling

The ceiling is in artex and plaster and in good condition.

Stairs**Floor**

The stairs are in timber and carpeted preventing thorough inspection; however there are no signs of undue movement or damage.

Hand Rail

The hand rail is stained and in good condition

Walls

The walls are of solid construction, plaster and painted and generally in good condition

Landing**Floor**

The floor is suspended timber floor which creaks slightly when walked upon but generally sound, with no undue movement, this area is carpeted preventing thorough inspection.

Walls

The walls are solid walls to the exterior and also the internal wall separating the master bedroom from the landing is solid construction. The remainder of the walls are timber stud partitions.

Ceiling

The ceiling is artex and plaster and is slightly discoloured and requires re-decoration but otherwise in good condition. There is some pattern staining to the bulk head which is the underside of the pitched roof, this is caused by the insulation not being up to current standards and caused where the joints are positioned.

The loft access is to this area

Bedroom 1**Floor**

The floor is carpeted preventing thorough inspection. The floor is constructed of suspended timber and is generally in good condition.

Walls

The external walls are of solid construction, the wall separating this bedroom from the en-suite is timber stud partition and all are in a reasonable condition, some redecoration is required.

There are no undue signs of movement or settlement to the property, no signs of any loose plasterwork

Ceiling

The ceiling and bulk head to the pitched roof are plasterboard and artex and painted, redecoration is required.

En-Suite**Floor**

The floor is tiled and generally in good condition.

Walls

The walls are tiled behind the wash hand basin and wc and also around the shower. The tiling is in good condition with no signs of undue movement or cracking. There is some slight discolouration to the grout. The remaining walls are plaster and painted and in good condition.

Ceiling

The ceiling is plaster and artex and in good condition. The ceiling and bulk head to the roof are generally in good condition.

There is a velux window to this area and appears in good condition.

Shower

Single shower with bi-folding door and in a reasonable condition.

Airing Cupboard/Boiler Cupboard

The boiler is situated within the airing cupboard to the rear and has removable shelves to the front to allow access for maintenance etc.

The boiler appears to be in a reasonable condition and full working order.

The airing cupboard is a mixture of stud partition and solid brickwork walls, plaster and painted and all in a reasonable condition.

We would recommend that the heating system be checked by a competent heating engineer

Bathroom

Floor

The floor is covered in ceramic tile and in reasonable condition.

Walls

The walls are tiled to approximately 1.5m and over the shower the walls are tiled to full height.

There is a separate shower which appears to be mains fed and in good condition

Ceiling

The ceiling is plaster and artex. The main ceiling and bulk head to the sloping roof is in good condition

There is a velux window to this area and appears in good condition.

Bedroom 2

Floor

The floor is carpeted preventing thorough inspection. The floor is constructed of suspended timber and is generally in good condition.

Walls

The walls are a mixture of plasterboard and solid construction and generally in good condition

We note, however, that the left hand wall has had patch repairs carried out to a poor standard; this is not a structural defect, but should be made good and redecorated.

Ceiling

The ceiling is artex and the main ceiling and bulk head to the sloping roof is in good condition

Bedroom 3

Floor

The floor is carpeted preventing thorough inspection. The floor is constructed of suspended timber and is generally in good condition.

Walls

The walls are a mixture of plasterboard and solid construction and generally in good condition

This room has a low sloping bulk head which slopes from the standard ceiling height of 2.4 meters approximately down to 450mm. The soffit of the sloping bulk head is artexed as is the remainder of the ceiling and is all in good condition, redecoration is required. There are no signs of any structural defects to this area.

Small Store Cupboard

This is all in a reasonable condition. There is a crack to the left hand corner of the ceiling, which has been caused by differential movement of the different materials, where they meet and is not a major structural defect.

Roof Space

The roof space is insulated generally but not to current standards but is in accordance with the standards at the time the property was built. We would recommend that further installation is placed to meet modern standards.

Generally there were no problems seen in the roof space, the water tanks were all in place.

Externals

Rear Elevation

The rear elevation is in brickwork to Damp Proof Course level then rendered up to first floor level and then covered in ship-lap boarding.

Where the render meets the Damp Proof Course, there is a bell-cast which is in accordance with good building practice, there are no signs of any problems with the render, no signs of any cracking. The render is generally keyed to the brickwork/blockwork behind and in good condition.

The ship-lap boarding has recently been painted and appears to be in a reasonable condition.

The patio to the rear is in concrete paving slabs and brick feature panels, this slopes half way down the garden. There is an areas where the paving has sunk, this should be lifted and re-bedded.

From the edge of the paving to the bottom of the garden is shingle up to the borders.

There are shrubs and a small planting area around the edges.

The boundaries are in wavy-edged panels to the right hand boundary (when viewed from the front) the panels appear in a good condition with 1no damaged panel behind the

adjoining property's shed. The panel to the left hand side are generally in good condition, some slight bowing, indicating some maintenance or replacement required.

Side Elevation

The side elevation is in render and the render appears to be in a good condition, well keyed to the brickwork/blockwork and has been recently decorated.

The ship-lap boarding has recently been painted and appears to be in a reasonable condition.

Rainwater Goods

The rainwater goods are in upvc and in good condition, with no signs of leaking

The eaves ventilation is in place and in accordance with good building practice.

Front Elevation

This elevation is similar to the rear and is generally all in good condition with no signs of any movement or defective materials.

General

As previously stated the ground floor is chipboard indicating that the property has a suspended timber floor but there is no ventilation to the sub floor. We recommend that 3no air bricks be installed to each elevation below the Damp Proof Course